

# SUMMERHILLS PLAZA

7867 LICHEN DR

CITRUS HEIGHTS, CA

FOR SALE OR LEASE

1.02 ACRE LAND

## ETHAN CONRAD

PROPERTIES INC.

Raley's

DOLLAR TREE

Round  
Table  
RESTAURANT

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC

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

[www.ethanconradprop.com](http://www.ethanconradprop.com)



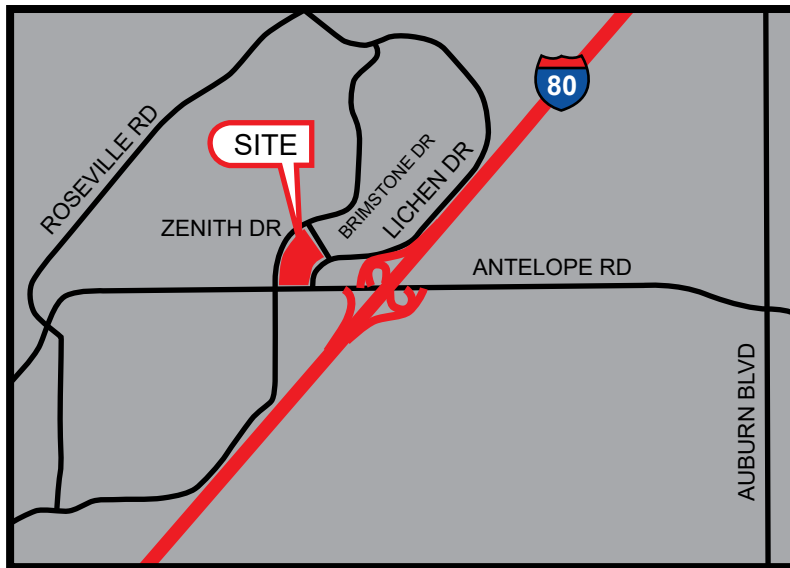
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## FEATURES:

- 1.02 acre developable, flat pad with off-site improvements
- SPA Zoning - Citrus Heights; allows for variety of uses
- APN: 209-0680-006-000
- Direct access to I-80 at Antelope Rd
- Excellent exposure on Antelope Rd with multiple ingress and egress from multiple streets
- Strong daytime and residential population
- EV charging stations



## PROPERTY DETAILS:

Summerhills Plaza is a ±108,081 SF grocery anchored shopping center located at the intersection directly off I-80 at Antelope Rd. Anchored by a high performing Raley's Supermarket with strong sales. The center also benefits from a new Dutch Bros coffee drive-thru which brings consistent traffic counts.

Other tenants include: Dollar Tree, O'Reilly Auto Parts, Great Clips, Wendy's, USPS, and Round Table Pizza.

Neighboring national tenants include: McDonald's, Carl's Jr, Taco Bell, Popeye's, Quick Quack Car Wash, and more.

## GROUND LEASE RATE:

\$4,800.00 per month

## SALE PRICE:

44,431 SF - \$778,000.00 (\$17.50 PSF)

Site improvements are worth at least \$4.00 PSF.

## DEMOGRAPHICS:

|  | 1 Mile   | 3 Mile   | 5 Mile    |
|--|----------|----------|-----------|
| 2023 Total Population (est):           | 16,567   | 157,260  | 385,222   |
| 2023 Average HH Income:                | \$91,022 | \$96,570 | \$103,212 |
| Traffic Count Antelope Rd @ Lichen Dr: | 44,973   |          |           |

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## SITE PLAN



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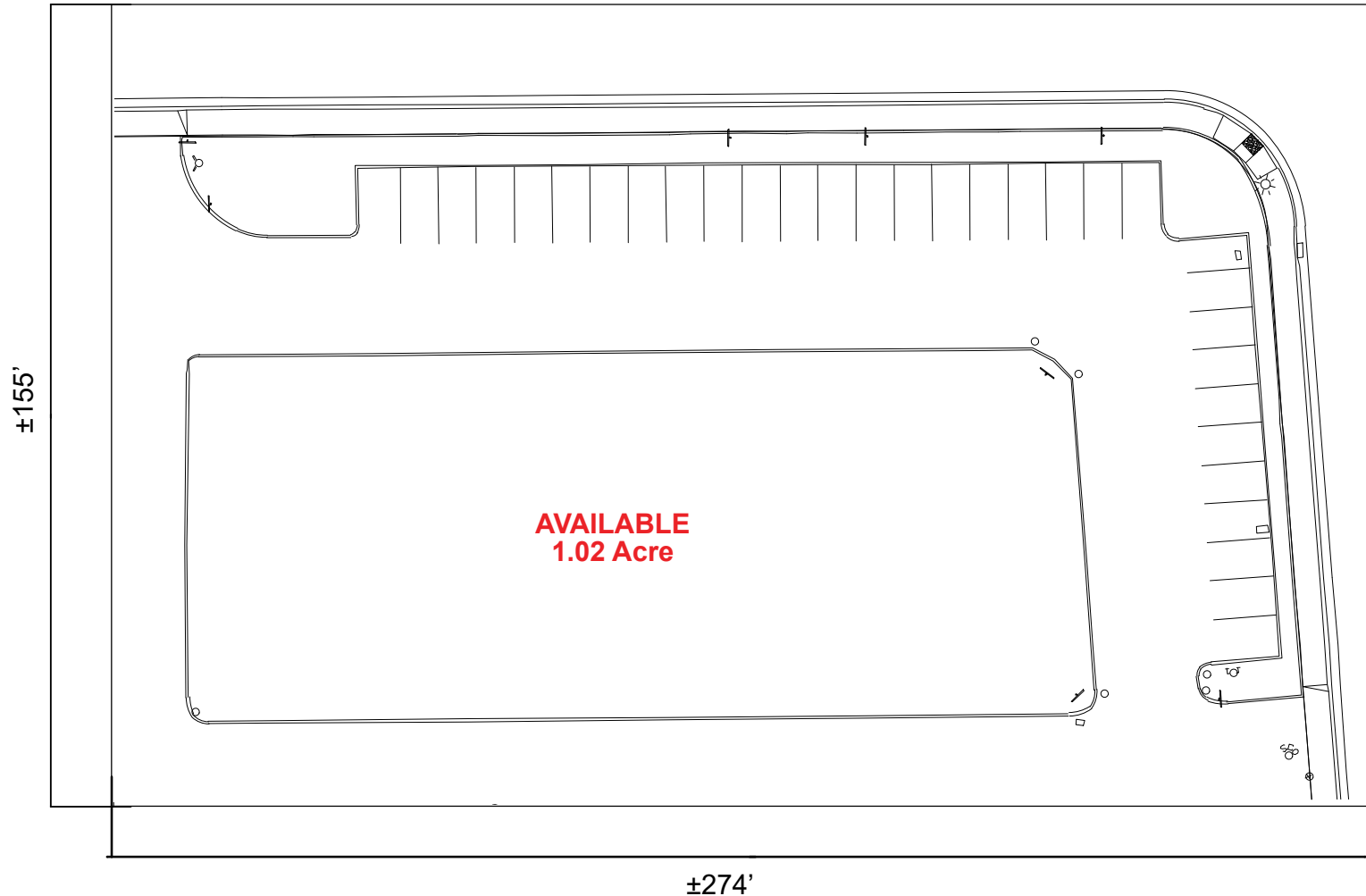
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FLOOR PLAN



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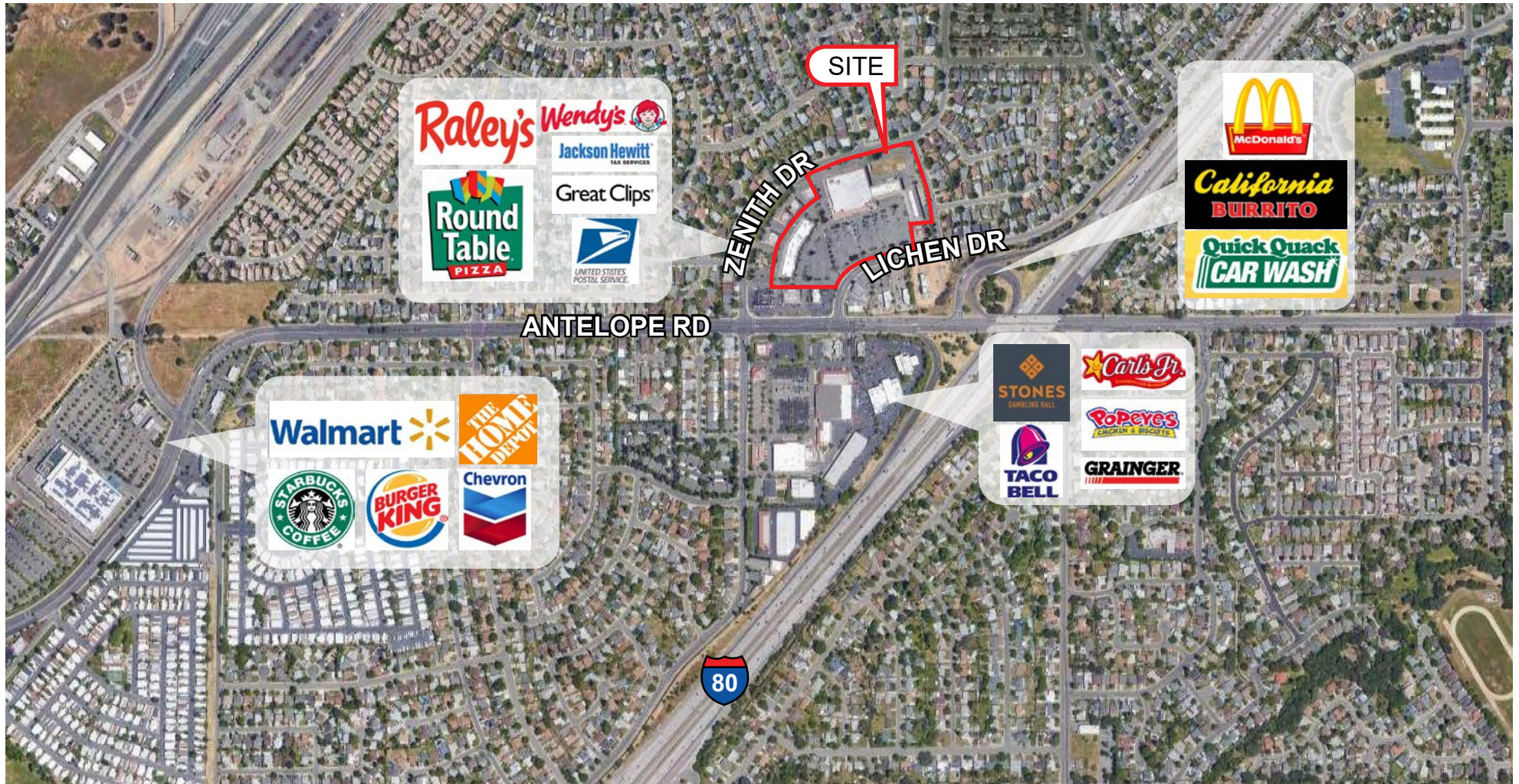
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