

For Lease Sunrise Plaza, Citrus Heights

7777 Sunrise Blvd , Citrus Heights CA 95610

One suite Left Behind Walgreens at Antelope Road



Prepared By:

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MatrixCRE.ai Virtual Tour

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THE SPACE

Location	7777 Sunrise Blvd Citrus Heights , CA 95610
Cross Street	Antelope
Traffic Count	43,084 Daily

HIGHLIGHTS

- Suite 1900 at 1,200 SF
- \$1.35 PSF/NNN
- High Traffic Corner Shopping Center
- Walgreens/Mountain Mikes Pizza/Sunrise Thai Restaurant
- New Roof and New HVAC Units Well Kept Center
- Large Monument Signage 43,875 Daily Traffic Count
- Free Rents On Approved Applicants
- 65 parking spaces; Ratio of 3.00/1,000 sq
- Surrounded With High Volume Residential Neighborhoods
- Please Call for Details Lu Ann Henderson (415) 982-9496 and Watch the YouTube Video for Visual Walkthrough at MatrixCRE

LU ANN HENDERSON

SENIOR VICE PRESIDENT

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Suite	Tenant	Square Feet	Rent Per SF (Monthly)	Lease Type	Notes
1900	VACANT	1,200	\$1.35	NNN	AVAILABLE
1700	LEASED	5,850	\$1.35	NNN	LEASED
2000	LEASED	1,200	\$1.35	NNN	LEASED
2300	LEASED	2,400	\$1.35	NNN	LEASED



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PROPERTY FEATURES

CURRENT OCCUPANCY	24,705
GLA (SF)	34,104
YEAR BUILT	1989
ZONING TYPE	SC Retail
LOCATION CLASS	Prime Location
NUMBER OF PARKING SPACES	65 free surface spaces
PARKING RATIO	3.00/1000
CORNER LOCATION	Sunrise Blvd / Antelope Road

TENANT INFORMATION

NEIGHBORING ANCHOR	Walgreens/Mountain Mikes Pizza
NEIGHBORING ANCHOR	Corner Pocket Billiards
LEASE TYPE	NNN



Take an Instant Walkthrough

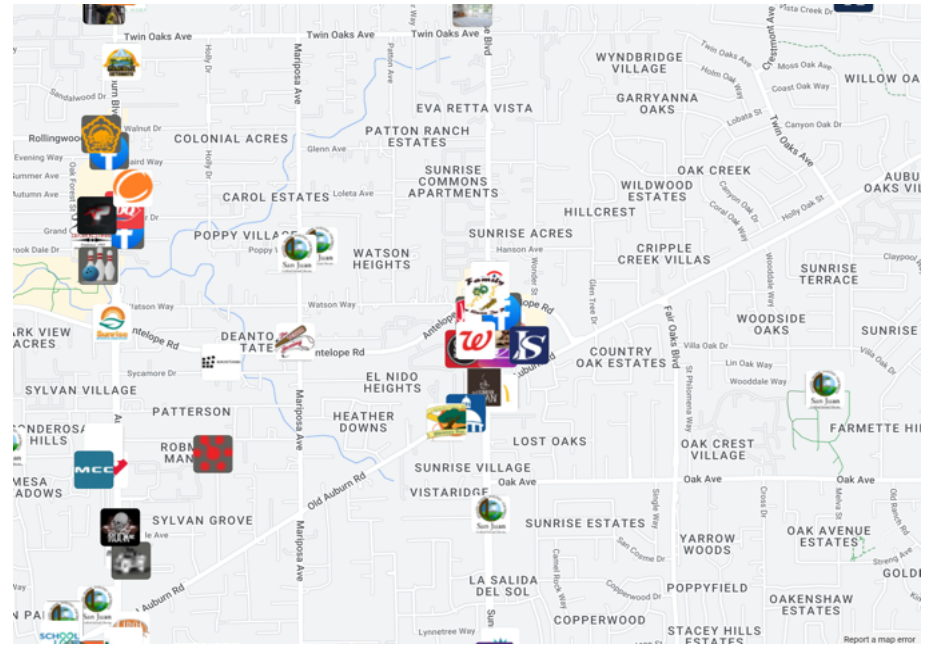
<https://www.youtube.com/@matrixCREAI>



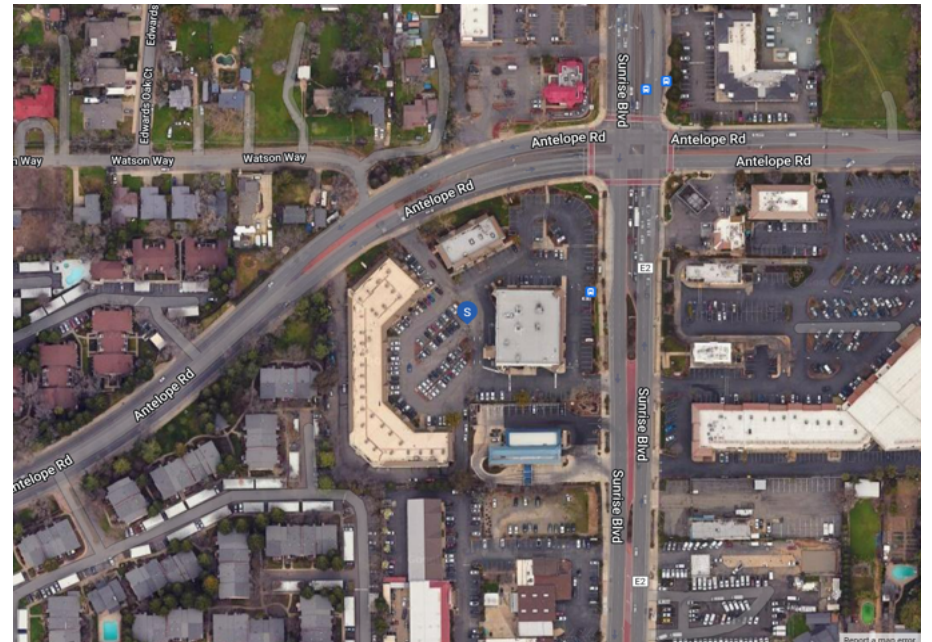
Corner of Sunrise Blvd and Antelope Road

- Sunrise Plaza is a well known, high volume shopping center located in the heart of Citrus Heights. With neighboring anchor tenants such as Walgreens and Mountain Mikes Pizza, this retail shopping center is the perfect location to invest your business. With key long term tenants such as the famous Corner Pocket Billiards and Golden Shore Medical, you will have a variety of traffic that may bring prosperity to your business.

Locator Map



Regional Map





7777 Sunrise Blvd

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,926	129,849	300,802
2010 Population	16,542	127,115	318,162
2017 Population	17,386	134,374	338,242
2022 Population	18,100	140,436	354,547
2017 African American	534	3,721	12,764
2017 American Indian	140	1,193	3,019
2017 Asian	584	5,425	21,391
2017 Hispanic	3,117	24,491	56,154
2017 White	13,931	106,500	259,048
2017 Other Race	1,067	9,036	19,004
2017 Multiracial	1,045	7,931	21,450
2017-2022: Population: Growth Rate	4.05 %	4.45 %	4.75 %

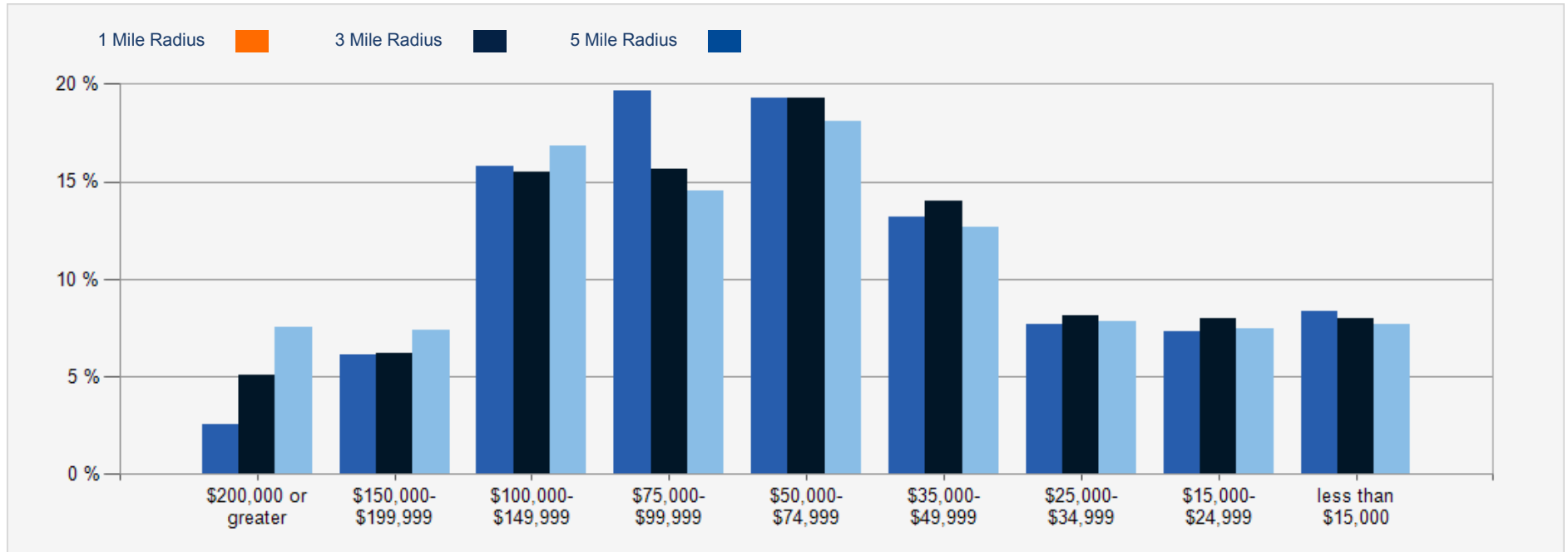
2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	542	4,131	9,793
\$15,000-\$24,999	476	4,157	9,518
\$25,000-\$34,999	497	4,213	10,045
\$35,000-\$49,999	857	7,272	16,224
\$50,000-\$74,999	1,252	10,017	23,139
\$75,000-\$99,999	1,276	8,128	18,559
\$100,000-\$149,999	1,027	8,049	21,544
\$150,000-\$199,999	395	3,230	9,449
\$200,000 or greater	166	2,645	9,612
Median HH Income	\$65,248	\$62,958	\$68,177
Average HH Income	\$77,061	\$82,495	\$92,224

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,387	51,610	117,929
2010 Total Households	6,221	49,485	121,314
2017 Total Households	6,487	51,842	127,882
2022 Total Households	6,721	53,954	133,508
2017 Average Household Size	2.66	2.57	2.63
2000 Owner Occupied Housing	3,647	30,516	72,739
2000 Renter Occupied Housing	2,575	19,297	41,413
2017 Owner Occupied Housing	3,585	31,061	78,272
2017 Renter Occupied Housing	2,902	20,781	49,610
2017 Vacant Housing	372	2,972	6,728
2017 Total Housing	6,859	54,814	134,610
2022 Owner Occupied Housing	3,940	33,932	85,687
2022 Renter Occupied Housing	2,781	20,023	47,822
2022 Vacant Housing	368	3,026	6,858
2022 Total Housing	7,089	56,980	140,366
2017-2022: Households: Growth Rate	3.55 %	4.00 %	4.30 %

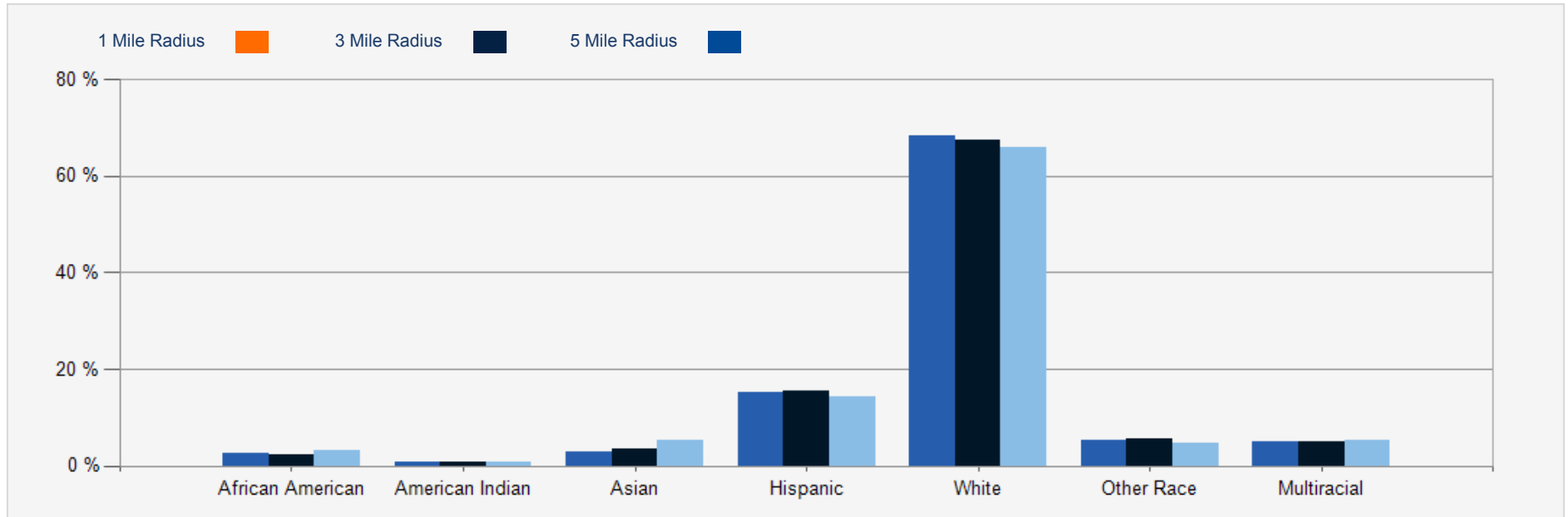


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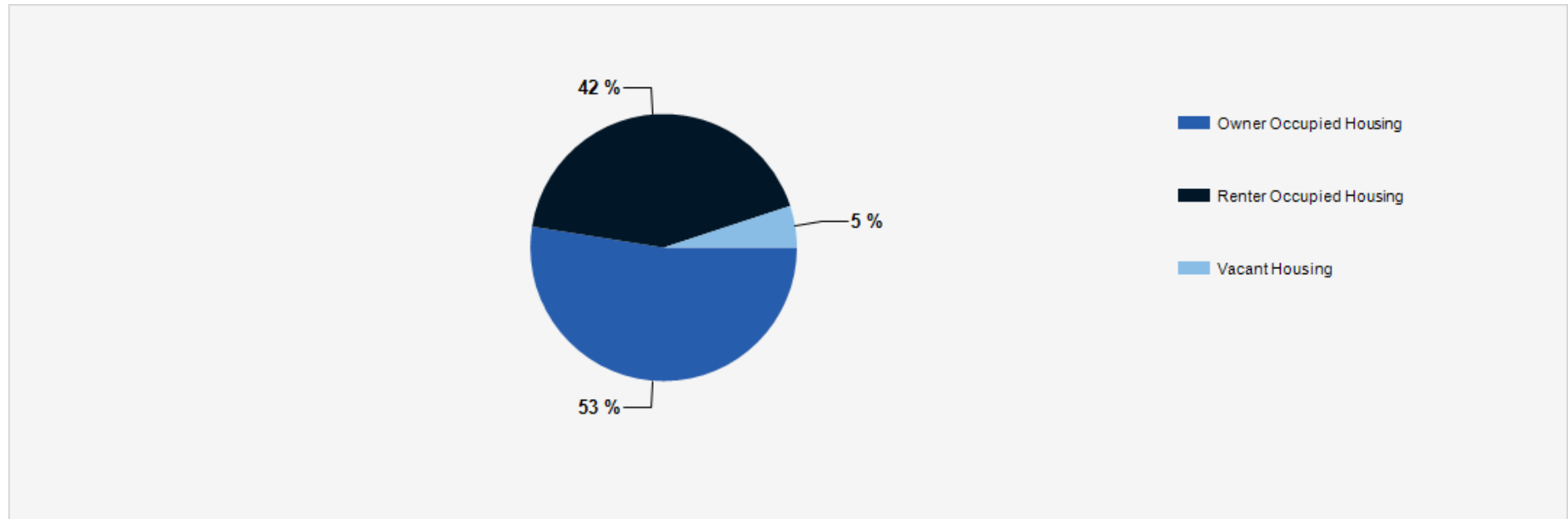
2017 Household Income



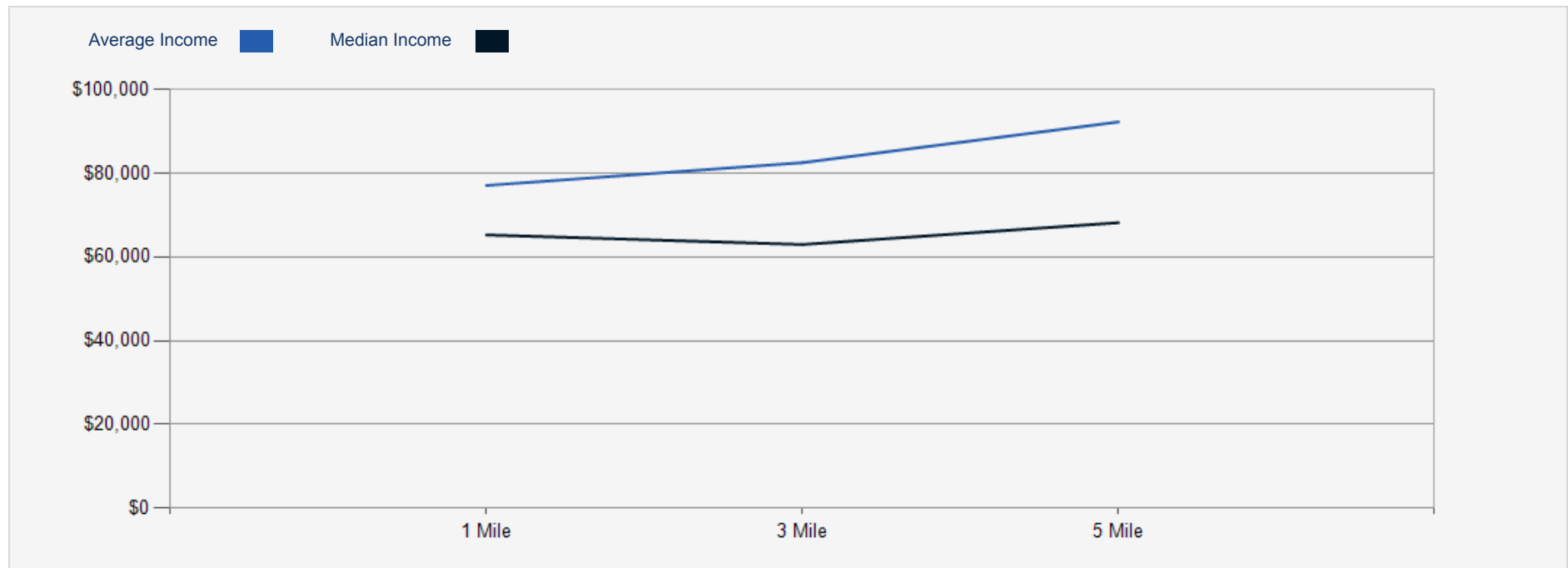
2017 Population by Race



2017 Household Occupancy - 1 Mile Radius



2017 Household Income Average and Median





Lu Ann Henderson
Senior Vice President

Lu Ann is an exclusive California listing agent servicing the Sacramento, Bay Area, and Los Angeles markets. She comes with a wide range of local and international investors. 85% of her boutique sales and leasing transactions are dual agency because, besides a high closing portfolio, her strong suit is obtaining buyers and tenants. Lu Ann became a top producer in her company in 2016/2017/2018 and was named top producer by Costar/LoopNet for the second quarter of 2020.

In March 2023, she was recognized as a top-performing broker in Crexi's annual Platinum Broker Awards. Responsible for 28 million in California sales, specializing in industrial, retail, office, multi-unit, land development, and specialty assets. Lu Ann's overall transaction volumes are in the top 5% of brokers.

Responsible for multiple millions in California transactions, specializing in industrial, retail, office, land development, and specialty assets. She has become versatile in most sectors of business real estate as a two-year intern for an investor holding worldwide commercial assets. Learning from some of the savviest commercial investors along the way, she utilizes these strategies in her transactions.

In 2020, during the COVID pandemic shutdown, she realized there was still considerable demand for commercial space for people / small businesses on the brink of closure and needing to downsize to stay in business. Once again, her compassionate and entrepreneurial mindset has led her to create a new YouTube Channel, HendersonCRE.com; now MatrixCREai, she became the first local commercial agent to incorporate texting a walk-through video with live experience as if you were there in person and incorporated drone footage over the properties. She quickly sent clients property links, including a brochure and YouTube video for each property. The first to be technology-driven, she made it more efficient in commercial real estate brokerage, saving gas and unnecessary driving time, and she obtained a quicker client response. Her investors and clients expressed how happy they were to quickly send informative property links to their partners without going anywhere, further expanding her digital marketing and properties displayed globally. Surprisingly, she became busy via virtual walkthroughs!

Lu Ann has a proven strategy for a higher success rate of closings for all her clients and closing her 2021 year with 25 completed transactions, seven transactions totaling over \$7,000,000.00 in commercial sales, and eighteen in leasing transactions, most dual agency. In 2023, she has over \$30 million in sales, and most are dual agencies.

In 2023, she created MatrixCRE.ai to help support her beautiful California state. San Francisco was once California's highest-ranked city and was in a media spiral downturn with significant tech companies and families leaving. Lu Ann was born and raised in California, and she believes the town requires support and loyalty to help preserve the historical memories of San Francisco and help list the more challenging transactions. She is known to take a stance as a real estate advocate for the elderly and misinformed.

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Exclusively Marketed by:



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