

**FOR  
OR SALE  
LEASE**

**7010 SUNRISE BLVD.,  
CITRUS HEIGHTS, CA**

**3-D Tour  
Click Here** 



**PROPOSED REMODEL**



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**FOR SALE: \$1,995,000.00**  
**(\$266.00 PSF)**

**FOR LEASE: \$2.00 PSF, NNN**  
**NNN'S = \$0.50 PSF**

**PROPERTY HIGHLIGHTS:**

- **Space:** 7,500 sq. ft. pad building available, adaptable to tenant needs
- **Remodel:** Upcoming building refurbishment
- **Outdoor Area:** Opportunity for patio seating
- **Signage:** Notable monument and building signage
- **Anchor Tenants:** Hosts established brands like FoodMaxx, Planet Fitness, and Dollar Tree
- **Co-Tenancy:** Benefits from thriving co-tenants
- **Location:** Prime spot in Sacramento's Sunrise Marketplace Retail Corridor
- **Visibility:** Excellent visibility with high traffic
- **Demographics:** Strong customer base due to favorable demographics
- **Parking & Access:** Convenient access and ample parking
- **Neighborhood:** Situated in a densely populated locale



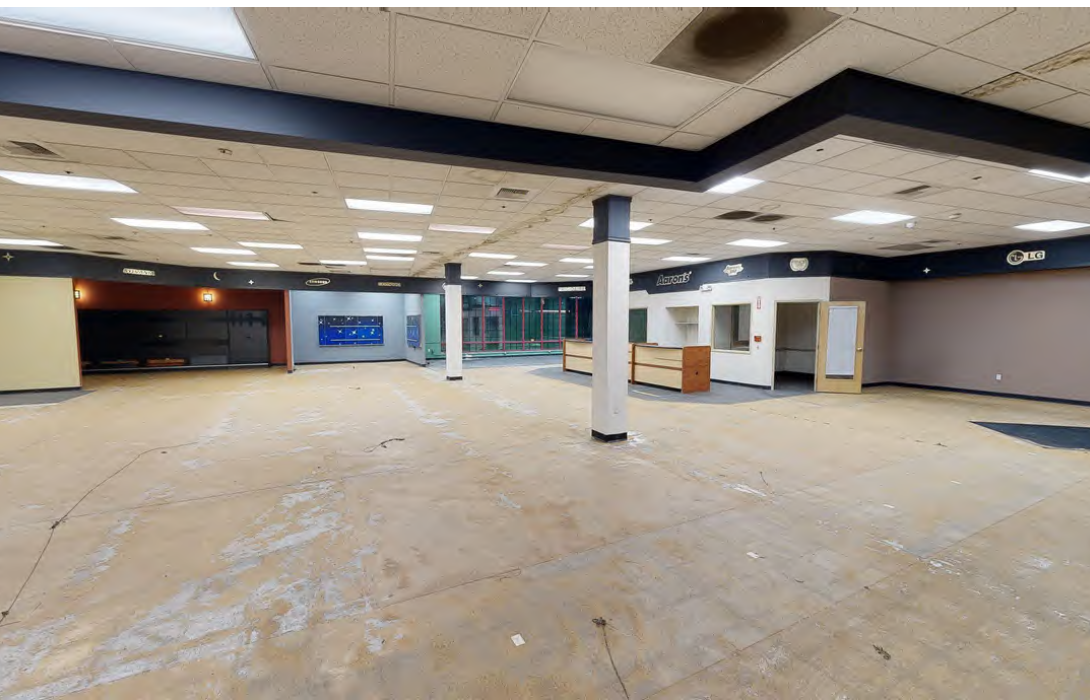
# FLOOR PLAN

[3-D Tour  
Click Here](#) 

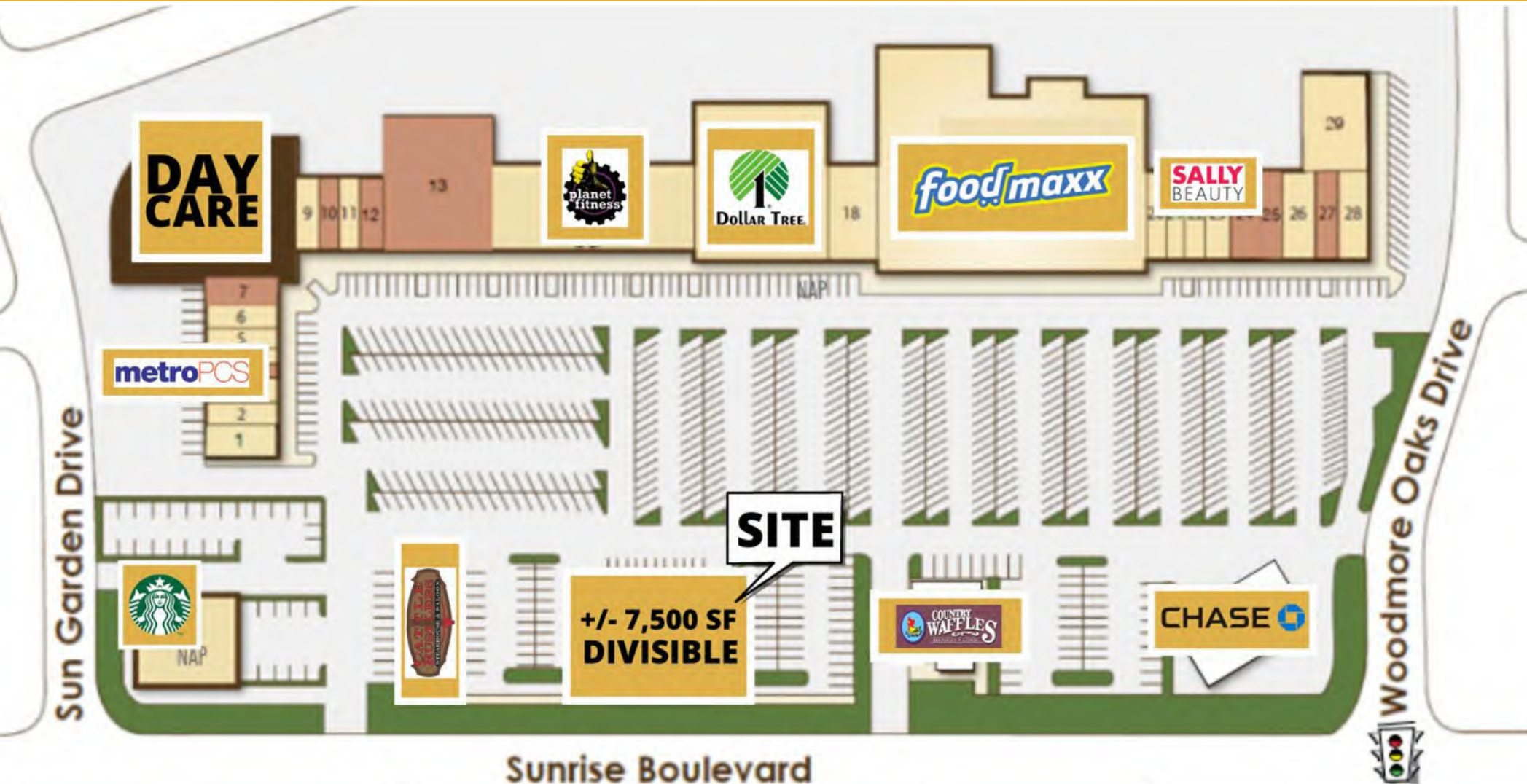




# INTERIOR PICTURES



# SITE PLAN

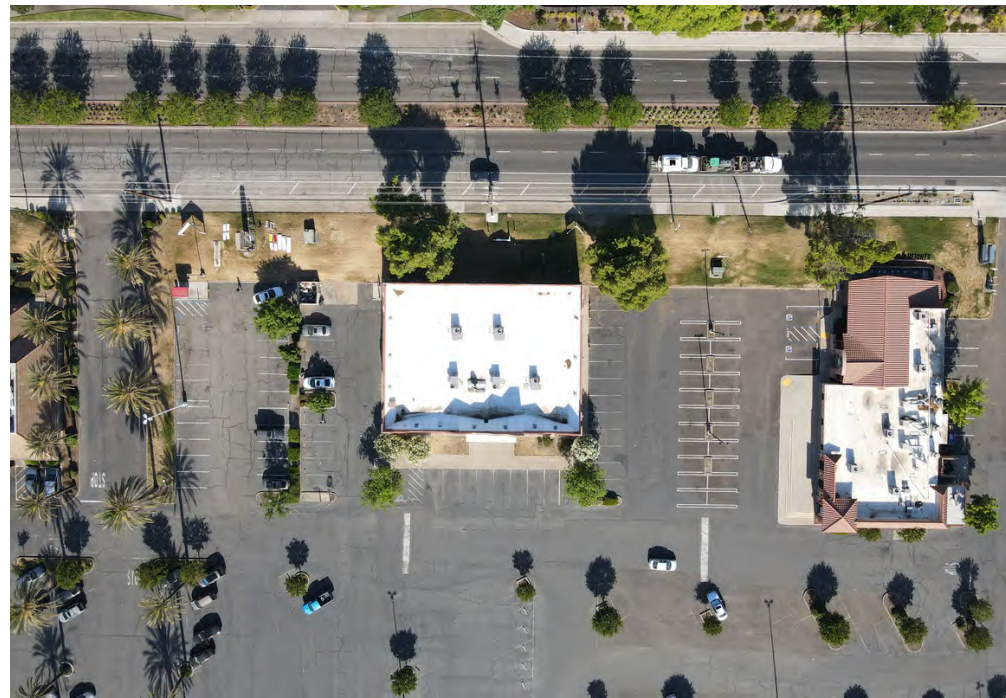


## Sunrise Boulevard

Suite #	Tenant	SF	Suite #	Tenant	SF	Suite #	Tenant	SF	Suite #	Tenant	SF
6982	19 FoodMaxx	41,674	6970	25 AVAILABLE	1,600	7028	13 AVAILABLE (Restaurant)	10,800	7056	4B Smoke Shop	1,400
7000	17 Dollar Tree	16,520	6972	24 AVAILABLE	2,000	7044A	12 Thrift Store	1,400	7058	4A AVAILABLE	1,400
7012	14 Planet Fitness	14,300	6974	23 Thai Food	2,000	7044B	11 AVAILABLE	1,400	7060	3 Metro PCS	1,120
6454	Bank of America ATM	200	6976	22 Sally Beauty Supply	1,600	7044C	10 AVAILABLE	1,400	7062	2 Check Cashing	1,091
6960	29 Premier School of Dance	4,000	6978	21 Optometrist	1,200	7044D	9 Pet Grooming	1,400	7064	1 Chinese Restaurant	1,786
6964	28 Chase Cleaners	2,400	6980	20 Nail Salon	1,200	7050	7 AVAILABLE	1,400			
6966	27 AVAILABLE	1,600	6994	18 Dentist	3,200	7052	6 Hair Salon	1,200			
6968	26 Liquor Store	2,355	<b>7010 AVAILABLE</b>	<b>7,500</b>		7054	5 Alonzo's Pizza	1,600			



# EXTERIOR PICTURES



# RETAIL AERIAL

PROPERTY LOCATION



AUBURN BLVD

Sam's CLUB  
**KOHL'S**  
**ROSS**  
DRESS FOR LESS®  
Burlington

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

Raley's  
planet fitness  
T Mobile  
Donation Center

GREENBACK LN

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

SAFEWAY  
CVS pharmacy

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

SUNRISE BLVD.

Sunrise MALL  
JCPenney  
★ macy's

MADISON AVE

SAN JUAN AVE

Raley's  
planet fitness  
T  
Goodwill

NORTH RIDGE  
Country Club

DUTCH BROS  
EXCEL FITNESS FAIR OAKS  
7-ELEVEN  
American River FLOORING WOOD • VINYL • CARPET • TILE  
KOVAR'S SATORI ACADEMY MARTIAL ARTS & FITNESS  
Pitch & Fiddle SACRAMENTO, CA

# DEMOGRAPHIC SUMMARY REPORT

7010 SUNRISE BLVD, CITRUS HEIGHTS, CA 95610



## POPULATION 2023 ESTIMATE

1-MILE RADIUS 19,744  
3-MILE RADIUS 143,981  
5-MILE RADIUS 339,552

## HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS \$90,107.00  
3-MILE RADIUS \$94,222.00  
5-MILE RADIUS \$101,911.00



## POPULATION 2028 PROJECTION

1-MILE RADIUS 20,140  
3-MILE RADIUS 147,080  
5-MILE RADIUS 347,755

## HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS \$74,393.00  
3-MILE RADIUS \$75,371.00  
5-MILE RADIUS \$79,876.00



## POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	16,491	121,137	273,213
BLACK	833	4,796	15,265
HISPANIC ORIGIN	3,847	24,168	57,124
AM.INDIAN & ALASKAN	265	1,803	4,282
ASIAN	881	7,006	23,905
HAWAIIAN/PACIFIC ISLAND	116	815	1,997
OTHER	1,158	8,424	20,889





*Chase Burke*

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# CONTACT US!

## TO LEARN MORE ABOUT THIS INVESTMENT OPPORTUNITY



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