

SUNRISE TOMORROW

5900 SUNRISE BLVD.

CITRUS HEIGHTS, CA

3 PARCELS FOR LEASE OR SALE

1.25 - 1.35 ACRES RETAIL

ETHAN CONRAD

PROPERTIES INC.



PARCEL 6

PARCEL 5

PARCEL 3

PARCEL 2

PARCEL 1

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ETHAN CONRAD PROPERTIES, INC.

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FOR LEASE OR SALE

SUNRISE TOMORROW PADS 5900 SUNRISE BLVD CITRUS HEIGHTS, CA

FEATURES:

- Prominent Citrus Heights retail location at the intersection of Sunrise Blvd and Greenback Lane
- 1.25 - 1.35 acres of commercially zoned land in the Sacramento area
- Parcels have outstanding visibility on Sunrise Blvd.

PROPERTY DETAILS:

These are pads located at the intersection of Sunrise Blvd and Greenback Lane in Citrus Heights, CA next to the Sunrise Mall. The Sunrise Mall sits on the second busiest intersection in all of Sacramento County in between the largest employment center outside of downtown Sacramento.

PARCEL RATES:

<u>Parcel</u>	<u>SF</u>	<u>Sale Price</u>	<u>Price PSF</u>	<u>Rent per Year</u>
Parcel 1:	58,761± SF	\$2,732,000.00	\$45.50 PSF	\$191,000.00, NNN
Parcel 2:	54,600± SF	\$2,648,000.00	\$48.50 PSF	\$185,000.00, NNN
Parcel 3:	54,493± SF	\$2,643,000.00	\$48.50 PSF	\$185,000.00, NNN



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

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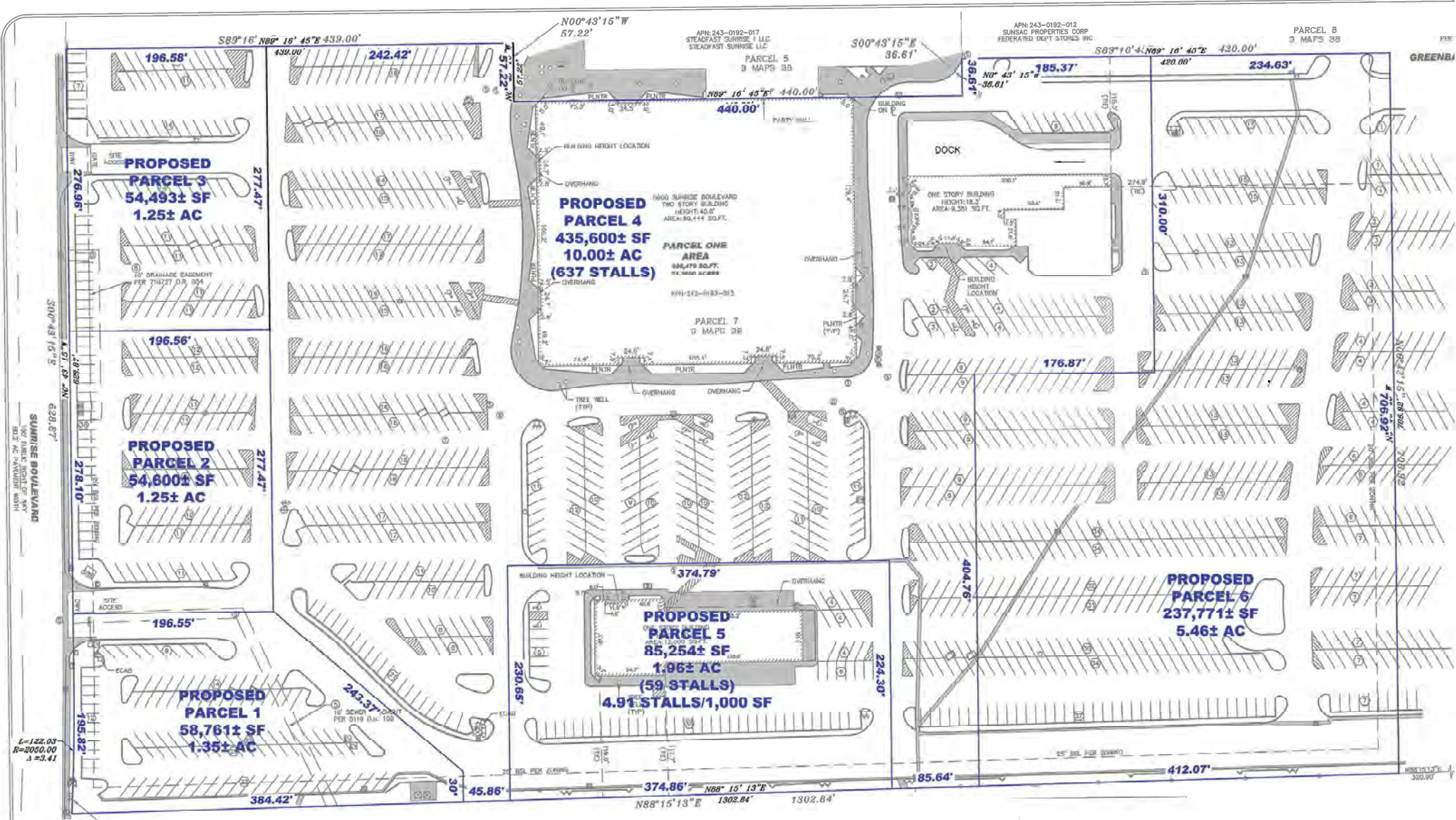
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

SITE PLAN

>Link to larger view of Parcel Map.

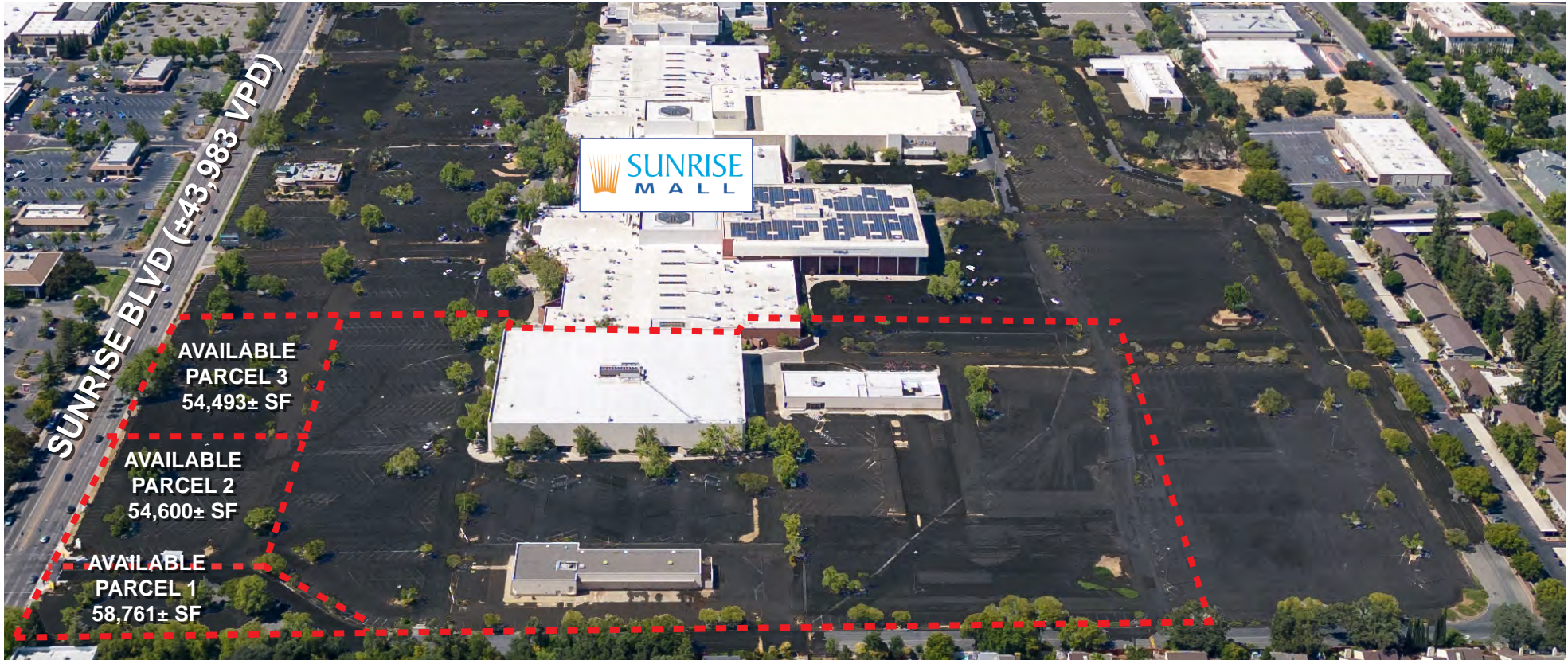


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CITRUS HEIGHTS, CA**

SITE PARCELS



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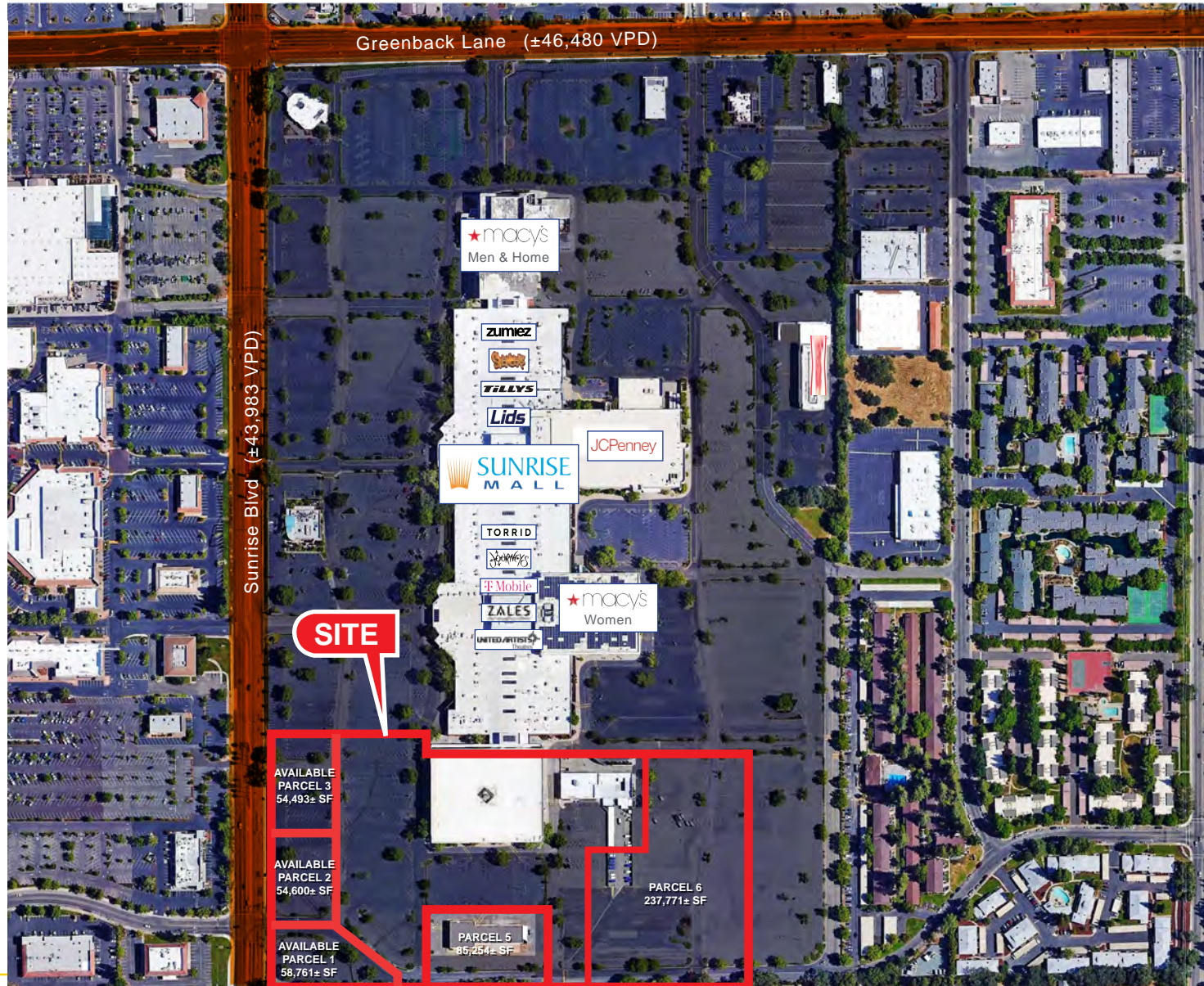
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