

SUNRISE TOMORROW | PAD
5900 SUNRISE BLVD
CITRUS HEIGHTS, CA
FOR SALE OR LEASE
3 RETAIL PARCELS 1.25 - 1.35 ACRES

ETHAN CONRAD
PROPERTIES INC.

SUNRISE
MALL

PARCEL 3

PARCEL 2

PARCEL 1

PARCEL 5

PARCEL 6

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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO, CA, 95834 | 916.779.1000
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FEATURES:

- Prominent Citrus Heights retail location at the intersection of Sunrise Blvd and Greenback Lane
- 1.25 - 1.35 acres of commercially zoned land in the Sacramento area
- Parcels have outstanding visibility on Sunrise Blvd
- Strong daytime and residential population



PROPERTY DETAILS:

Pads are located at the intersection of Sunrise Blvd and Greenback Lane in Citrus Heights, CA next to the Sunrise Mall. Sunrise Mall sits on the second busiest intersection in all of Sacramento County in between the largest employment center outside of Downtown Sacramento.

Sunrise Mall features several notable tenants such as Macy's, JCPenney, Shoe Palace and Red Robin.

Surrounded by numerous national tenants including: Target, Walmart, Lowe's, Hobby Lobby, Best Buy, Old Navy, Barnes & Nobles and many more.

PARCEL RATES:

Parcel	SF	Sale Price	Price PSF	Rent per year
Parcel 1	±58,761	\$2,732,000	\$45.50	\$191,000 NNN
Parcel 2	±54,600	\$2,648,000	\$48.50	\$185,000 NNN
Parcel 3	±54,493	\$2,643,000	\$48.50	\$185,000 NNN

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2022 Total Population (est):	20,916	136,881	323,651
2022 Average HH Income:	\$86,390	\$108,411	\$110,655
Traffic Count @ Sunrise Blvd - ±43,983, Greenback Lane - ±46,480			

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SITE PLAN



Parcl	SF	Sale Price	Price PSF	Rent per year
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Parcel 2	54,600	\$2,648,000.00	\$48.50	\$185,000.00, NNN
Parcel 3	54,493	\$2,643,000.00	\$48.50	\$185,000.00, NNN

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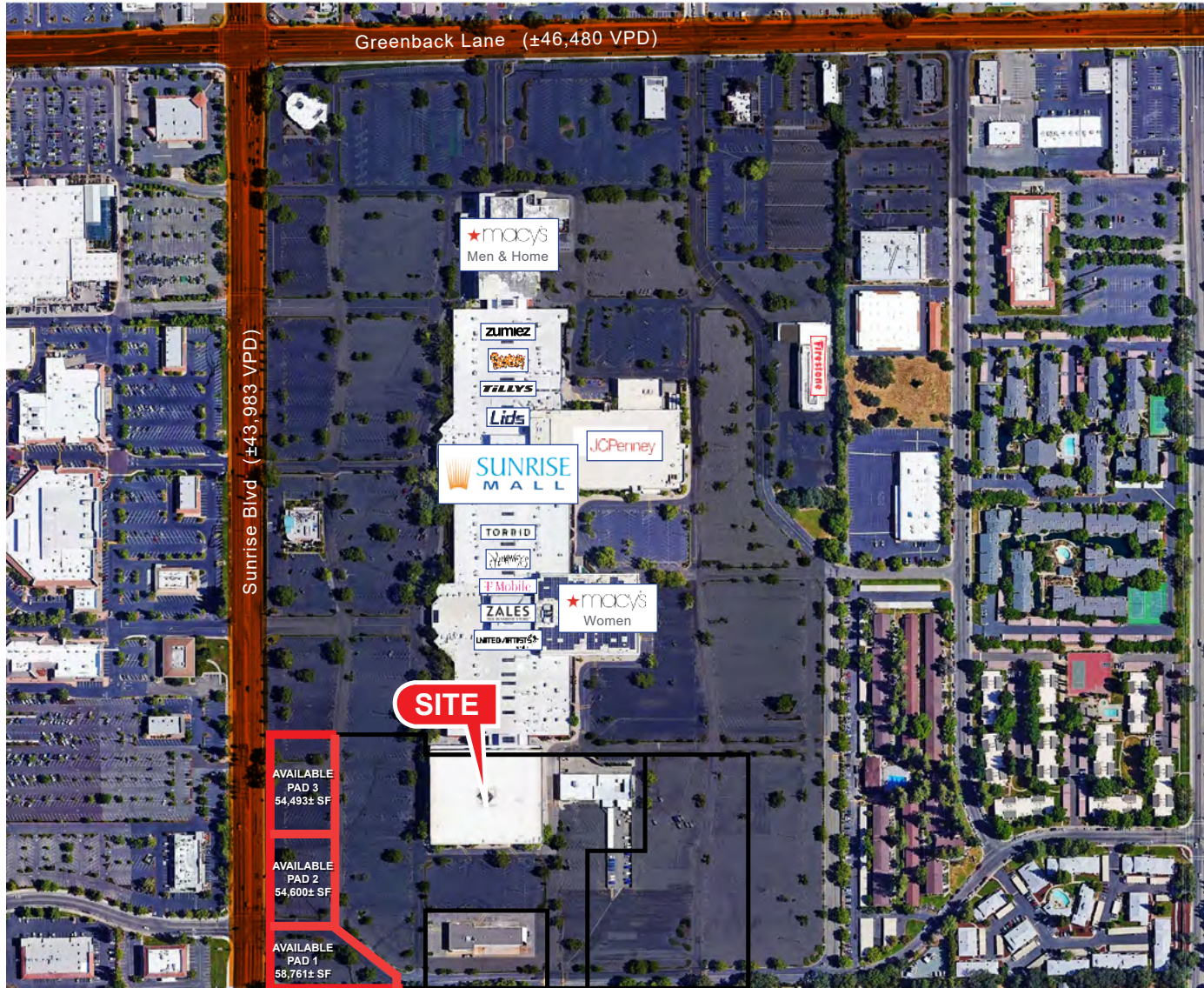
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