

SUNRISE TOMORROW

5900 SUNRISE BLVD

CITRUS HEIGHTS, CA

FOR SALE OR LEASE

20,000 SF - 248,083 SF

RETAIL/INDUSTRIAL/OFFICE SPACE

ETHAN CONRAD

PROPERTIES INC.



NOW REMODELED!

FOR MORE INFORMATION CONTACT:

Ethan Conrad

DRE: #01298662

ethan@ethanconradprop.com

VIEW VIRTUAL TOUR

916.779.1000

FOR SALE OR LEASE

SUNRISE TOMORROW 5900 SUNRISE BLVD CITRUS HEIGHTS, CA

FEATURES:

- Prominent Citrus Heights retail location at the intersection of Sunrise Blvd and Greenback Lane
- Building is located on approximately ±10 acres of land
- Parking ratio is approximately 4/1,000 SF for 1st and 2nd floor; 2/1,000 SF for lower level
- Approximately 768 parking spaces

DEMOGRAPHICS:	1 Mile	3 mile	5 mile
2022 Population (est)	20,916	136,881	323,651
2022 HH Income:	\$86,390	\$108,411	\$110,655

DAILY TRAFFIC COUNTS:

Sunrise Blvd - ±43,983 | Greenback Lane - ±46,480



PROPERTY DETAILS:

This is the former vacant three-story Sears building with Auto Center and Parts & Service buildings at Sunrise Mall located at the intersection of Sunrise Blvd and Greenback Lane in Citrus Heights, CA.

The Sunrise Mall sits on the second busiest intersection in all of Sacramento County in between the largest employment center outside of downtown Sacramento.

TYPE OF SPACE, SQUARE FOOTAGE AND LEASE RATES:

LL-Showroom/Industrial 84,535 SF \$0.49 - \$0.65 PSF, NNN
NNN costs \$0.19 PSF. Divisible to a minimum of 20,000 SF.

First Floor-Retail 81,486 SF \$0.95 - \$1.09 PSF, NNN
NNN costs \$0.27 PSF. Divisible to a minimum of 20,000 SF.

Second Floor 82,062 SF \$0.65 - \$0.75 PSF, NNN
NNN costs \$0.22 PSF. Divisible to a minimum of 20,000 SF.

PURCHASE PRICE ALLOCATION:

LL-Showroom/Industrial	\$4,818,000.00 (\$ 57.00 PSF)
First Floor-Retail	\$7,007,796.00 (\$ 86.00 PSF)
Second Floor	\$4,513,410.00 (\$ 55.00 PSF)

TOTAL PURCHASE PRICE: \$16,301,936.00 (\$68.00 PSF)

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

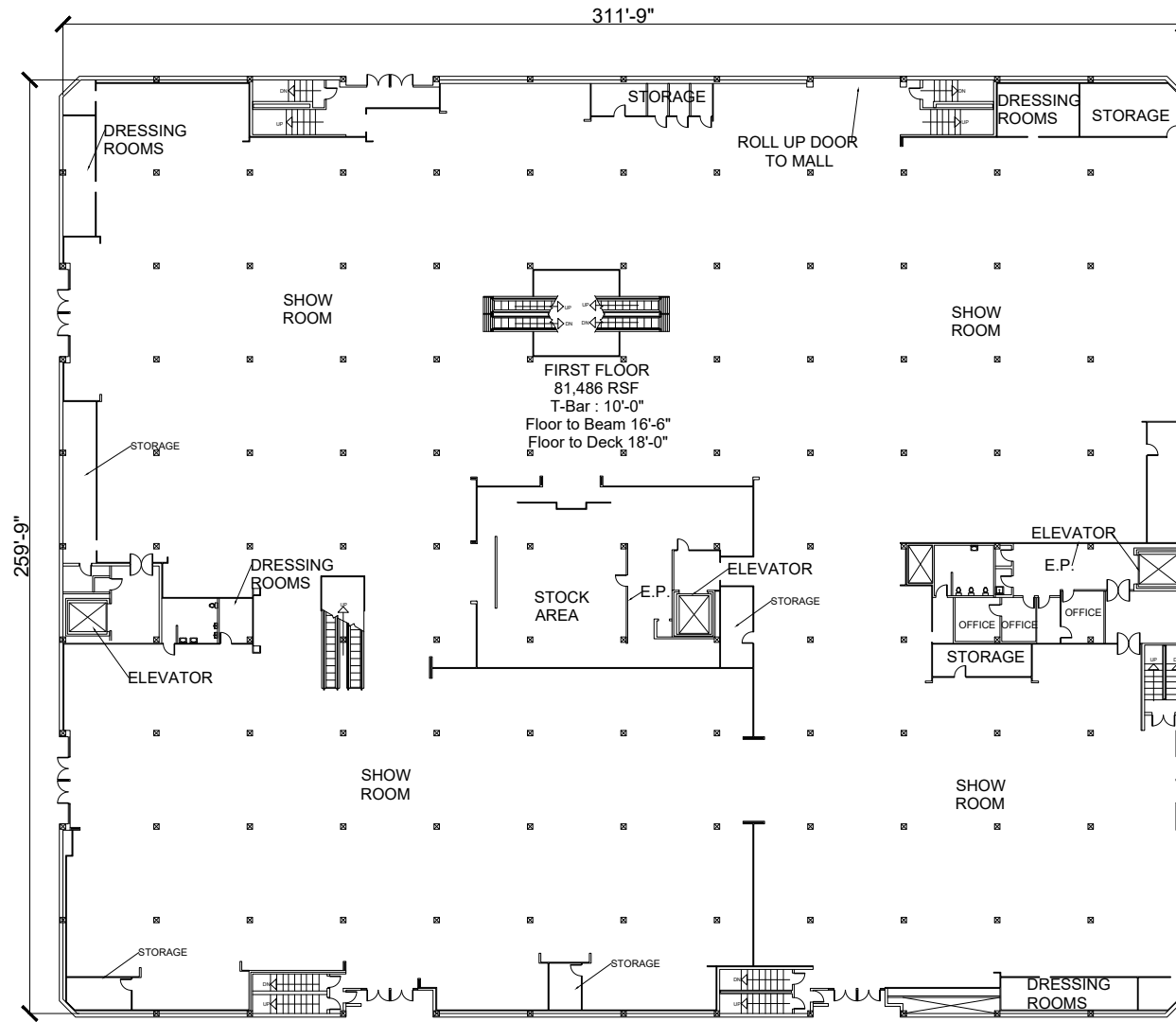
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**FOR SALE
OR LEASE**

SUNRISE TOMORROW
5900 SUNRISE BLVD
CITRUS HEIGHTS, CA

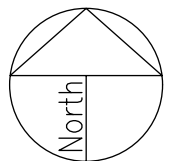
**FLOOR PLAN
FIRST FLOOR**



Note : If converted to single story
Floor to Beams East/West
sides : 34'-10"
Floor to Roof Deck East/West
sides : 36'-0"
Floor to Roof Beams Center :
37'-10"
Floor to Roof Deck Center :
39'-0"

AVAILABLE
81,486 SF

AVAILABLE
DIVISIBLE
20,000 SF



Suite	SF	Lease Rate
First Floor Retail	81,486	\$0.79 - \$0.89 PSF, NNN
NNN costs are approximately \$0.27 PSF. Divisible to a minimum of 20,000 SF.		

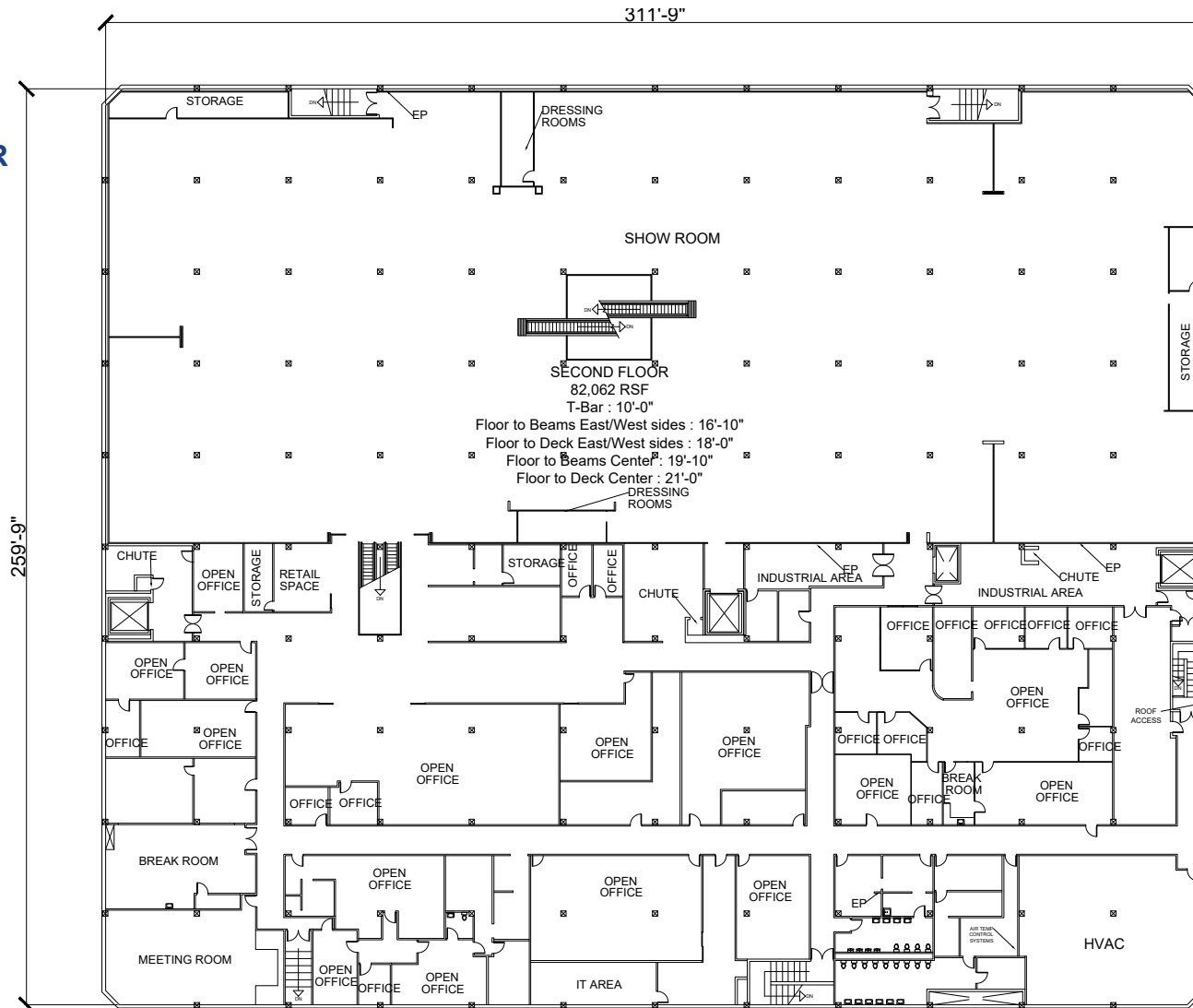
VIEW VIRTUAL TOUR

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**FOR SALE
OR LEASE**

SUNRISE TOMORROW
5900 SUNRISE BLVD
CITRUS HEIGHTS, CA

**FLOOR PLAN
SECOND FLOOR**

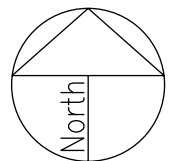


**AVAILABLE
82,062 SF**

**AVAILABLE
DIVISIBLE
20,000 SF**

Suite	SF	Lease Rate
Second Floor	82,062	\$0.65 - \$0.75 PSF, NNN
NNN costs are approximately \$0.22 PSF. Divisible to a minimum of 20,000 SF.		

VIEW VIRTUAL TOUR

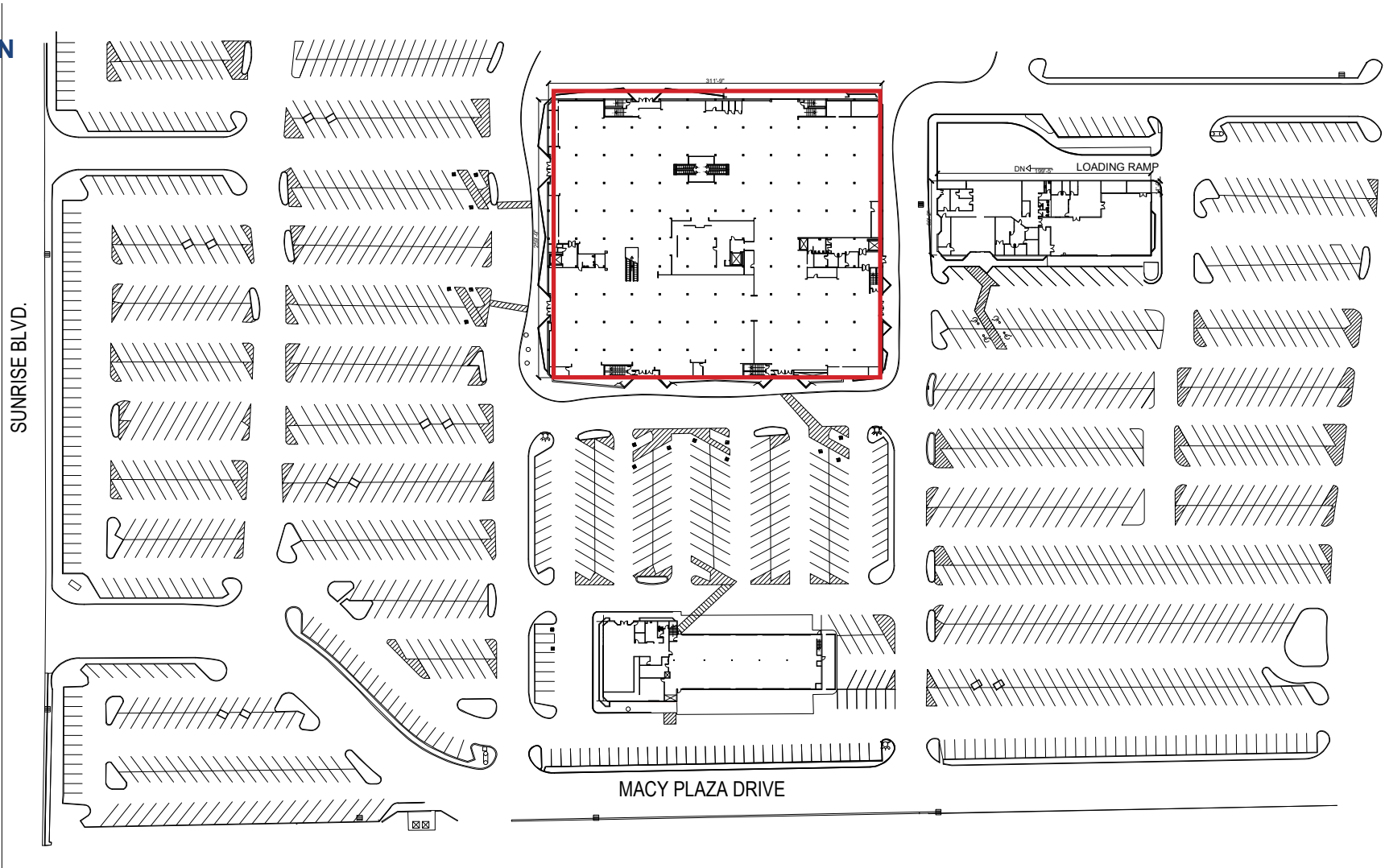


The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**FOR SALE
OR LEASE**

SUNRISE TOMORROW
5900 SUNRISE BLVD
CITRUS HEIGHTS, CA

SITE PLAN



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR SALE
OR LEASE

SUNRISE TOMORROW
5900 SUNRISE BLVD
CITRUS HEIGHTS, CA



ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

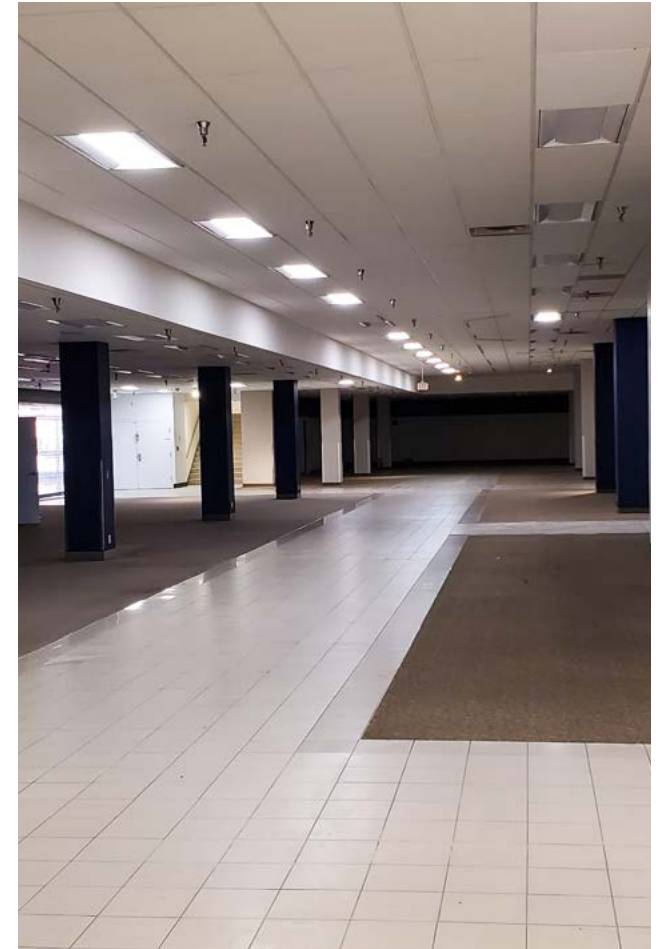
LOWER LEVEL



FIRST LEVEL



SECOND LEVEL



The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

**FOR SALE
OR LEASE**

SUNRISE TOMORROW
5900 SUNRISE BLVD
CITRUS HEIGHTS, CA



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.