

BIRDCAGE OFFICES



5530 Birdcage St., Citrus Heights, CA 95610

FEATURES & AMENITIES

- Modern turnkey suites
- Private offices and reception
- Abundant natural light
- Office balconies
- Individual HVAC
- LED lighting
- Upgraded restrooms
- High-speed internet
- Sunrise Mall & Sunrise Marketplace nearby
- Surrounded by restaurants & retail
- Close to Sunrise Blvd & I-80
- Ample surface parking
- Professionally managed

CONTACT

Shawn Dhillon - DRE # 1498044

916-382-0000

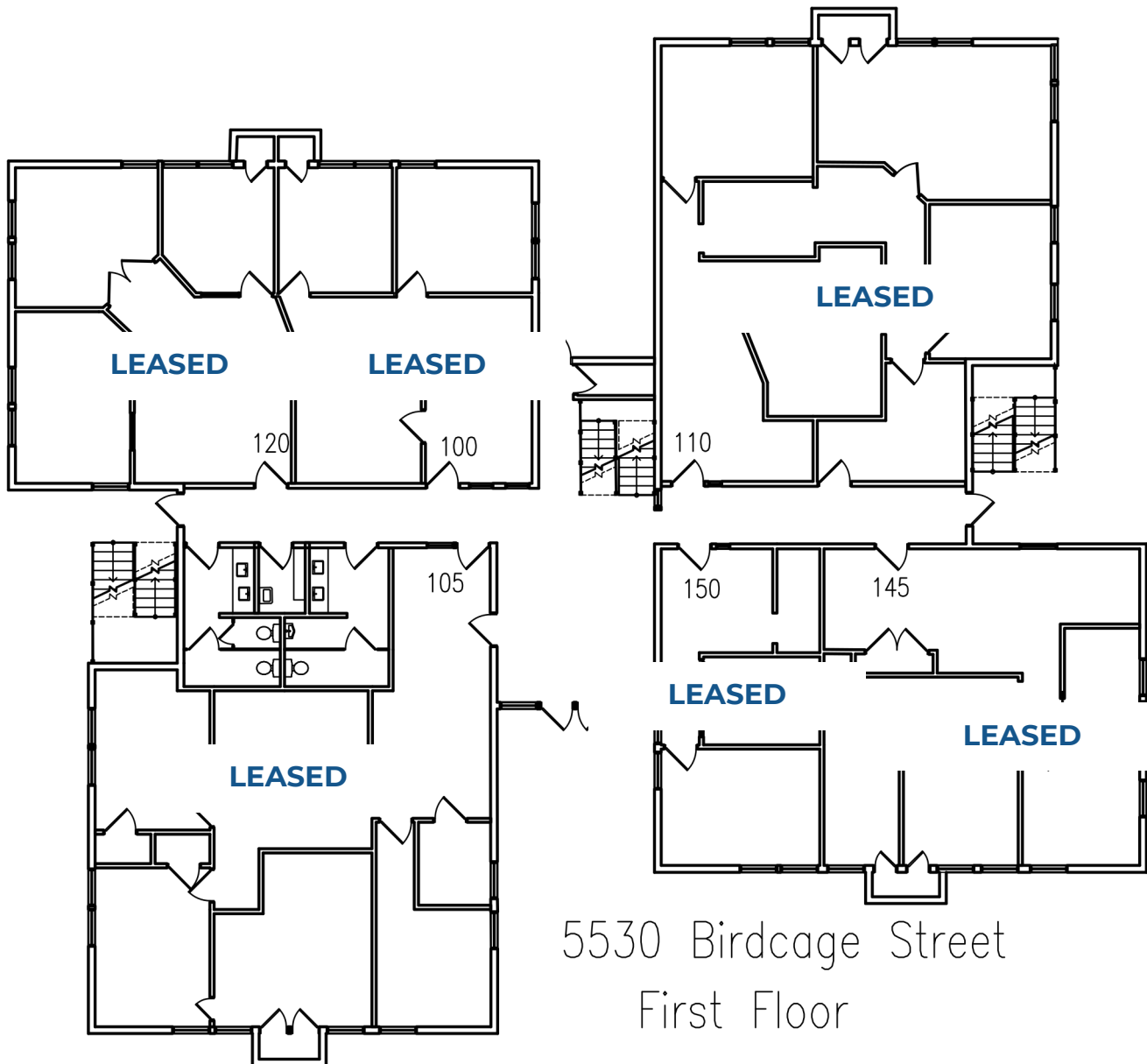
shawn@coreequitycorp.com

www.coreequitycorp.com



FIRST FLOOR

5530 Birdcage St, Citrus Heights, CA 95610

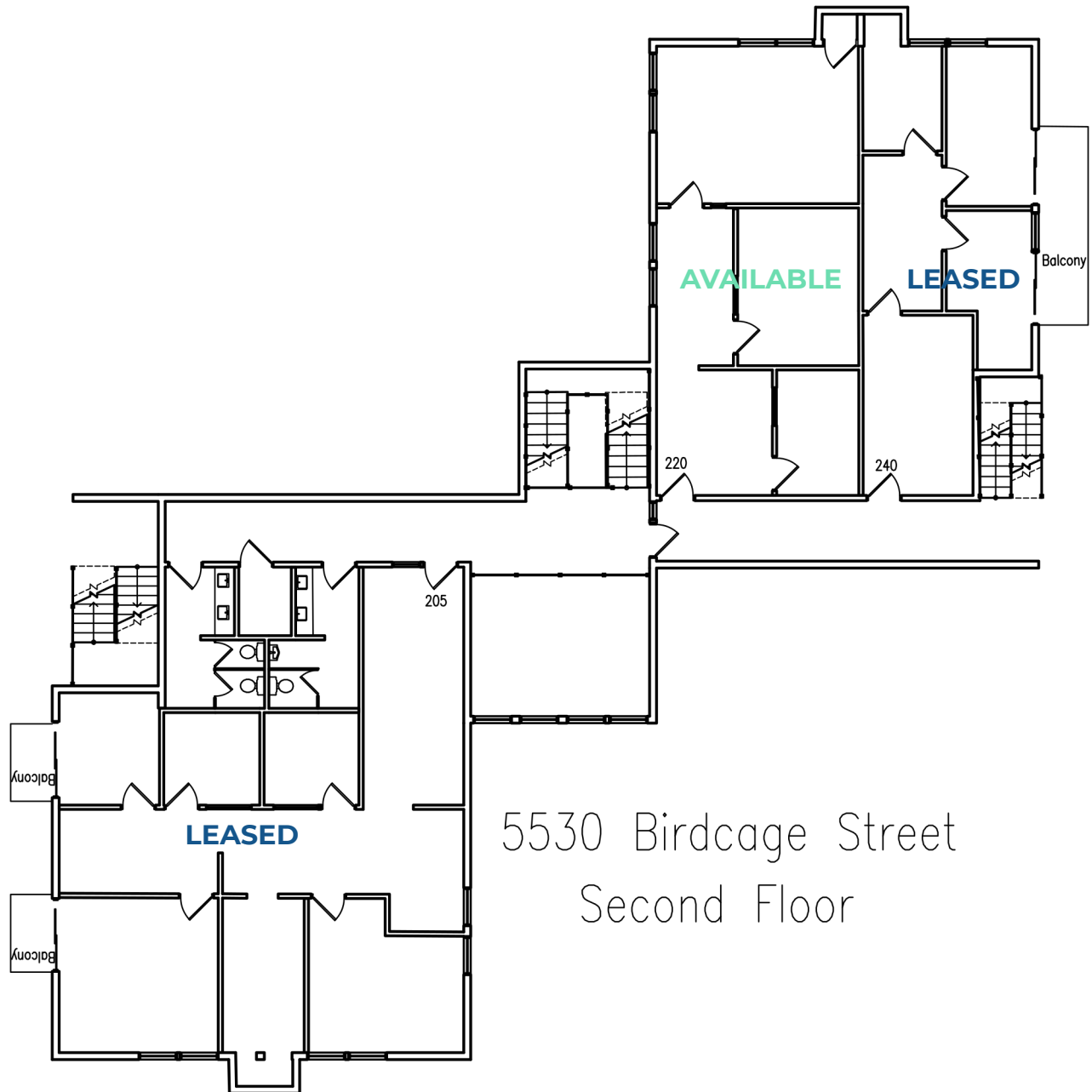


5530 Birdcage Street
First Floor

****Currently occupied but may be
available with 30 day notice**

SECOND FLOOR

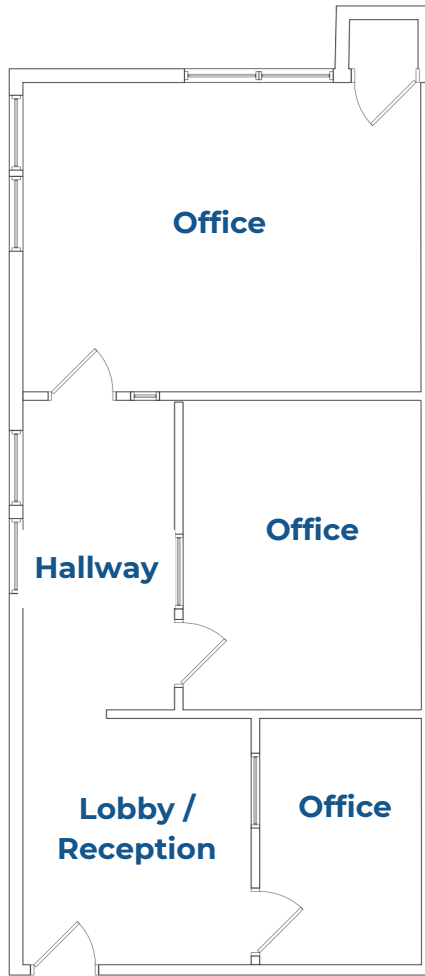
5530 Birdcage St, Citrus Heights, CA 95610



5530 Birdcage Street
Second Floor

SUITE 210

\$1,467.84/ Month



- +/- 1,056 SF | \$1.39/ SF
- Modern & Turn Key Office
- 2-3 Private Offices
- Inviting Lobby
- Reception Area
- Large Windows
- Natural Lighting
- LED Lighting
- Individual HVAC



TRADE AREA SUMMARY

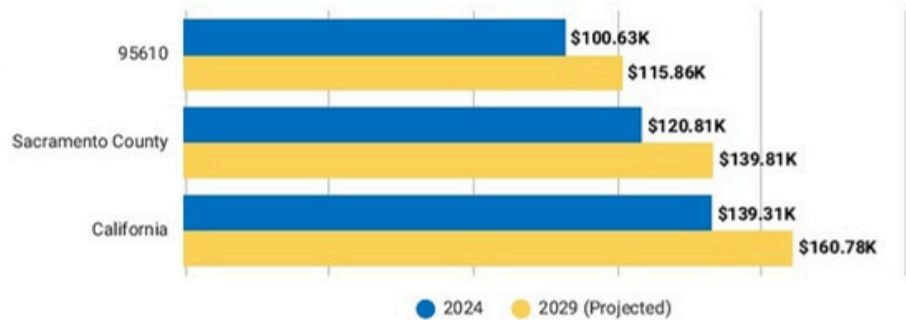
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Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

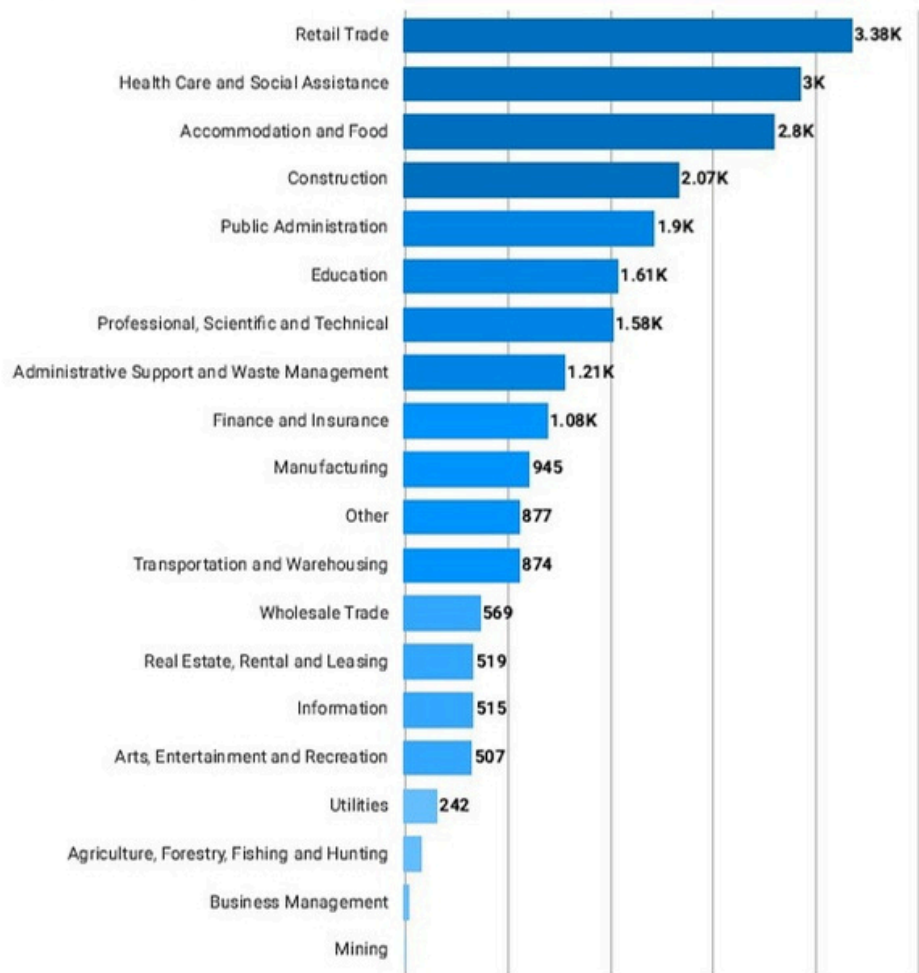


Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually



PROPERTY PHOTOS

5530 Birdcage St, Citrus Heights, CA 95610

