

SUNRISE TOMORROW

5900 SUNRISE BLVD

CITRUS HEIGHTS, CA

FOR SALE OR LEASE

20,000 SF - 163,548 SF RETAIL SPACE

FOR LEASE

34,482 SF RETAIL/INDUSTRIAL

ETHAN CONRAD

PROPERTIES INC.



NOW REMODELED!

FOR MORE INFORMATION CONTACT:

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VIEW VIRTUAL TOUR

916.779.1000

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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
- EVgo fast charging stations on-site

DEMOGRAPHICS:	1 Mile	3 mile	5 mile
2025 Population (est)	20,747	132,684	321,003
2025 HH Income:	\$104,860	\$124,756	\$125,573

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:

Lower-Level Warehouse 82,687 SF \$0.65 PSF, NNN
NNN costs are approximately \$0.15 PSF. In escrow.

First Floor-Retail 81,486 SF \$1.15 PSF, NNN
NNN costs \$0.29 PSF. Divisible to a minimum of 20,000 SF.

Second Floor 82,062 SF \$0.69 - \$0.79 PSF, NNN
NNN costs \$0.25 PSF. Divisible to a minimum of 20,000 SF.

PURCHASE PRICE ALLOCATION:

First Floor-Retail \$7,252,000.00 (\$89.00 PSF)
Second Floor \$4,842,000.00 (\$59.00 PSF)

TOTAL PURCHASE PRICE: \$12,094,000.00 (\$74.00 PSF)

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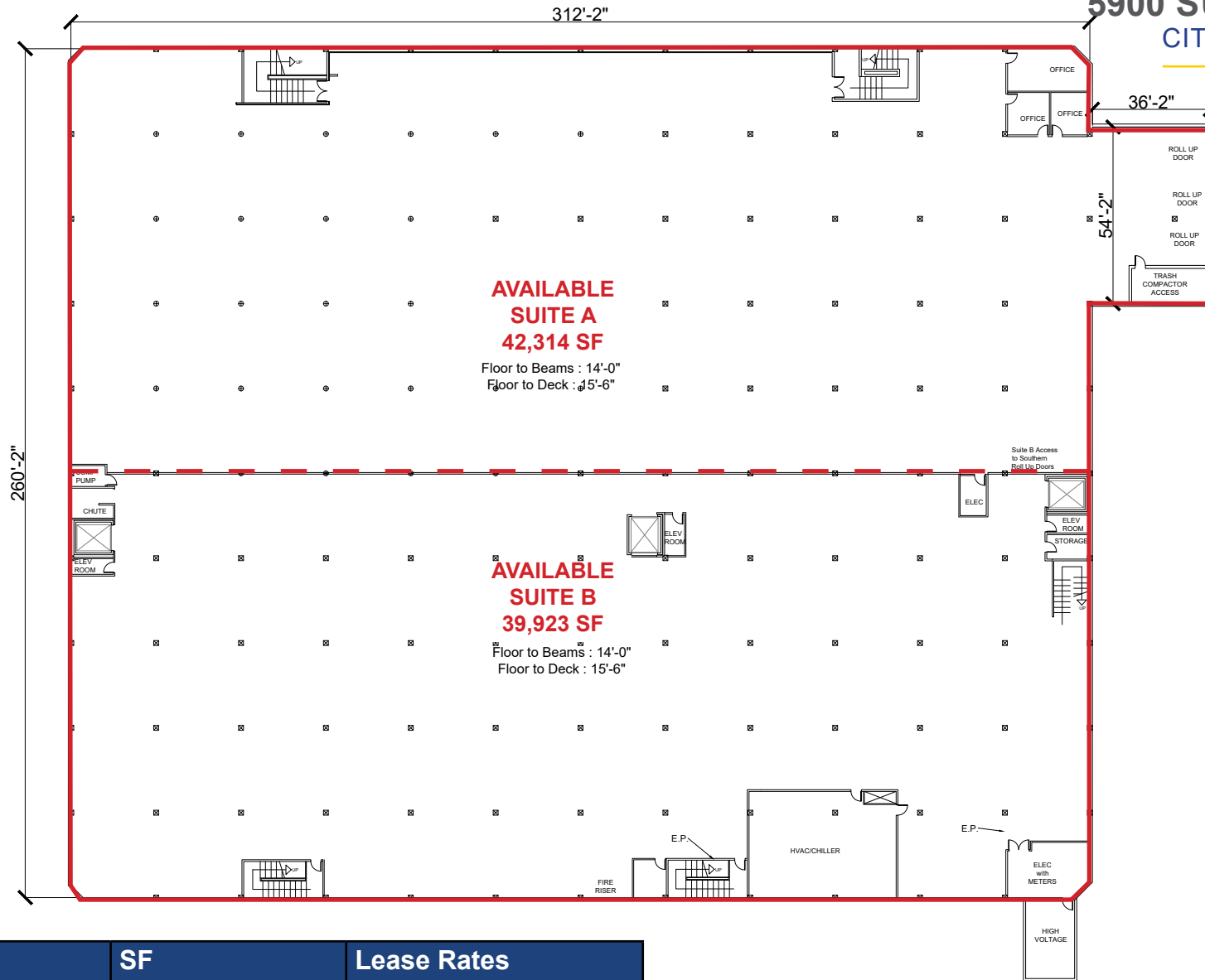
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

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**FLOOR PLAN
LOWER LEVEL**



**AVAILABLE
SUITE A
42,314 SF**

Floor to Beams : 14'-0"
Floor to Deck : 15'-6"

**AVAILABLE
SUITE B
39,923 SF**

Floor to Beams : 14'-0"
Floor to Deck : 15'-6"

Suite	SF	Lease Rates
Lower-Level Warehouse	39,923-82,684	\$0.49-\$0.55 PSF, NNN
NNN costs are approximately \$0.15 PSF.		

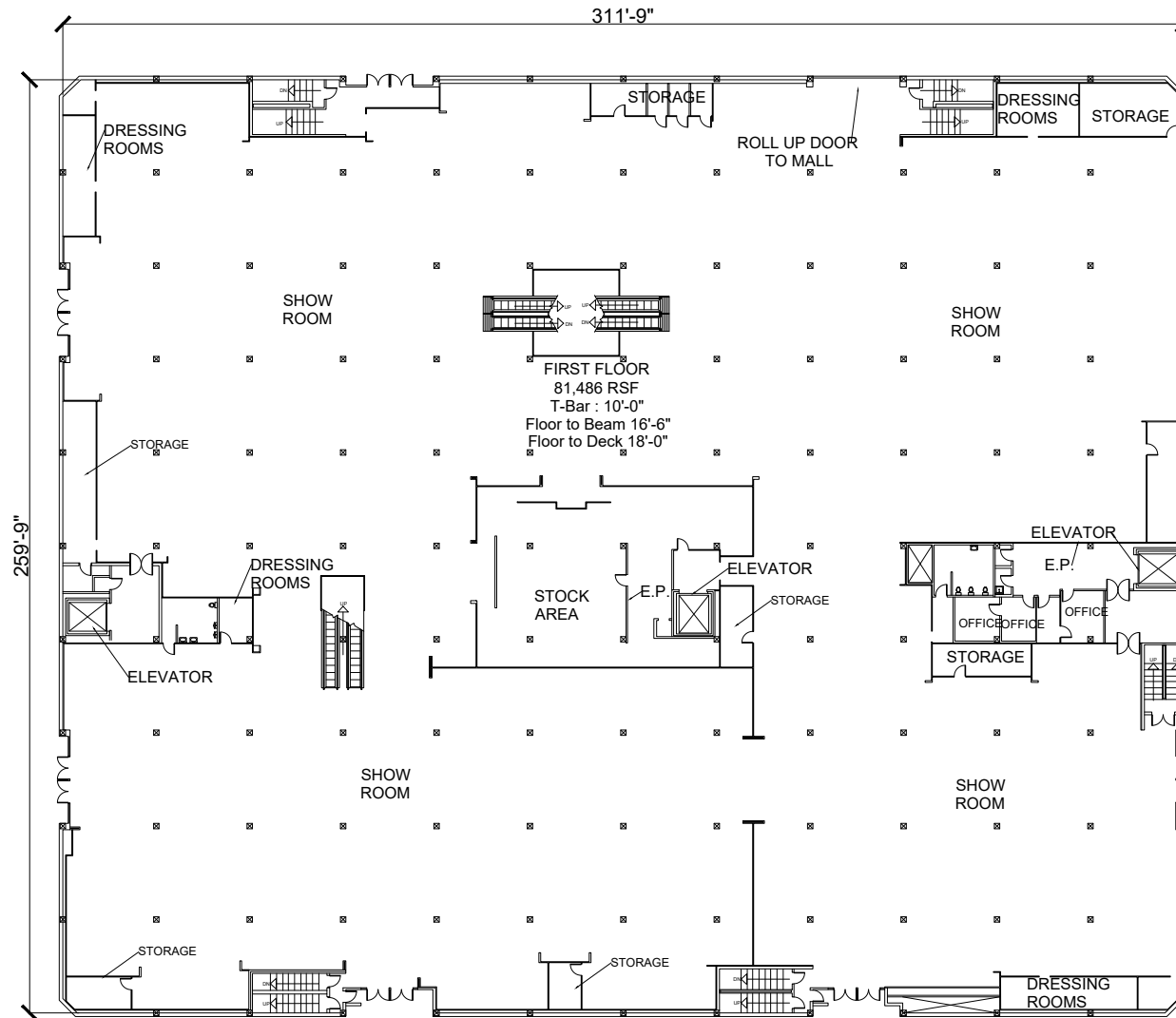
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**FLOOR PLAN
FIRST FLOOR**



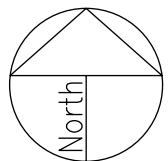
Note : If converted to single story
 Floor to Beams East/West
 sides : 34'-10"
 Floor to Roof Deck East/West
 sides : 36'-0"
 Floor to Roof Beams Center :
 37'-10"
 Floor to Roof Deck Center :
 39'-0"

AVAILABLE
81,486 SF

AVAILABLE
DIVISIBLE
20,000 SF

Suite	SF	Lease Rate
First Floor Retail	81,486	\$1.15PSF, NNN
NNN costs are approximately \$0.29 PSF. Divisible to a minimum of 20,000 SF.		

VIEW VIRTUAL TOUR

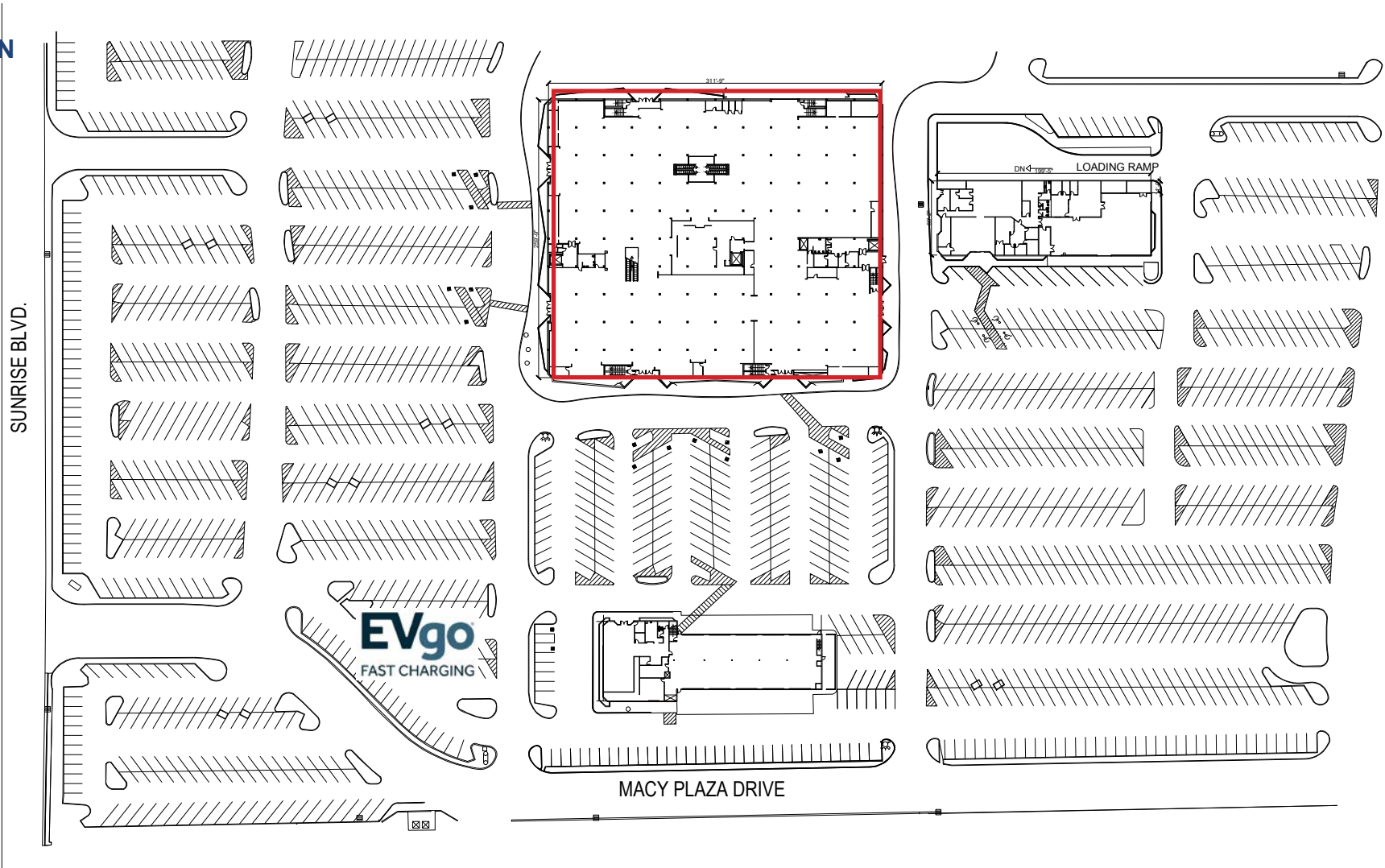


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SITE PLAN



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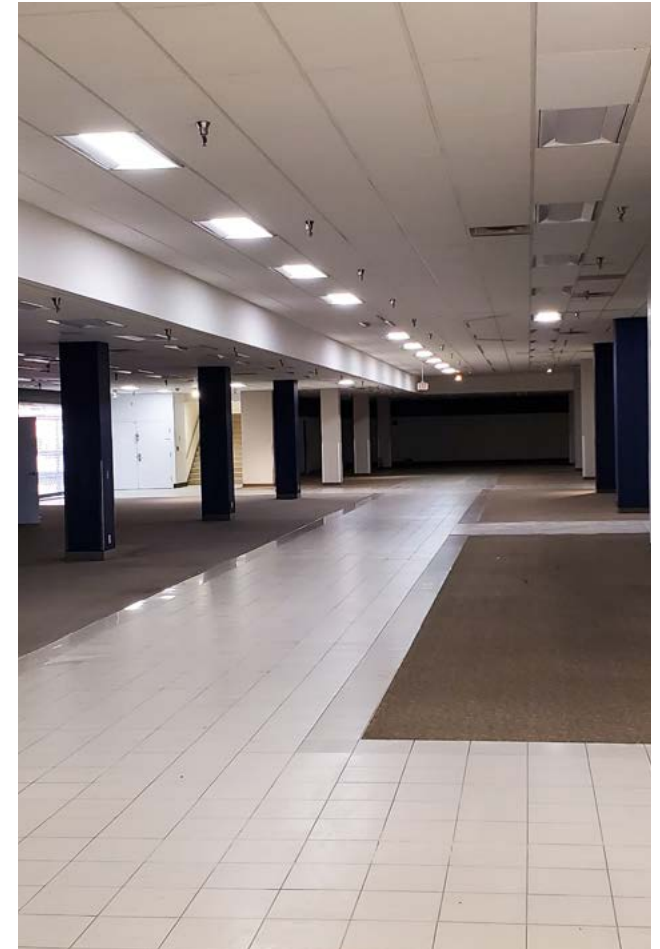
LOWER LEVEL



FIRST LEVEL



SECOND LEVEL



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