

# 60 60

BUILDING



## OFFICES FOR LEASE

Frontage on Fair Oaks Blvd. & Sunrise Vista Drive

 6060 Sunrise Vista | Citrus Heights, CA 95610

- **PRIVATE EXECUTIVE OFFICES FROM \$395.00 PER MONTH**
- **OFFICE SUITES FROM ±1,000 SF TO ±15,000 SF**

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## LEASE SUMMARY

Full service lease - utilities included. Community-centric location within walking distance to restaurants, shopping and Sunrise Marketplace.

## AVAILABLE OFFICES





### PRIVATE EXECUTIVE OFFICES

- ±110 SF to ±1,000 SF
- From \$395.00 per month

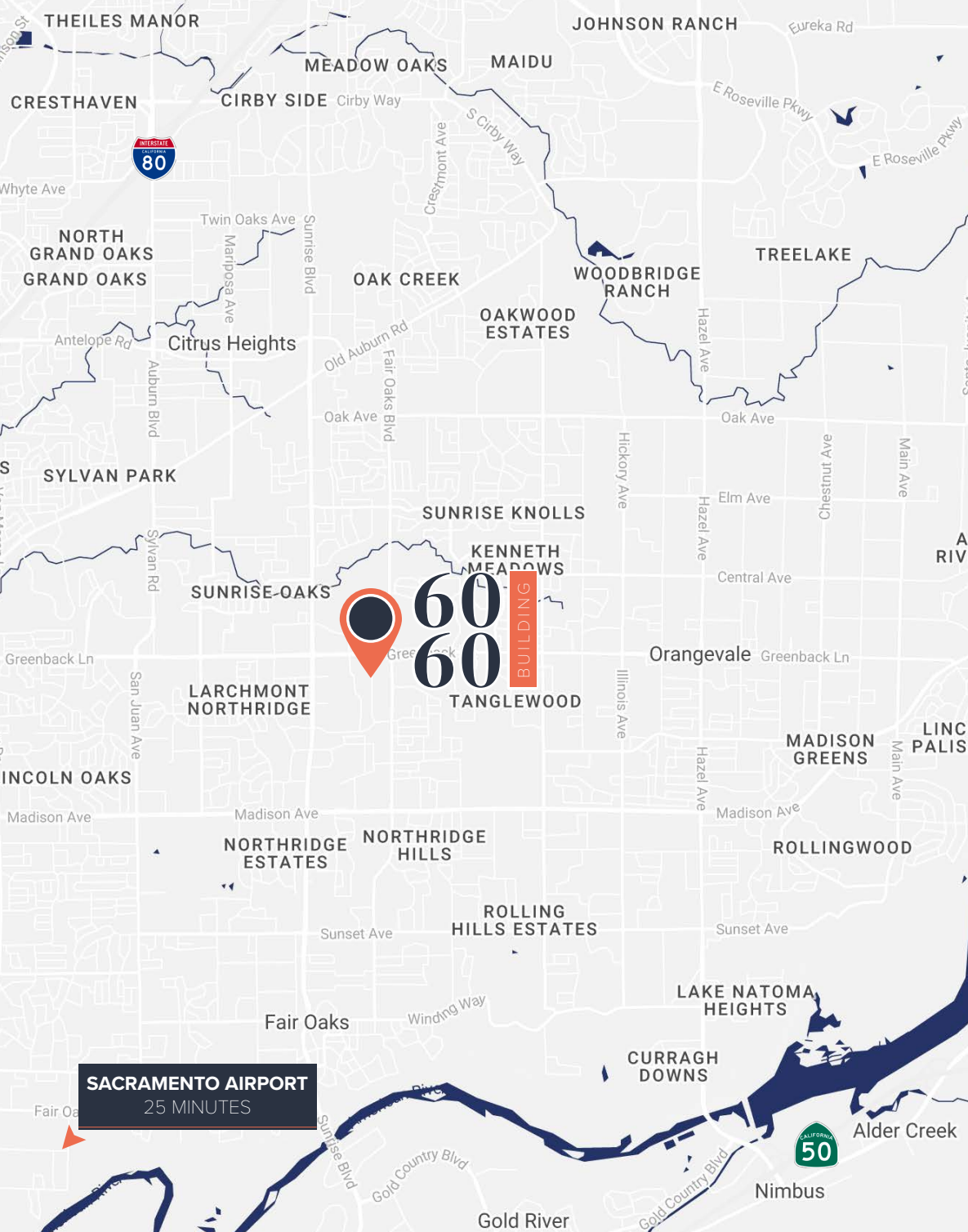
### OFFICE SUITES

- ±1,000 SF to ±15,000 SF
- Starting at \$1.45 per SF

## PROPERTY HIGHLIGHTS

-  Close proximity to restaurants, shopping, and schools
-  Ample parking
-  24/7 access available
-  On-site manager

-  Conference rooms
-  Mail service
-  Frontage on Fair Oaks Blvd. & Sunrise Vista Dr.
-  Mature landscaping



## SUNRISE VISTA OFFERS QUICK ACCESS TO ALL POINTS OF THE COMPASS.

The area is dominated by the **Sunrise Marketplace Business Improvement District**, an area along Sunrise Boulevard stretching from Madison Avenue to Greenback Lane and encompassing the retail regional destinations: Sunrise Mall (being redeveloped under the Sunrise Tomorrow Plan), Marketplace at Birdcage, Citrus Town Center and Sunrise Village Shopping Center along with several smaller centers and numerous strip retail centers.

**Well established dense infill location.** According to the City of Citrus Heights, within the city limits is approximately 98% built out, creating strong barriers to entry within the market.

**Adjacent to the largest concentration of retail in central Sacramento County**, offering tenants an abundance of amenities including retail, restaurants, quick serve restaurants, salons, grocery stores and more. The property's location offers unrivaled access to conveniences and the variety of services available to its tenants.

**Centralized location. Sunrise Vista offers quick access to all points of the compass.** 4 miles East is the affluent community of Folsom, 4 miles west is Interstate-80, 4 miles to the north is another affluent community of Roseville, 4 miles to the south and southwest are affluent parts of Carmichael and Fair Oaks.



# AREA MAP

SUNRISE MARKETPLACE  
ENCOMPASSES A COLLECTION  
OF OVER 400 STORES,  
RESTAURANTS AND SERVICES  
IN THE SUNRISE/GREENBACK  
BUSINESS CORRIDOR



Source: <https://sunrisemarketplace.com/map>





**PET SMART** **Staples**

**Pizza Hut** **RED WING SHOES** **BEACH HUT DELI**

**citrustown CENTER** **HALF PRICE BOOKS** **Wendy's**

**Tanera** **BLACK ANGUS STEAKHOUSE** **SPROUTS FARMERS MARKET**

**FIVE BELOW** **WINGS OUT** **Marshalls**

**HARBOR FREIGHT** **BIG 5 SPORTING GOODS** **BUFFALO WILD WINGS** **Red Lobster**

**xfinity** **AspenDental**

**MATTRESS FIRM**

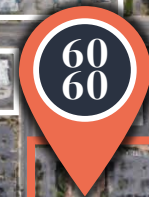
**TAQUERIA TRES HERMANOS** **TEXAS BRISKETS** **phoABC**

**STARBUCKS COFFEE** **Nasabi** **ROYAL INDIAN CUISINE**

**CVS pharmacy**

**ASIAN n CAJUN 2**

GREENBACK LN



FAIR OAKS BLVD

SUNRISE BLVD

**MARKETPLACE AT BIRDCAGE** **Target**

**Walmart** **Walgreens** **LOWE'S**

**DOLLAR TREE** **ULTA BEAUTY** **CHIPOTLE MEXICAN GRILL**

**PANDA EXPRESS CHINESE KITCHEN** **WELLS FARGO** **BEST BUY**

**CHASE** **OLD NAVY**

**noodles company** **HOBBY LOBBY** **Jersey Mike's SUBS**

**COLD STONE CREAMERY** **CH2 FITNESS** **Jamba**

**REIMAGINE THE**

**Sunrise Tomorrow**

**90-Acre Redevelopment Project**

**READ MORE**

**Red Robin** GOURMET BURGERS n BREWS

**POPEYES** **BURGER KING**



**6060 Building is located in a community-centric area, offering tenants an abundance of amenities including retail, restaurants, quick serve restaurants, salons, grocery stores and more.**





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**FOR MORE INFORMATION,  
PLEASE CONTACT:**

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