

**FOR
LEASE**

**7816 UPLANDS WAY,
CITRUS HEIGHTS, CA**



+/- 1,519 RSF SUITE AVAILABLE

**3-D Tour
Click Here**

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ROME
REAL ESTATE GROUP

RETAIL AERIAL & PROPERTY HIGHLIGHTS

SUNRISE VILLAGE
Patelco CREDIT UNION
Sourdough & Co.
Olive Garden ITALIAN KITCHEN
Little Caesars Pizza

Mizuki Sushi
SUBWAY

UPLANDS WAY

SUNRISE BLVD.

McDonald's QuikStop
Smart & Final

MADISON AVENUE

PROPERTY HIGHLIGHTS

- BUILDING IS SIGNIFICANTLY OVERPARKED AT OVER 10 SPOTS PER 1,000 SF
- ZONING: BUSINESS AND PROFESSIONAL OFFICE
- ADJACENT TO SUNRISE VILLAGE SHOPPING CENTER FEATURING A BRAND NEW WHOLE FOODS AND STARBUCKS DRIVE-THRU (BOTH WILL BE OPENING TO THE PUBLIC IN 2022).
- WELL-MAINTAINED COMMON AREA RESTROOM
- INDIVIDUAL METERS FOR EACH SUITE WITH SEPARATE HVAC SYSTEMS

QUAIL POINT SHOPPING CENTER

chilis TRADER JOE'S Chevron
CHANDO'S TACOS LAMPS PLUS
Yogurtland NICK & GREEK Souvlaki & Gyro House
SUSHIMONO FAIR OAKS EUROPEAN WAX CENTER

SUITE A:

+/- 1,519 SQ. FT. - \$1.50 PSF, MG

**Features: Lobby, four Separate Offices,
Conference Room, and Break Area**



FLOOR PLAN FOR VACANT SUITE

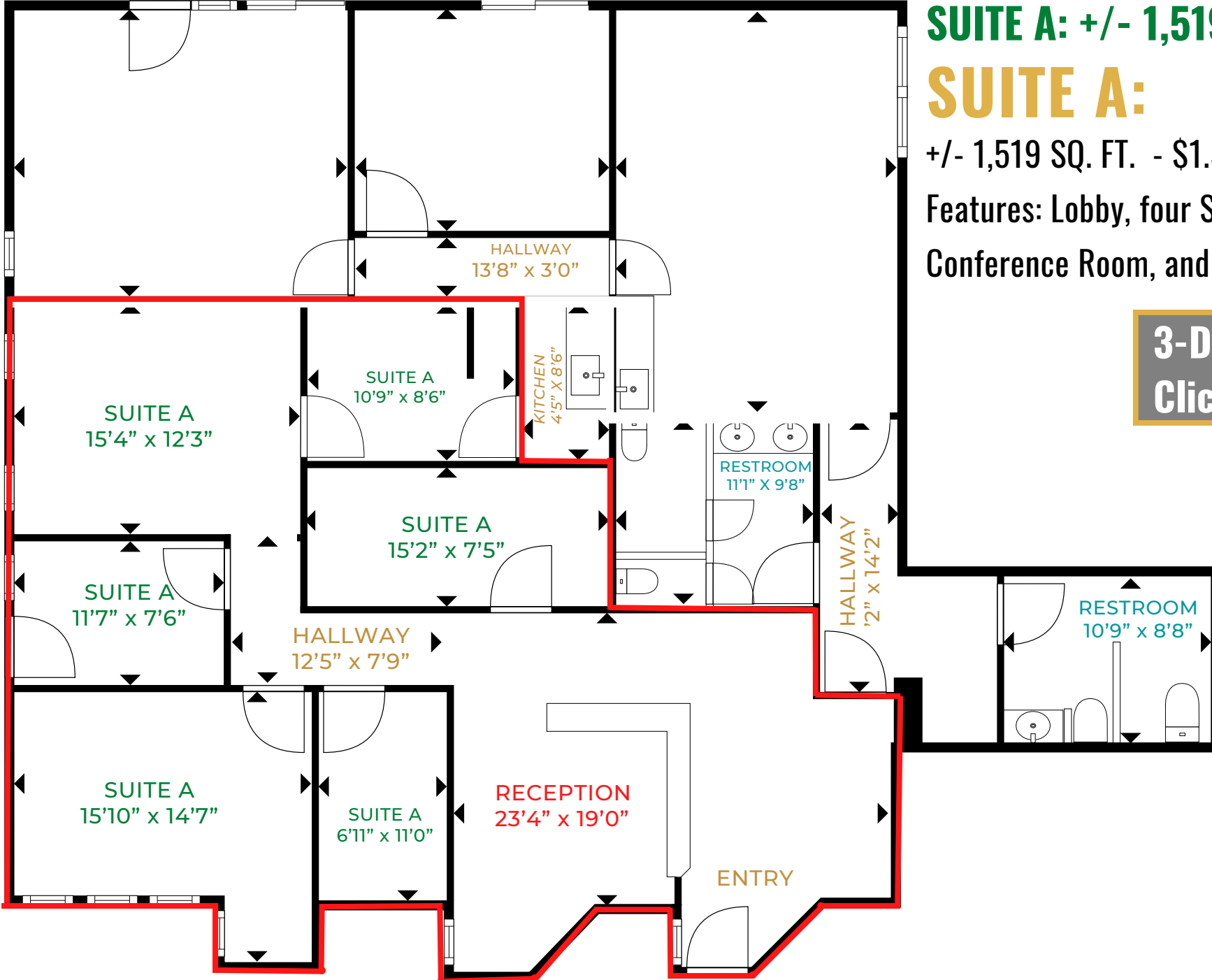
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DEMOGRAPHIC SUMMARY REPORT

7816 UPLANDS WAY, CITRUS HEIGHTS, CA 95610



POPULATION 2023 ESTIMATE

1-MILE RADIUS 17,214
3-MILE RADIUS 138,970
5-MILE RADIUS 332,359

POPULATION 2028 PROJECTION

1-MILE RADIUS 17,625
3-MILE RADIUS 141,989
5-MILE RADIUS 339,885



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS \$92,752.00
3-MILE RADIUS \$100,524.00
5-MILE RADIUS \$94,856.00

HOUSEHOLD INCOME 2023 MEDIUM

1-MILE RADIUS \$73,311.00
3-MILE RADIUS \$79,857.00
5-MILE RADIUS \$74,332.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	14,116	115,614	264,966
BLACK	715	5,207	18,018
HISPANIC ORIGIN	3,421	20,848	55,596
AM.INDIAN & ALASKAN	267	1,636	4,373
ASIAN	950	7,435	21,984
HAWAIIAN/PACIFIC ISLAND	103	803	2,129
OTHER	1,064	8,276	20,890



Chase Burke

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CONTACT US!

**FOR MORE INFORMATION
ABOUT THESE OFFICE SUITES**



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