

SUNRAY PLAZA
7700 SUNRISE BLVD
CITRUS HEIGHTS, CA
FOR LEASE
1,070 SF - 4,831 SF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



NOW REMODELED

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VIEW VIRTUAL TOUR

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ROME
REAL ESTATE GROUP

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

DEMOGRAPHICS:

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

Daily Traffic Count: Sunrise Blvd 43,084

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FOR LEASE

ANTELOPE RD

SUNRAY PLAZA
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SITE PLAN

SUNRISE BLVD



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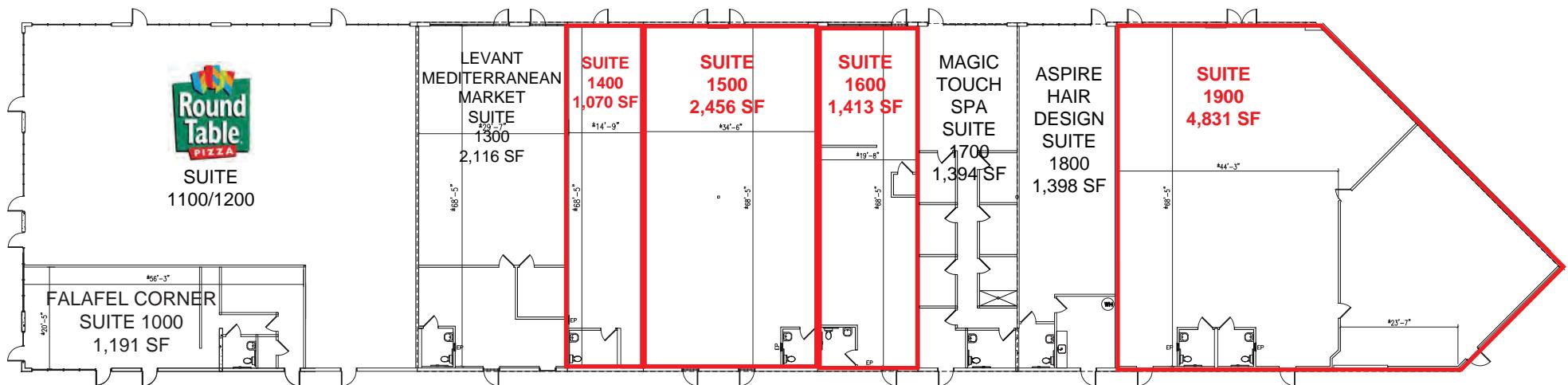
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FOR LEASE

**SUNRAY PLAZA
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FLOOR PLAN

SUNRISE BLVD



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