

**SUNRAY PLAZA**  
**7700 SUNRISE BLVD**  
**CITRUS HEIGHTS, CA**

**FOR LEASE**  
**1,070 SF - 4,831 SF AVAILABLE**

**ETHAN CONRAD**  
PROPERTIES INC.



**NOW REMODELED**

FOR MORE INFORMATION CONTACT:

**Chase Burke**  
DRE: #01879336  
chase@romecre.com  
916-705-8132

**Andy Jonsson**  
DRE: #02076108  
andy@romecre.com  
916-813-8409

**ROME**  
REAL ESTATE GROUP

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**916.779.1000**

ETHAN CONRAD PROPERTIES, INC.  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200  
www.ethanconradprop.com



**SPACES AVAILABLE:**

Suite 1400:	1,070 SF	\$1.49 PSF, NNN
Suite 1500:	2,456 SF	\$1.39 PSF, NNN
Suite 1600:	1,413 SF	\$1.49 PSF, NNN
Suite 1900:	4,831 SF	\$1.09 PSF, NNN

NNN costs are approximately \$0.52 PSF.

**PROPERTY DETAILS:**

Sunray Plaza is a prominent neighborhood retail center on Sunrise Blvd, in the prime retail area of Citrus Heights. Co-tenants include: Leatherby's Family Creamery, Burger King, Taco Bell and Circle K. Neighboring businesses include: McDonald's, Walgreens, Jack in the Box, O'Reilly Auto Parts and JiffyLube.

**FEATURES:**

- Prominent exposure on Sunrise Blvd & Antelope Rd
- Easy access to I-80 at Antelope Rd
- Anchored by California Family Fitness
- Dense residential population
- Excellent ingress/egress from Sunrise Blvd & Antelope Rd
- Pylon signage available

<b>DEMOGRAPHICS:</b>	1 miles	3 miles	5 miles
2018 Population (est):	16,218	131,975	328,842
2018 Avg. HH Income:	\$62,733	\$61,150	\$67,425

Daily Traffic Count: Sunrise Blvd 43,084

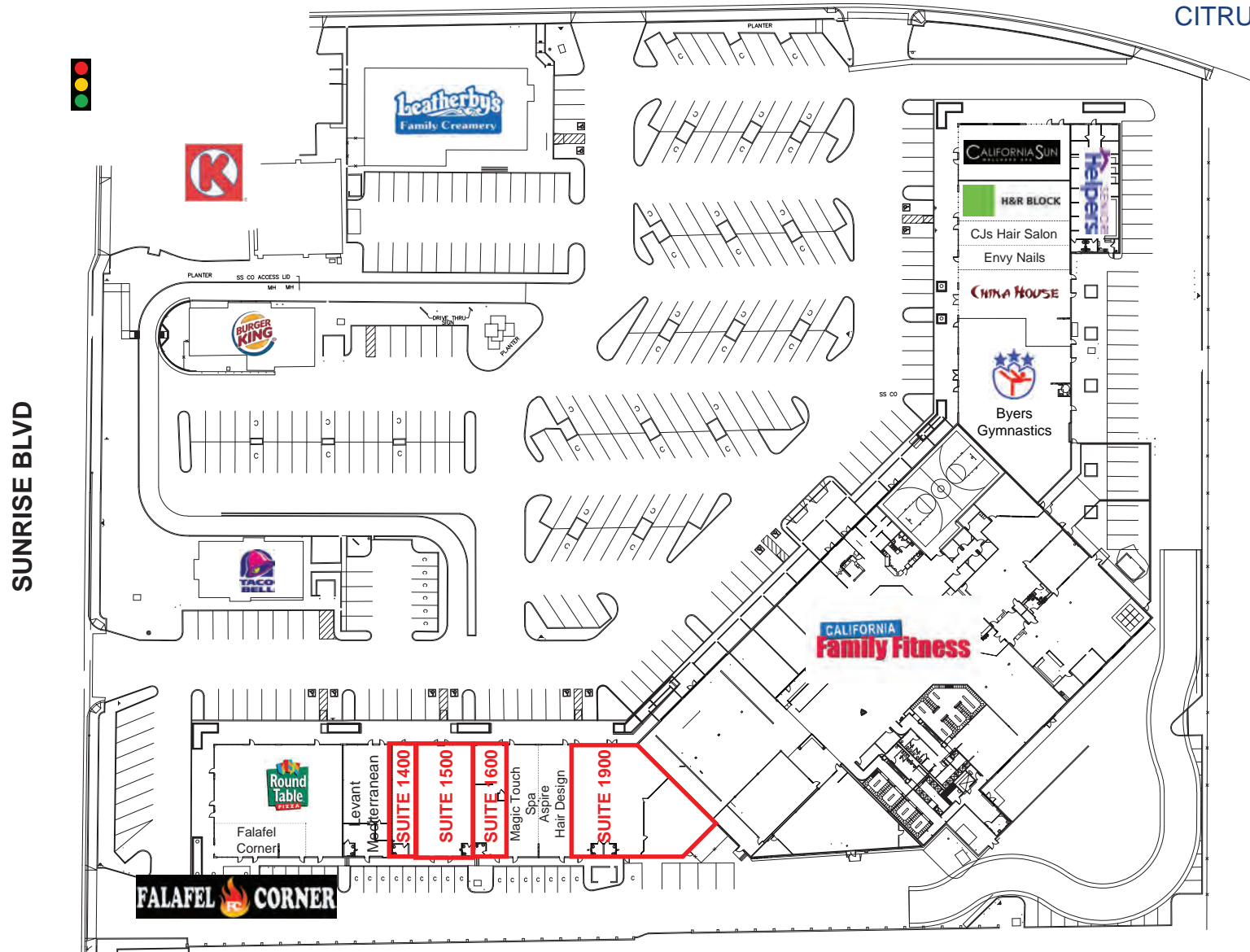
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SITE PLAN



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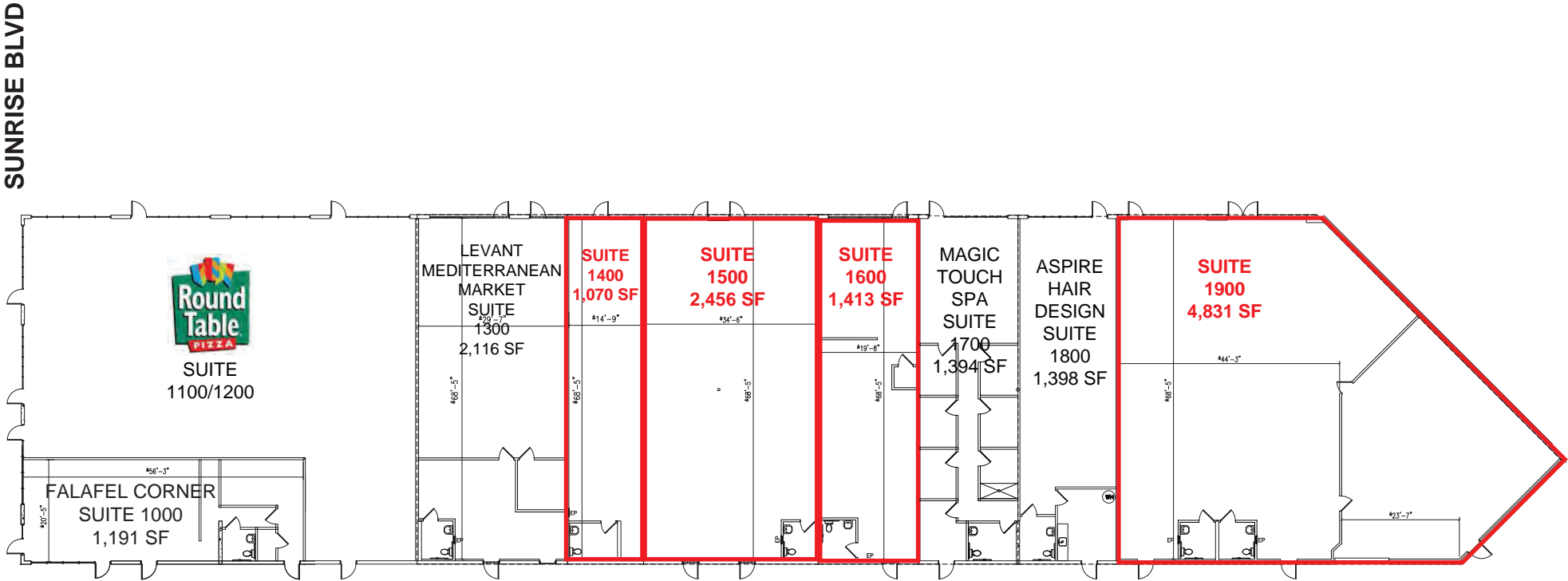
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FOR LEASE

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FLOOR PLAN



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