FOR LEASE

7601 SUNRISE BLVD CITRUS HEIGHTS, CA

±1,200 - 3,360 SF OF RETAIL SPACE AVAILABLE

±4,792 SF DRIVE-THRU PAD AVAILABLE



3D Tour Click Here

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RETAIL & PAD SPACE FOR LEASE

CITRUS HEIGHTS PLAZA

Sunrise Blvd & Old Auburn Rd · Citrus Heights, CA

AVAILABLE SPACES

SUITE	SIZE	LEASE RATE	SPACE NOTES
Suite 6	±1,400 SF	**Contact Broker**	Retail suite with open floor plan
Suite 11	±3,360 SF	**Contact Broker**	Retail suite with open floor plan and two (2) restrooms. Large glass line
Suite 11A	±1,200 SF	**Contact Broker**	Pet grooming space
Drive-Thru Pad	±4,792 SF pad	**Contact Broker**	Former coffee drive-thru. ±486 SF building. Utilities not included.

Currently occupied. Do not disturb tenant. Showings by appointment only.



TRAFFIC COUNTS (ADT)

Old Auburn Rd — **18,724**

Sunrise Blvd — **41,196**

PROPERTY HIGHLIGHTS

- **Prime Location —** High-exposure spot at Sunrise Blvd & Old Auburn Rd intersection
- **Easy Highway Access —** Quick connections to I-80 and Sunrise Blvd
- **High-Density Area —** Surrounded by thriving residential and commercial communities
- **Ample Parking —** 4.50/1,000 SF ratio ensures visitor and employee convenience
- **Prominent Signage —** Monument signage maximizes visibility on Sunrise Blvd
- **Strong Tenant Mix —** Includes groceries, banking and daily essentials

SC
Property Zoning
Sacramento County

4.50
Parking Spaces per 1,000 SF

$100,856
Avg. Household Income — Within 1 Mile

FLOOR PLAN

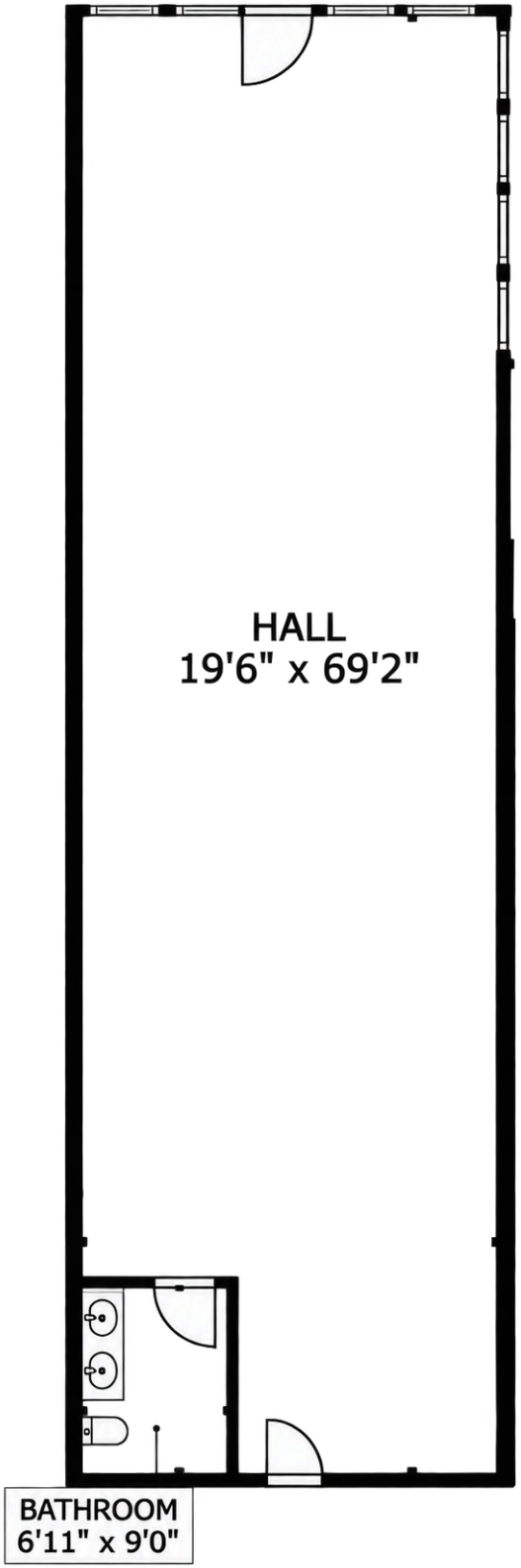
Suite 6

Size:

±1,400 RSF

Lease Rate:

Contact Broker



3D Tour
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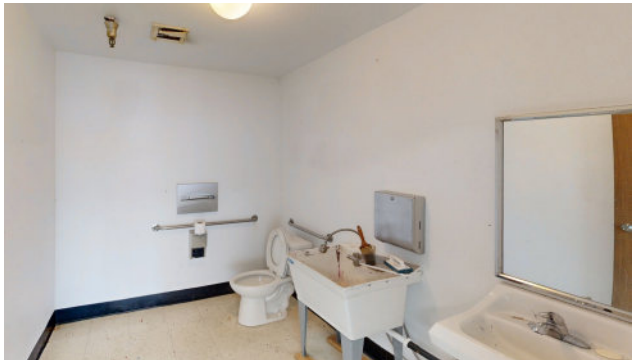
INTERIOR PHOTOS

3D TOUR →

Click to view the virtual walkthrough











FLOOR PLAN

3D Tour
Click Here

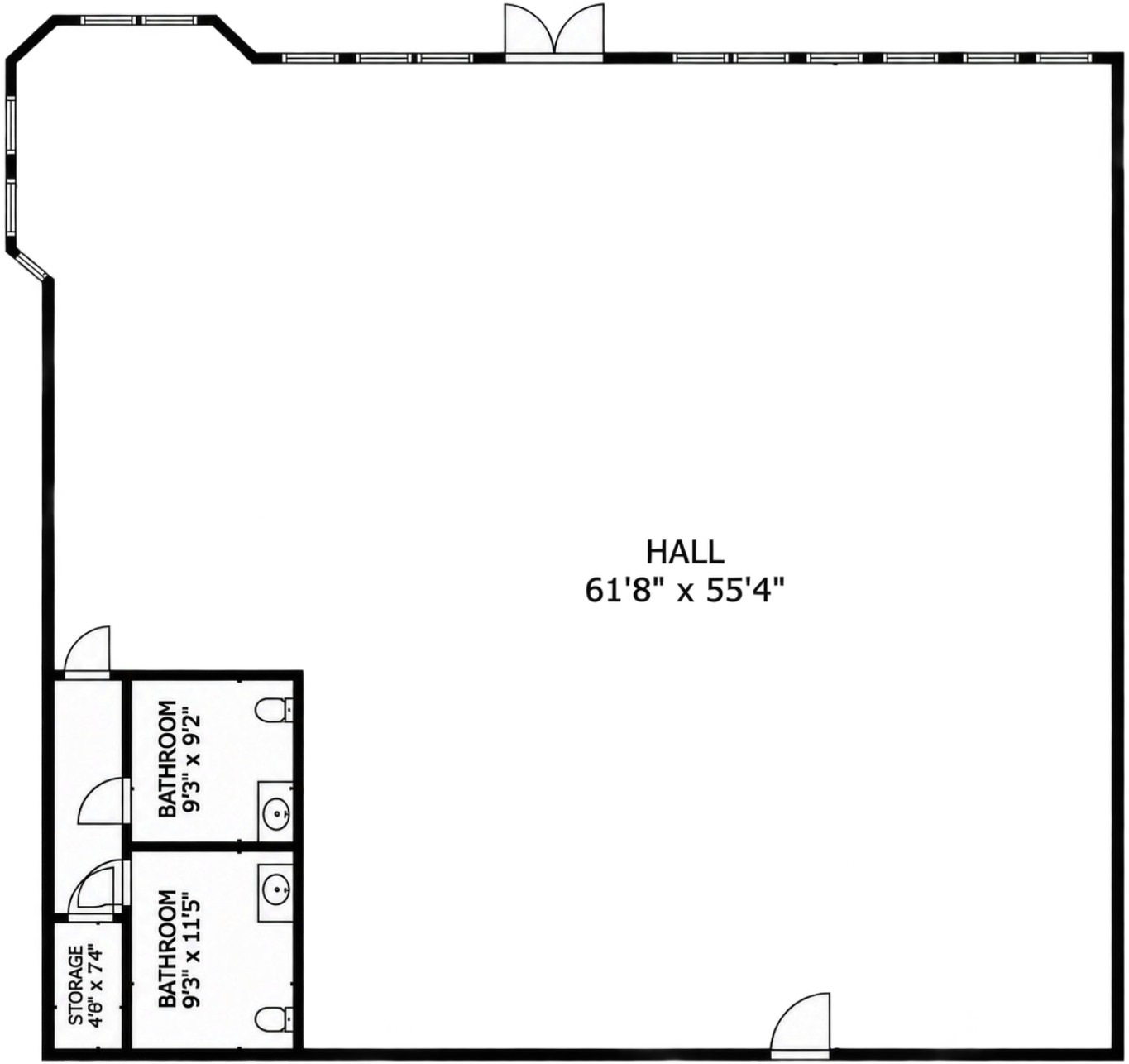
Suite 11

Size:

±3,360 RSF

Lease Rate:

Contact Broker

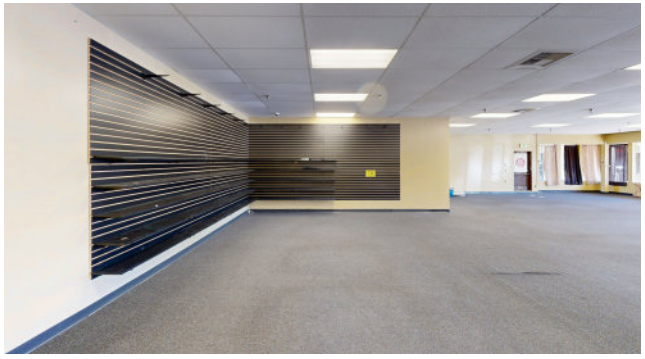
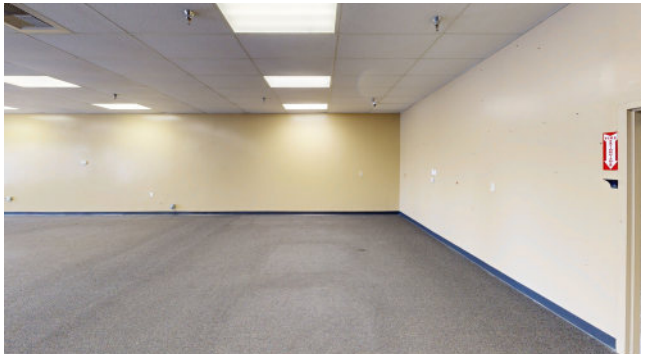


INTERIOR PHOTOS

3D TOUR →

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FLOOR PLAN

3D Tour
Click Here

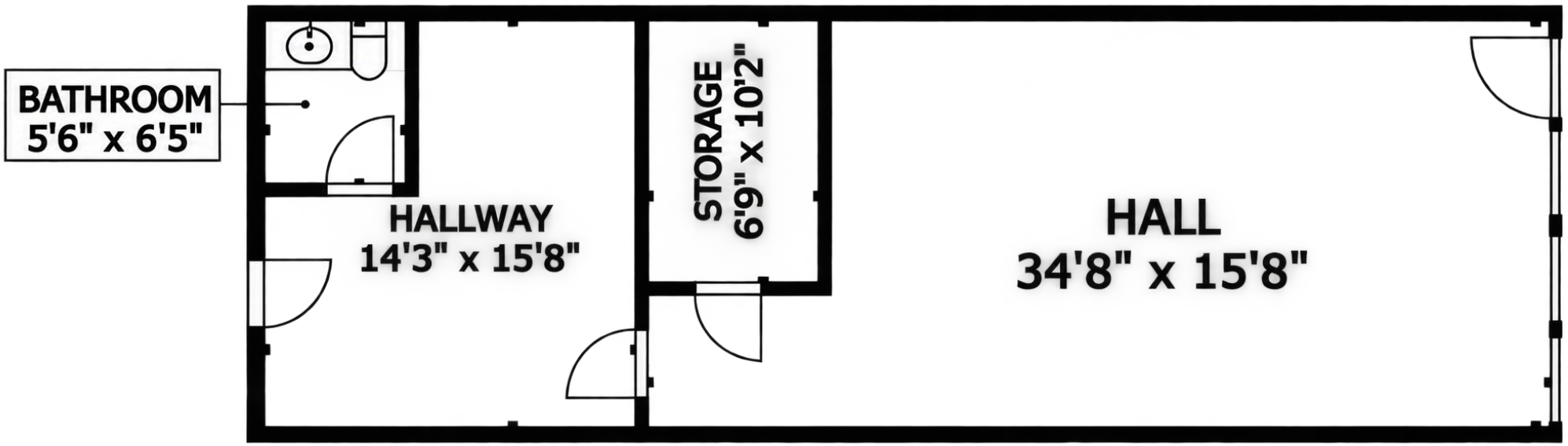
Suite 11A

Size:

±1,200 RSF

Lease Rate:

Contact Broker

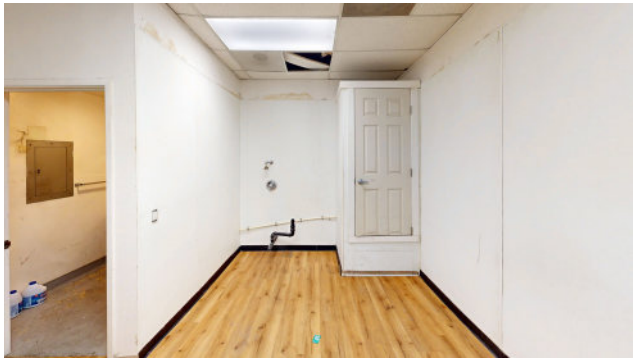


INTERIOR PHOTOS

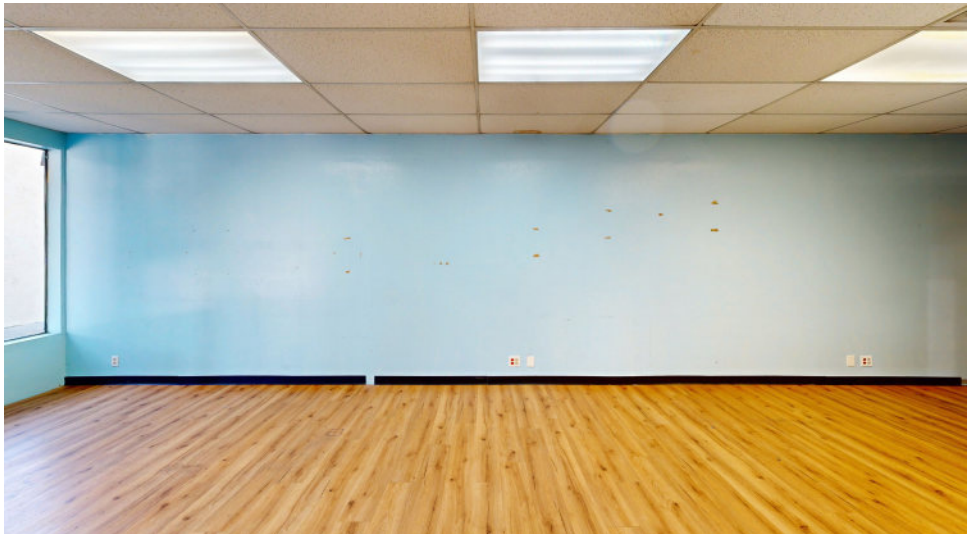
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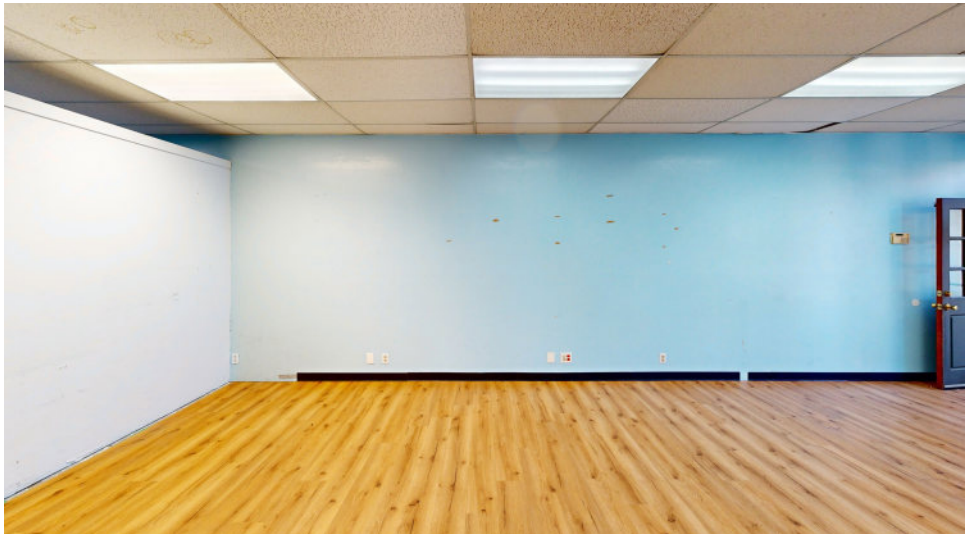
Click to view the virtual walkthrough











SITE PLAN



SUNRISE BLVD

MONUMENT

±4,792 SF

DRIVE-THRU PAD

Currently occupied. Do not disturb tenant. Showings by appointment only.

SAFE CREDIT UNION

SUITE 15

SUITE 14

SUITE 13

SUITE 12

±1,200 SF

SUITE 11A

SUITE 11

SUITE 6

± 3,360 SF

SUITE 10

SUITE 9

SUITE 8

SUITE 7 & 7A

± 1,400 SF

SUITE 5

SUITE 4

SUITE 3

SUITE 1

OLD AUBURN RD

EXTERIOR PHOTOS










PROPERTY LOCATION
SUNRISE BLVD
MADISON AVE
AUBURN BLVD
SAN JUAN AVE
GREENBACK LN
TACO BELL
BURGER KING
IN-SHAPE FAMILY FITNESS
Walgreens
ROUND TABLE PIZZA ROYALTY
Leatherby's Family Creamery
Jack in the box
MOUNTAIN MIKE'S PIZZA
Pizza the way it oughta be!
Raley's
planet fitness
T-Mobile
Donation Center
Sam's CLUB
KOHL'S
ROSS DRESS FOR LESS
Burlington
CHUCK E. CHEESE'S
BIG 5 SPORTING GOODS
Firestone
Party City
SPROUTS FARMERS MARKET
Pizza Hut
The BEACH HUT DELI
RITE AID
Marshalls
Staples
TARGET
OLD NAVY
LOWE'S
Walmart+
BEST BUY
HOBBY LOBBY
Sunrise MALL
JCPenney
macys

DEMOGRAPHIC SUMMARY REPORT

7601 SUNRISE BLVD., CITRUS HEIGHTS, CA 95610



POPULATION
2024 ESTIMATE

1 MILE	17,175
5 MILES	334,218
10 MILES	875,712

POPULATION
2029 PROJECTION

1 MILE	17,197
5 MILES	341,185
10 MILES	899,765

HOUSEHOLD INCOME
2024 AVERAGE

1 MILE	$100,856
5 MILES	$108,304
10 MILES	$115,925

HOUSEHOLD INCOME
2024 MEDIAN

1 MILE	$77,950
5 MILES	$86,021
10 MILES	$91,046

2024 POPULATION BY ORIGIN

	1-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	11,951	222,608	535,080
BLACK	525	13,066	44,091
HISPANIC ORIGIN	3,307	60,487	159,630
AM. INDIAN & ALASKAN	215	3,128	7,908
ASIAN	673	22,750	92,125
HAWAIIAN & PACIFIC ISLAND	108	1,451	4,104
OTHER	3,703	71,214	192,404

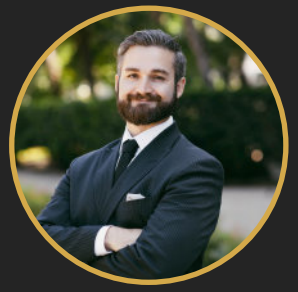
FOR LEASE

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CITRUS HEIGHTS, CA 95610

CONTACT US

For more information about these retail suites



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916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker 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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