

SUNRISE TOMORROW

5900 SUNRISE BLVD.

CITRUS HEIGHTS, CA

FOR LEASE OR SALE

9,501 SF - 257,584 SF

RETAIL/INDUSTRIAL SPACE

ETHAN CONRAD

PROPERTIES INC.

NOW REMODELED!

FOR MORE INFORMATION CONTACT:

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200

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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 ration approximately 4/1,000 for First and Second Floor; 2/1,000 for Lower Level
- Approximately 768 parking spaces.

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2022 Population (est):	20,916	136,881	323,651
2022 HH Income:	\$86,390	\$108,411	\$110,655

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:

LL-Showroom/Industrial 84,535 SF: \$0.39 - \$0.49 PSF, NNN
NNN costs \$0.19 PSF. Divisible to a minimum SF of 40,000 SF.

First Floor-Retail 81,486 SF: \$0.95 - \$1.09 PSF, NNN
NNN costs \$0.27 PSF. Divisible to a minimum SF of 25,000 SF.

Second Floor 82,062 SF: \$0.65 - \$0.75 PSF, NNN
NNN costs \$0.22 PSF. Divisible to a minimum of 40,000 SF.

Service Building 9,501 SF: \$0.75 PSF, NNN
Patio Area 4,527 SF: \$0.38 PSF, NNN

PURCHASE PRICE ALLOCATION:

LL-Showroom/Industrial	\$3,973,145.00 (\$ 47.00 PSF)
First Floor-Retail	\$7,007,796.00 (\$ 86.00 PSF)
Second Floor	\$4,513,410.00 (\$ 55.00 PSF)
Service Building	\$1,612,000.00 (\$115.00 PSF)

TOTAL PURCHASE PRICE: \$16,301,936.00

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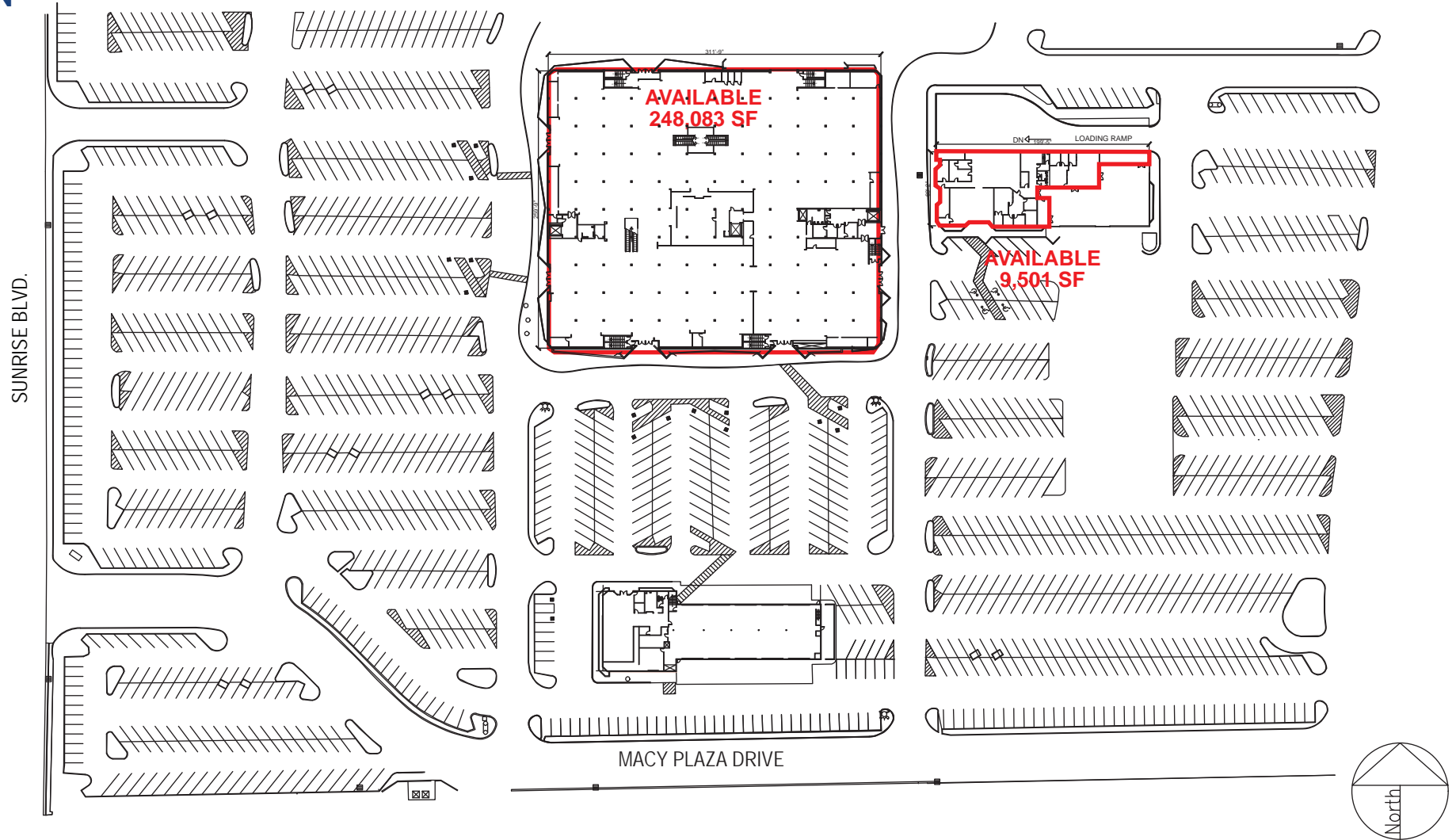
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their 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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SITE PLAN



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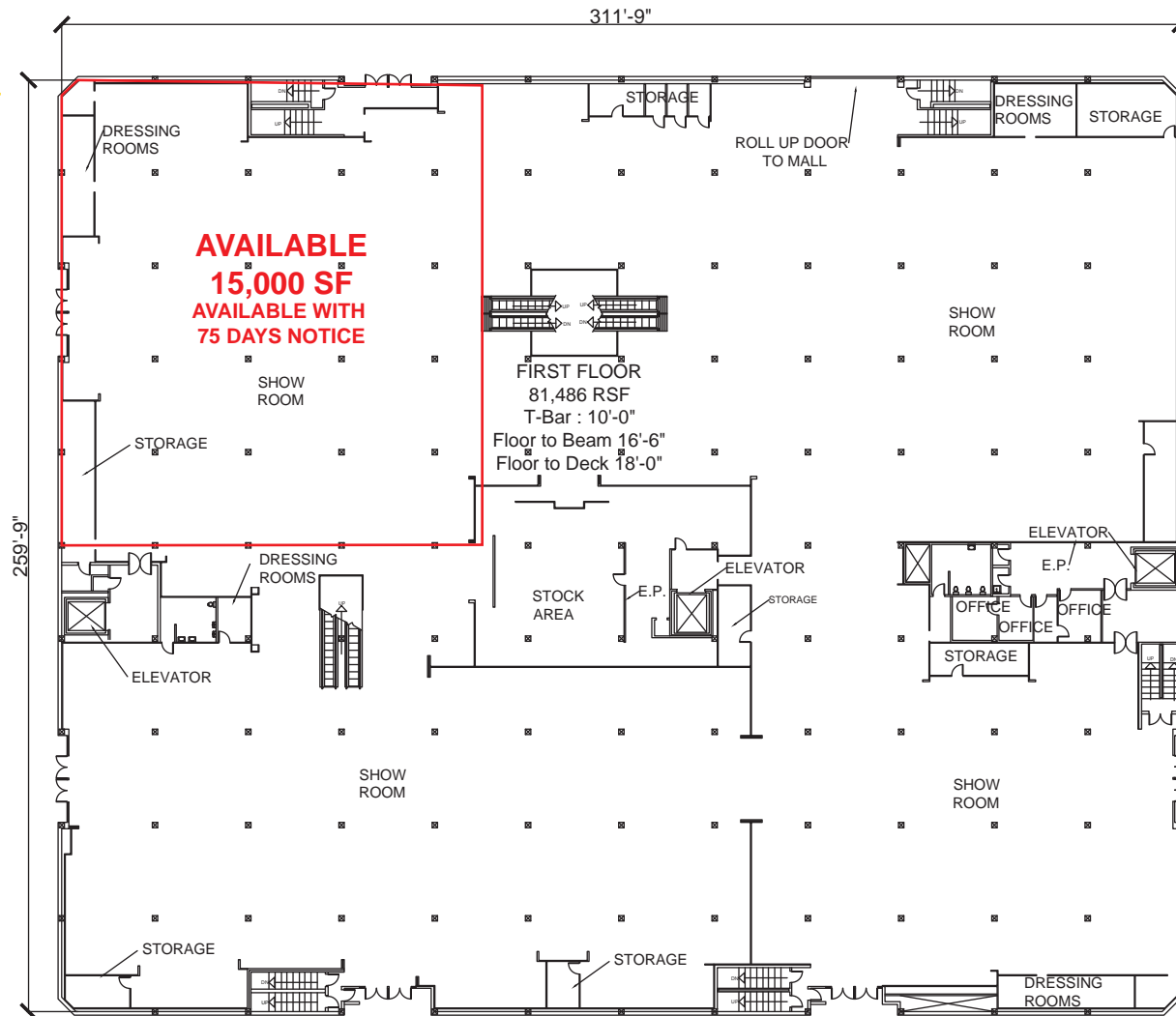
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SUNRISE TOMORROW
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**FLOOR PLAN
FIRST FLOOR**

**AVAILABLE
81,486 SF**

**AVAILABLE
DIVISIBLE
25,000 SF**

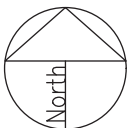


Note: If converted to single story

- 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"

Suite	SF	Lease Rate
First Floor-Retail	81,486 SF	\$0.79 - \$0.89 PSF, NNN

NNN costs \$0.27 PSF. Divisible to a minimum SF of 25,000 SF.



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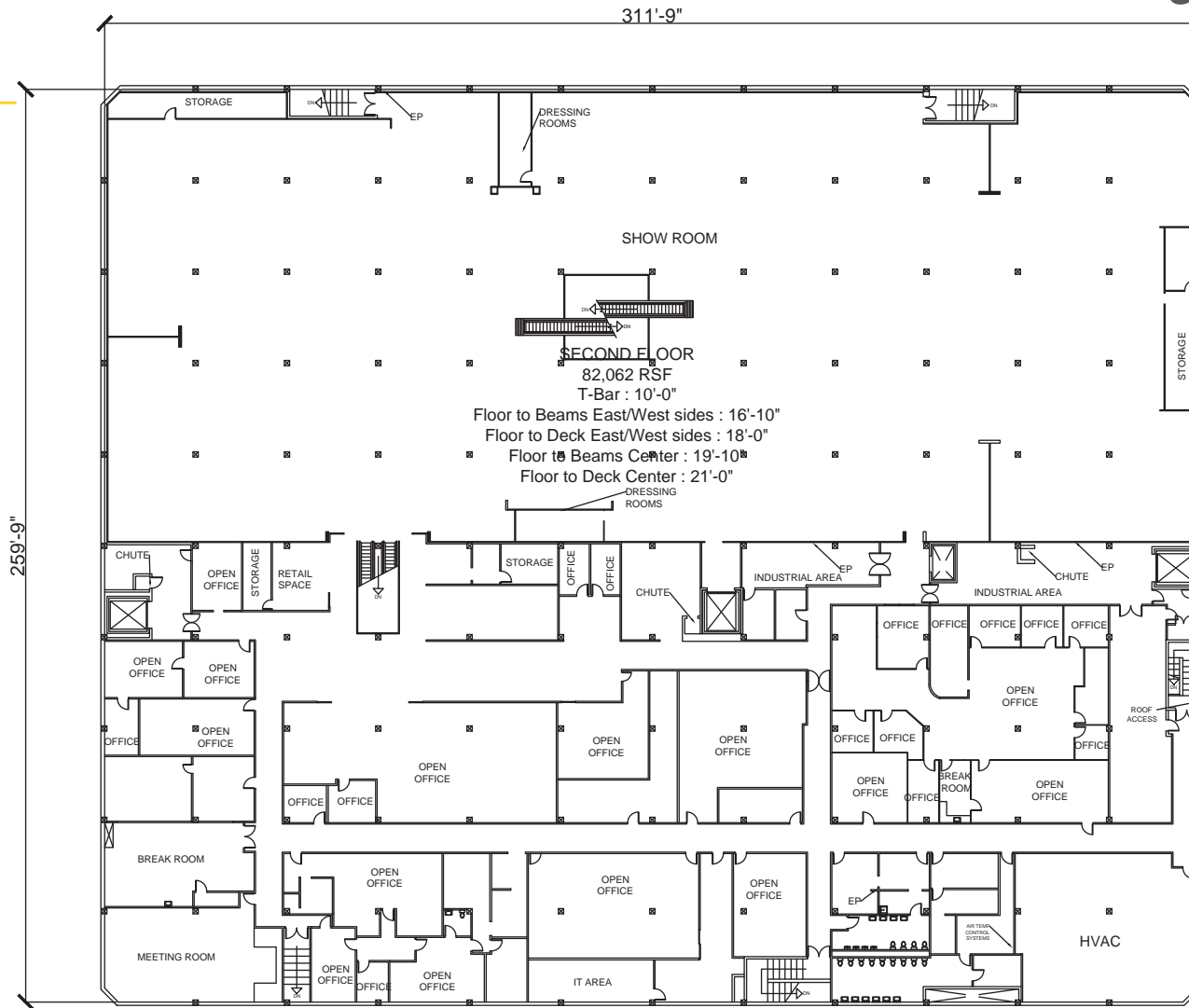
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**FLOOR PLAN
SECOND FLOOR**

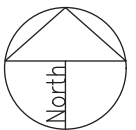
**AVAILABLE
82,062 SF**

**AVAILABLE
DIVISIBLE
40,000 SF**



Suite	SF	Lease Rate
Second Floor	82,062 SF	\$0.65 - \$0.75 PSF, NNN

NNN costs \$0.22 PSF. Divisible to a minimum of 40,000 SF.



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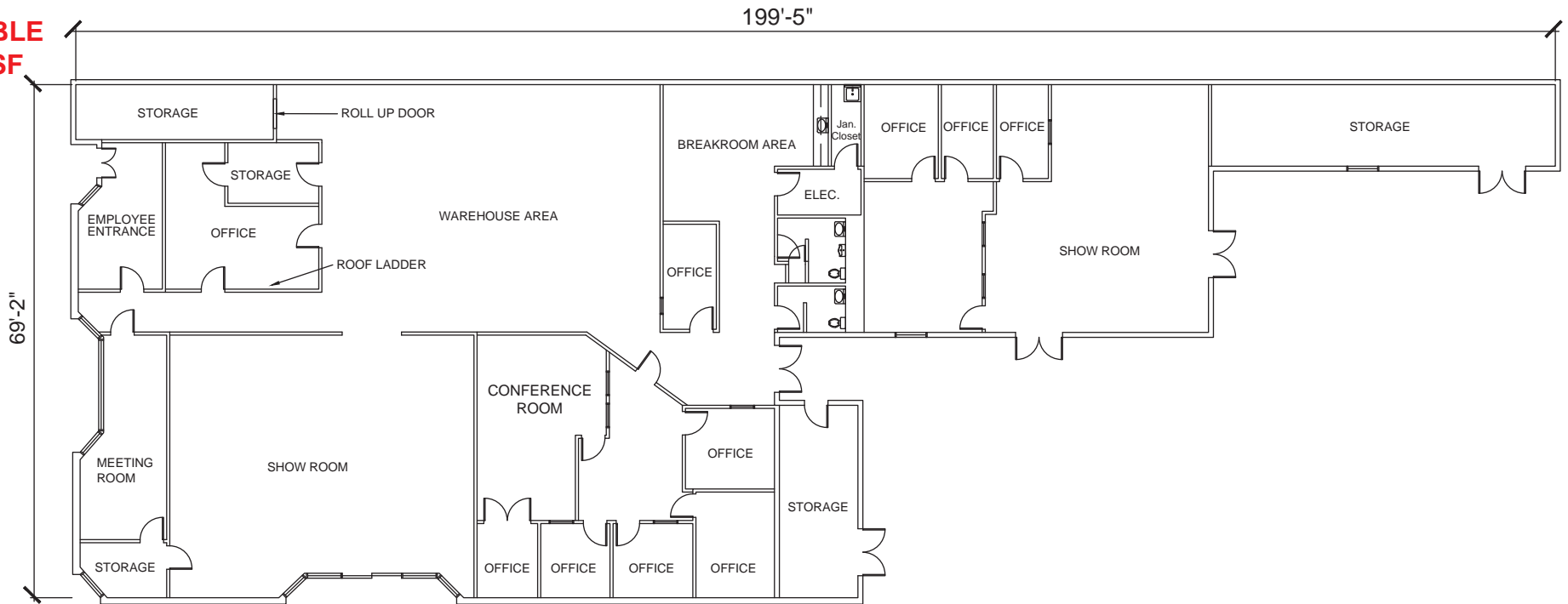
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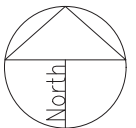
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**FLOOR PLAN
SERVICE BUILDING**

**AVAILABLE
9,501 SF**



Suite	SF	Lease Rate
Service Building	9,501 SF	\$0.75 PSF, NNN



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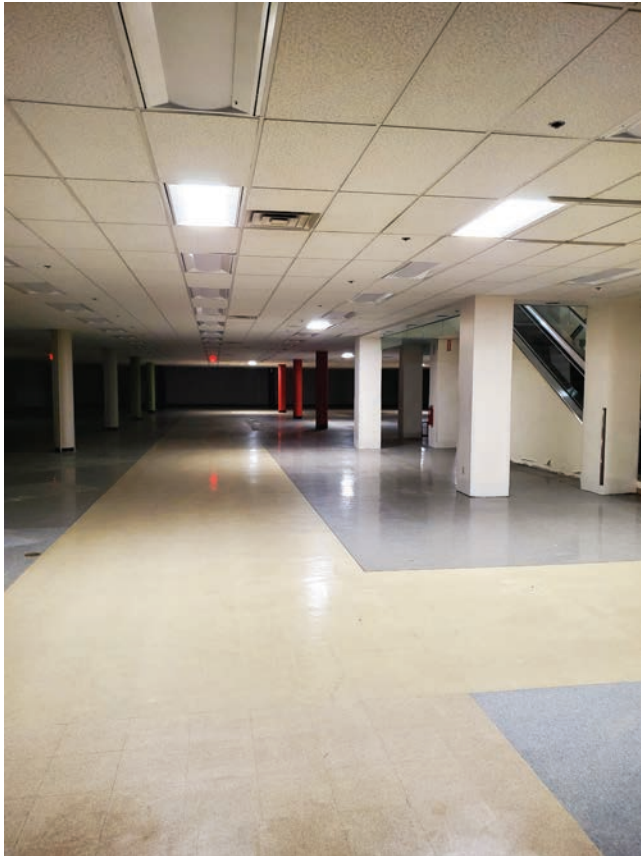
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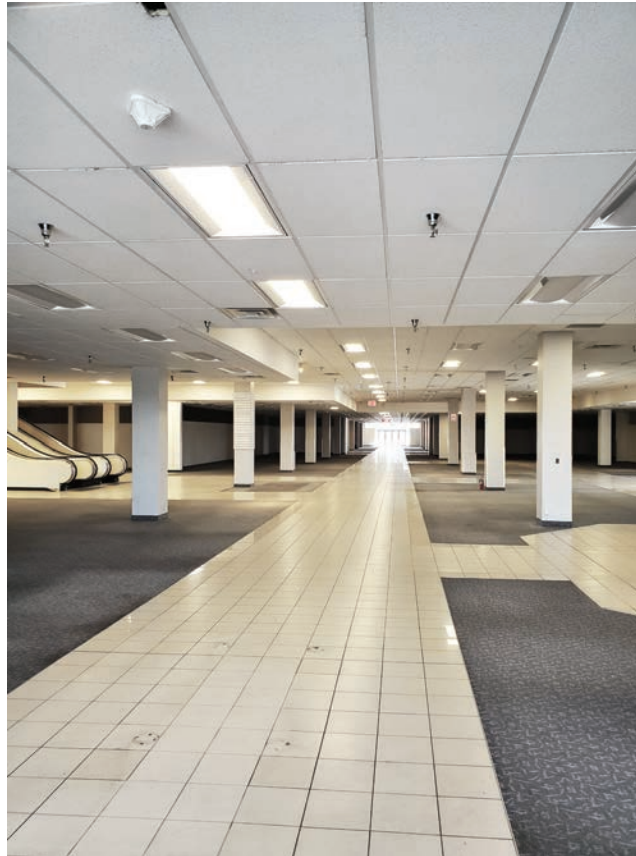
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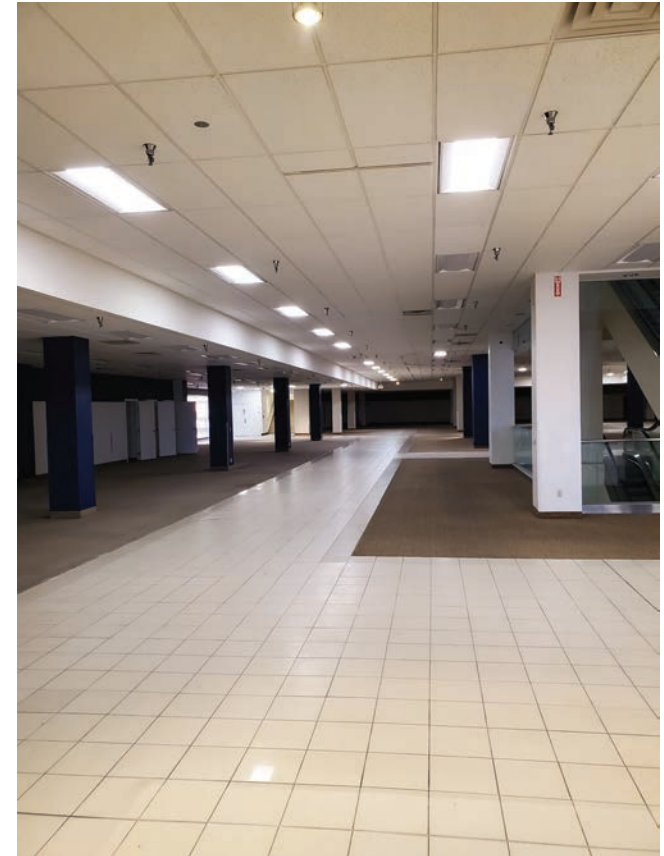
Lower Level



First Floor



Second Floor

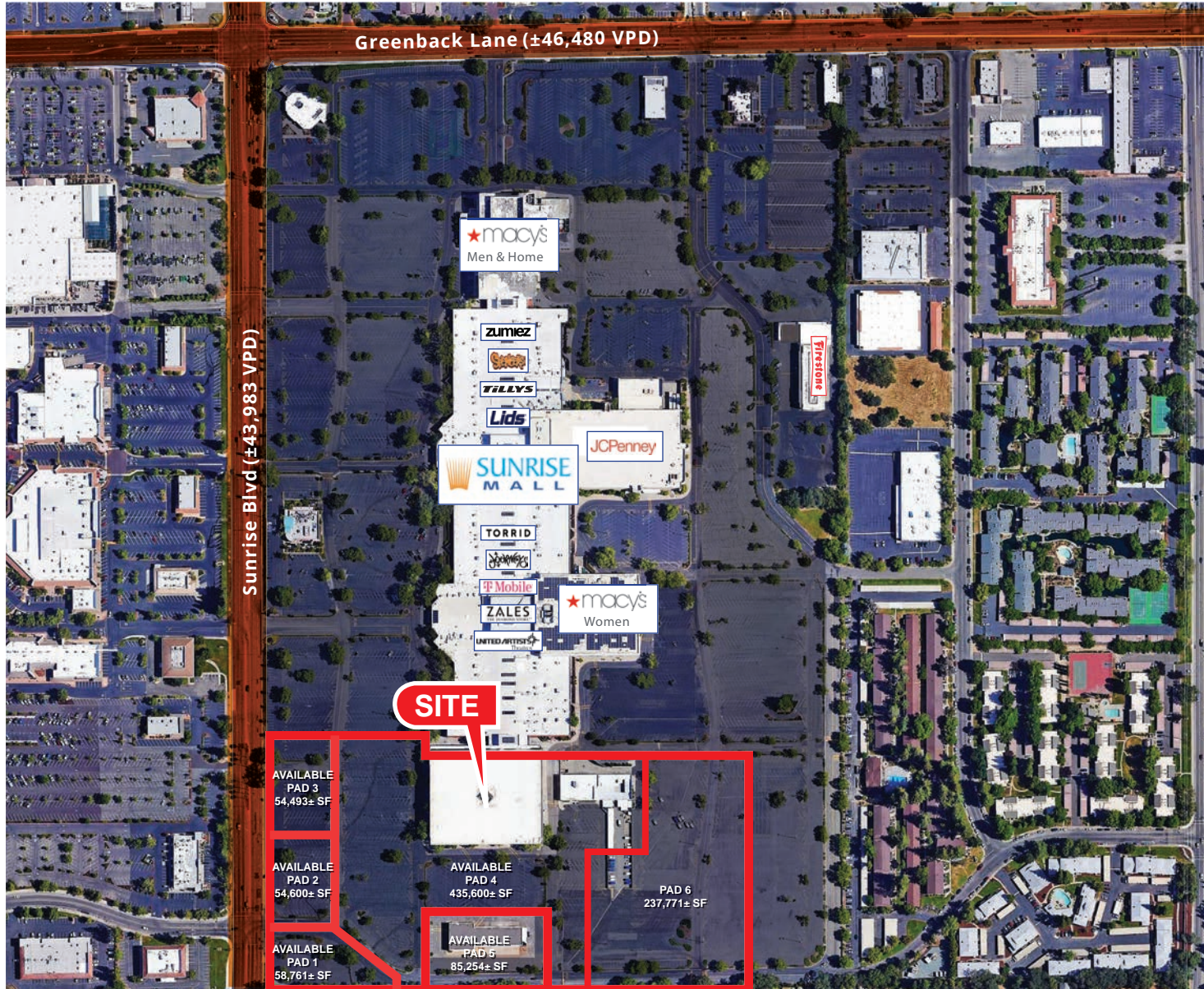


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