

**FOR
LEASE**

**5530 BIRDCAGE ST,
CITRUS HEIGHTS, CA**

+/- 658 SF "TURN-KEY" OFFICE SUITE AVAILABLE

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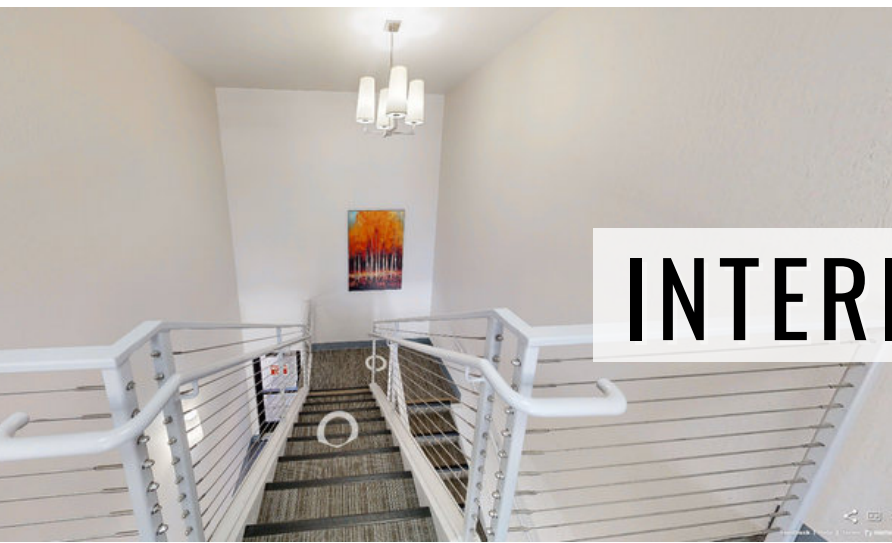
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ROME
REAL ESTATE GROUP

5530 BIRDCAGE STREET

SUITE	SIZE	LEASE RATE	NOTES
150*	+/- 658 SF	\$1.75 PSF, FSG	Available within 60* days notice. “Turn-Key” Office Space.

- **Prime Location:** Prominently positioned at Madison Ave & Sunrise Blvd intersection with a daily traffic count of +/- 40,000 cars.
- **Easy Accessibility:** Ideal location with quick access to HWY 50 and I-80.
- **Modern Renovations:** Includes a freshly updated lobby, hallways, and bathrooms.
- **Amenities:** Comprehensive facilities including janitorial services, ample parking, a courtyard, central heating/AC, a balcony, and natural lighting.
- **“Turn-Key” Suite:** Specially suited for small to medium-sized businesses within a modern and professional environment.
- **Visibility:** Opportunities for monument signage for increased business exposure.
- **Nearby Conveniences:** Easy access to local shops and restaurants including: Trader Joes, Smart & Final, Chipotle, Starbucks, Habit Burger, Olive Garden, Black Bear Diner, & More!
- **Diverse Tenants:** Hosts a range of businesses from various sectors, creating a vibrant professional atmosphere.



INTERIOR PICTURES





EXTERIOR PICTURES



RETAIL AERIAL

Shell
CHUCK E. CHEESE'S
BIG 5 SPORTING GOODS
Firestone

Party City
SPROUTS FARMERS MARKET
Pizza Hut
The BEACH HUT DELI
RITE AID
Marshalls
Staples

Sunrise MALL
JCPenney
★ macy's

Sam's CLUB
SAFeway
KOHL'S
ROSS DRESS FOR LESS
O'Reilly
Burlington
DOLLAR TREE

99¢ only STORES.
CRUNCH

PROPERTY LOCATION

GREENBACK LN

TARGET
OLD NAVY
LOWE'S
Walmart+
BEST BUY
HOBBY LOBBY

BELLA VISTA HIGH SCHOOL

JOANN
Olive Garden ITALIAN KITCHEN
Little Caesars
the Habit BURGER GRILL

MADISON AVE

SAFeway
CVS pharmacy

NORTH RIDGE
Country Club

Smart & Final
Black Bear Diner
DOS COYOTES BORDER CAFE
McDonald's

Raley's
planet fitness
Goodwill
T

TRADER JOE'S
chili's
Chevron
MOUNTAIN MIKE'S PIZZA
Sport Clips HAIRCUTS
CHANDO'S TACOS

SUNRISE BLVD.

Dutch Bros Coffee
EXCEL FITNESS FAIR OAKS
7-ELEVEN

DEMOGRAPHIC SUMMARY REPORT

5530 BIRDCAGE ST, CITRUS HEIGHTS, CA 95610



POPULATION 2023 ESTIMATE

1-MILE RADIUS	18,464
3-MILE RADIUS	139,574
5-MILE RADIUS	329,126

POPULATION 2028 PROJECTION

1-MILE RADIUS	18,964
3-MILE RADIUS	142,571
5-MILE RADIUS	336,551



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$88,629.00
3-MILE RADIUS	\$100,405.00
5-MILE RADIUS	\$95,823.00

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS	\$71,123.00
3-MILE RADIUS	\$79,824.00
5-MILE RADIUS	\$75,029.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	15,047	116,310	263,156
BLACK	849	5,118	17,168
HISPANIC ORIGIN	4,030	20,991	54,160
AM.INDIAN & ALASKAN	292	1,646	4,273
ASIAN	1,010	7,394	21,879
HAWAIIAN/PACIFIC ISLAND	119	803	2,076
OTHER	1,147	8,303	20,575

CONTACT US!

FOR MORE INFORMATION
ABOUT THIS OFFICE SUITE



Chase Burke

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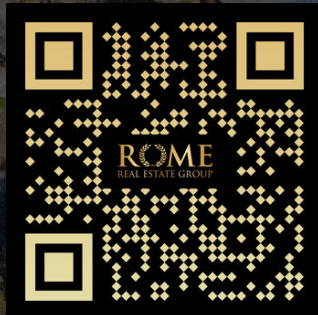
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