

MARKETPLACE AT BIRDCAGE



COMMERCIAL RETAIL ASSOCIATES

SUNRISE HILLS SHOPPING CENTER



GREENBACK LANE (± 44,300 CPD)



PRICE FUNERAL CHAPEL

SUNRISE MARKETPLACE

6245 Sunrise Boulevard | Citrus Heights, CA

SPACES FOR LEASE / 3,600-7,500 SF
Retail, Office, or Medical Spaces

SUN HILL DRIVE (± 2,743 CPD)

SUNRISE MARKETPLACE

Citrus Heights, CA

AVAILABLE SF

Suite A: 3,820 SF

Suite C: 3,845 SF

RENTAL RATE

Contact Broker

ZONING

General Commercial (CG)



PROPERTY SUMMARY

LOCATION

6245 Sunrise Boulevard, Citrus Heights CA – is a freestanding Retail Building that directly fronts Sunrise Boulevard and is just north of Greenback Lane, both highly trafficked arterials in Citrus Heights. This site offers high identity retail space and is a great location within the retail destination of "Sunrise Marketplace". In close proximity to the site is Sunrise Mall which is anchored by Macy's and JCPenny as well as the Birdcage Centre which is anchored by Target, Lowe's, Best Buy, Barnes & Noble, and Michael's.

BUILDING AREA

- Square Footage can be divisible
- Suite A: 3,820 SF Available**
- Suite C: 3,845 SF Available**
- Monument and Building signage available
- PURPOSEBUILT Trades is now open and occupying a space!**

PARKING

- Ample, Reciprocal Non-Exclusive

STREET FRONTAGE & ACCESS

- Sunrise Boulevard has daily traffic counts of \pm 40,400 and Greenback Lane has daily traffic counts of \pm 44,300 vehicles
- The Property has direct full access from multiple points along Sunrise Boulevard

FLOOR PLAN

Sunrise Boulevard / ± 40,400 ADT



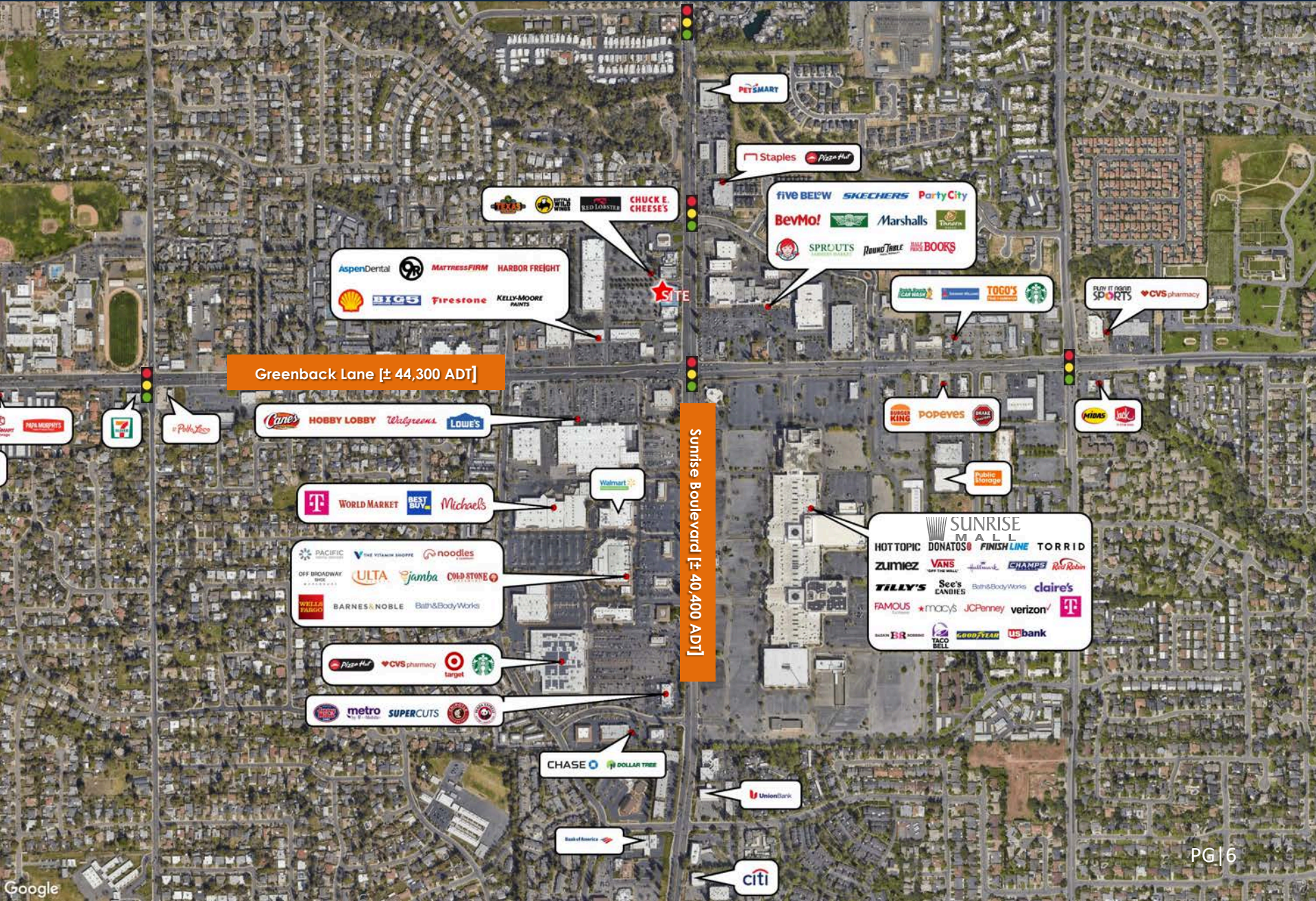
BUILDING PHOTO | Frontage



BUILDING PHOTO | Parking Lot



MARKET AERIAL



Greenback Lane [± 44,300 ADT]

Sunrise Boulevard [± 40,400 ADT]

★ SITE

AspenDental
 Shell
 BIGG
 Firestone
 KELY-MOORE PAINTS
 MATTRESS FIRM
 HARBOR FREIGHT

TEXAS
 WILD WINGS
 RED LOBSTER
 CHUCK E CHEESE'S

PETSMART
 Staples
 Pizza Hut

FIVE BELOW
 BEVMO!
 SKECHERS
 Party City
 Marshalls
 THURMAN
 SPROUTS
 ROUND TABLE
 ANN BOOKS

GreenWish
 TOGO'S
 Starbucks

PLAY IT SOBER SPORTS
 CVS pharmacy

Cane's
 HOBBY LOBBY
 Wilco
 Lowe's

BUCKER KING
 POPEYES
 DELIA'S

MIDAS
 Jack

WORLD MARKET
 BEST BUY
 Michaels
 Walmart

SUNRISE MALL
 HOT TOPIC
 DONATOS
 FINISH LINE
 TORRID
 ZUMIEZ
 VANS
 CHAMPS
 Red Robin
 TILLY'S
 Sec's CANDIES
 Bath & Body Works
 claire's
 FAMOUS
 macy's
 JCPenney
 verizon
 T

PACIFIC
 THE VITAMIN SHOPPE
 noodles
 OFF BROADWAY
 ULTA
 Jamba
 COLD STONE
 WELLS FARGO
 BARNES & NOBLE
 Bath & Body Works

Pizza Hut
 CVS pharmacy
 target
 Starbucks

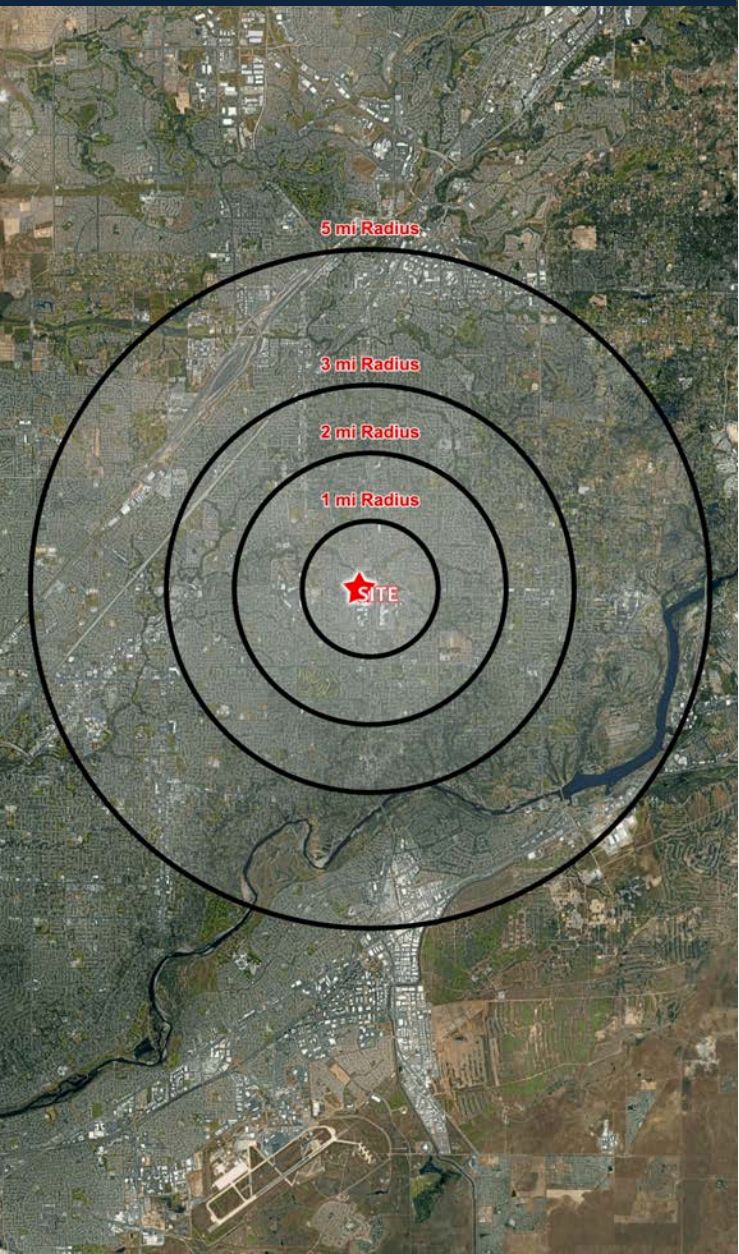
metro
 SUPERCUTS

CHASE
 DOLLAR TREE

Union Bank

Bank of America

citi



DEMOGRAPHICS

POPULATION	1 Mi	2 Mi	3 Mi	5 Mi
2022 Estimated Population	22,252	70,849	143,718	340,354
2027 Projected Population	23,780	74,020	148,791	353,764
2020 Census Population	22,120	69,880	141,979	335,331

HOUSEHOLDS	1 Mi	2 Mi	3 Mi	5 Mi
2022 Estimated Households	8,914	28,243	57,106	132,748
2027 Projected Households	9,994	30,838	61,632	143,854
2020 Census Households	8,810	27,600	55,931	129,861

AVERAGE HOUSEHOLD INCOME	1 Mi	2 Mi	3 Mi	5 Mi
2022 Est Avg HH Income	\$78,188	\$91,389	\$95,058	\$96,797
2022 Est Median HH Income	\$70,171	\$80,274	\$81,824	\$82,990

DAYTIME DEMOGRAPHICS	1 Mi	2 Mi	3 Mi	5 Mi
2022 Est Total Businesses	735	2,184	4,374	13,074
2022 Est Total Employees	9,065	17,506	35,468	115,433

BROKER CONTACT INFORMATION

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