

# Sunrise Plaza Retail Shopping Center

CITRUS HEIGHTS SHOPPING CENTER

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7777 Sunrise Blvd  
Citrus Heights, CA 95610

**GQ**North  
real estate



# HIGHLIGHTS

- High Traffic Corner Shopping Center \$0.95 psf/NNN
- 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



Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
1700	AVAILABLE On YouTube Video	5850	\$0.95	NNN	AVAILABLE 5,850 SF with existing CUP (Conditional Use Permit) approved for a Child's Indoor Play Center, Valued at \$15,000. Previously Yippie's Indoor Play Center has existing Jungle Gym set equipment and supplies. Large open floor plan, Plumbed H/C water, several sink drainage's, 2 ADA Restrooms with several stalls, private offices/rooms. Roll-up doors for back door deliveries.
1900	LEASED	1200	\$0.95	NNN	This unit is an open shell with its own restroom. TI allowance for new carpets and paint. Perfect for office or open space retail. Open to various uses. Possible free rent to start. The unit can continue with suite 2000 for a total of 2,400 sf.
2000	LEASED	1,200	\$0.95	NNN	Fully built out turn key sandwich shop or tea/coffee suite. Possible free rent to start. The unit can continue with suite 1900 for a total of 2,400 sf.
2300	LEASED	2,400	\$0.95	NNN	THIS UNIT HAS BEEN LEASED

## PROPERTY FEATURES

CURRENT OCCUPANCY	24,705.00 %
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



## 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.

Newer roof and HVAC units for all retail units.

## FREE Existing CUP worth \$15,000.00

- AVAILABLE 5,850 SF with existing CUP (Conditional Use Permit) approved for a Child's Indoor Play Center, Valued at \$15,000. Previously Yippie's Indoor Play Center has existing Jungle Gym set equipment and supplies available for purchase. Asked for details.

The suite comes as a Large open floor plan with Plumbed H/C water, several sink drainage's, 2 ADA Restrooms with several stalls in each, 2 Huge open areas, and private offices and rooms. Roll-up doors for back door deliveries.

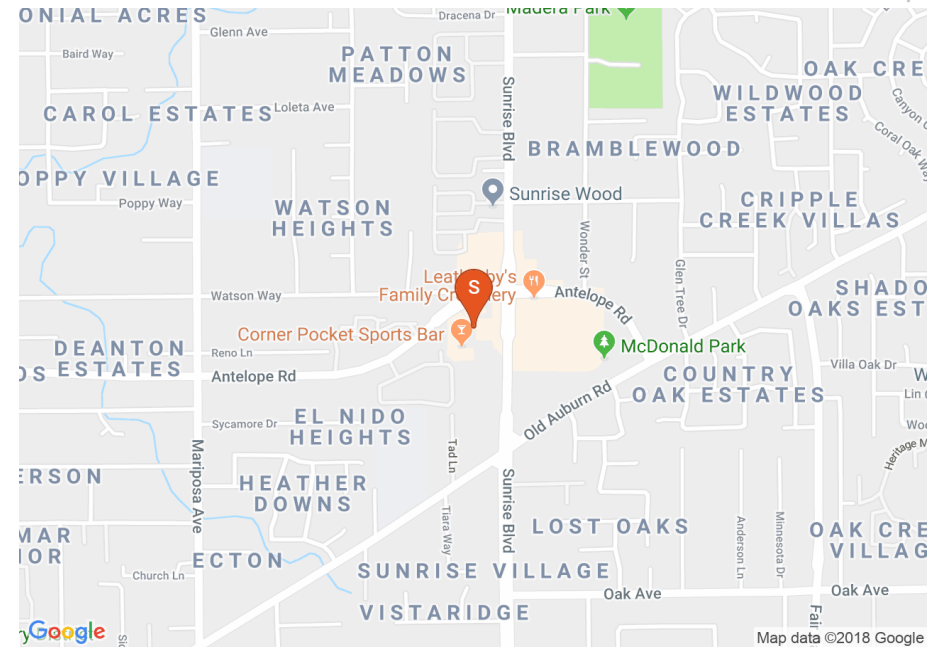
## Turnkey sandwich shop or tea/coffee suite

- Fully built out turnkey sandwich shop or tea/coffee suite. Possible free rent to start. The unit can continue with suite 1900 for a total of 2,400 sf. Please watch YouTube Video for a virtual walk-through.

## YouTube virtual walk-thoughts on all available units

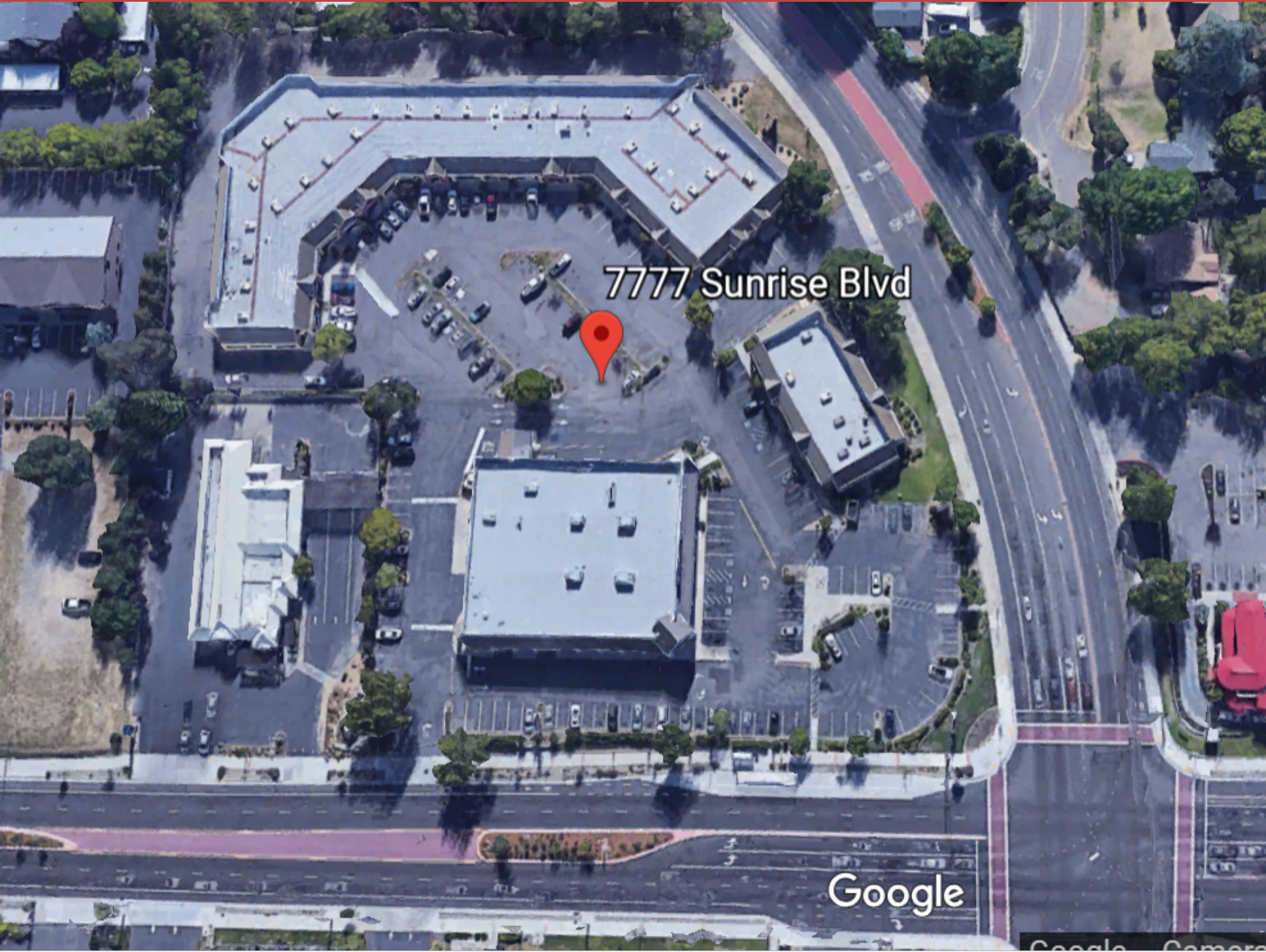
- Please see a virtual tour of this property on my YouTube Channel HendersonCRE.com

Locator Map



Regional Map





7777 Sunrise Blvd

Google

Google Camera





# Lu Ann Henderson

## Senior Vice President

DRE# 01912126

### California Commercial Real Estate

Southern 310-367-8933 / Northern 916-798-8559

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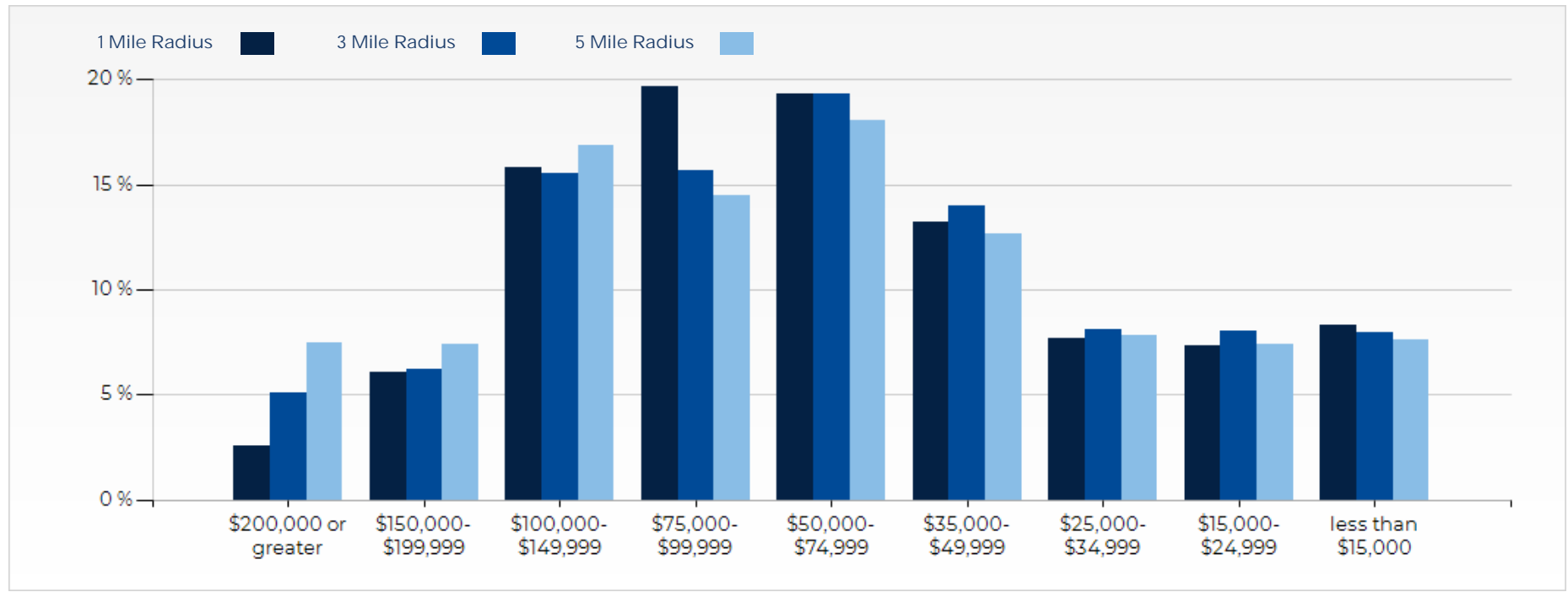
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,926	129,849	300,802
2010 Population	16,542	127,115	318,162
2017 Population	17,386	134,374	338,242
2022 Population	18,100	140,436	354,547
2017 African American	534	3,721	12,764
2017 American Indian	140	1,193	3,019
2017 Asian	584	5,425	21,391
2017 Hispanic	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

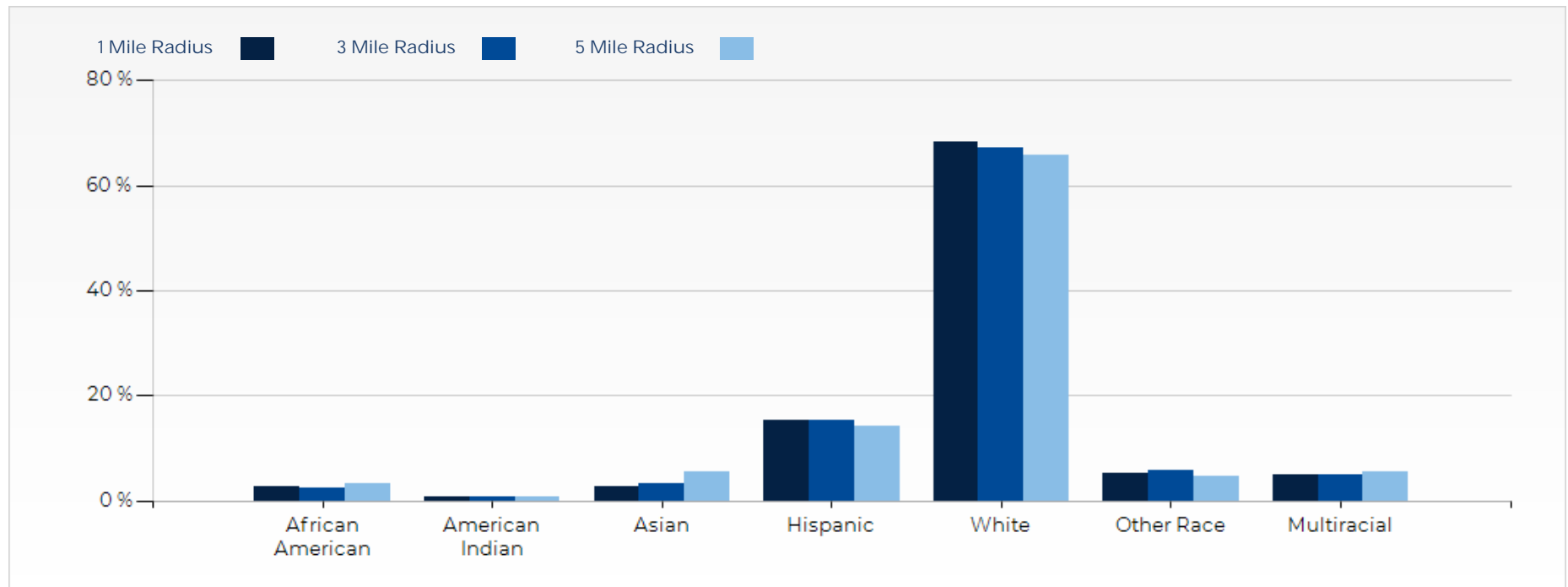
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,387	51,610	117,929
2010 Total Households	6,221	49,485	121,314
2017 Total Households	6,487	51,842	127,882
2022 Total Households	6,721	53,954	133,508
2017 Average Household Size	2.66	2.57	2.63
2000 Owner Occupied Housing	3,647	30,516	72,739
2000 Renter 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 %



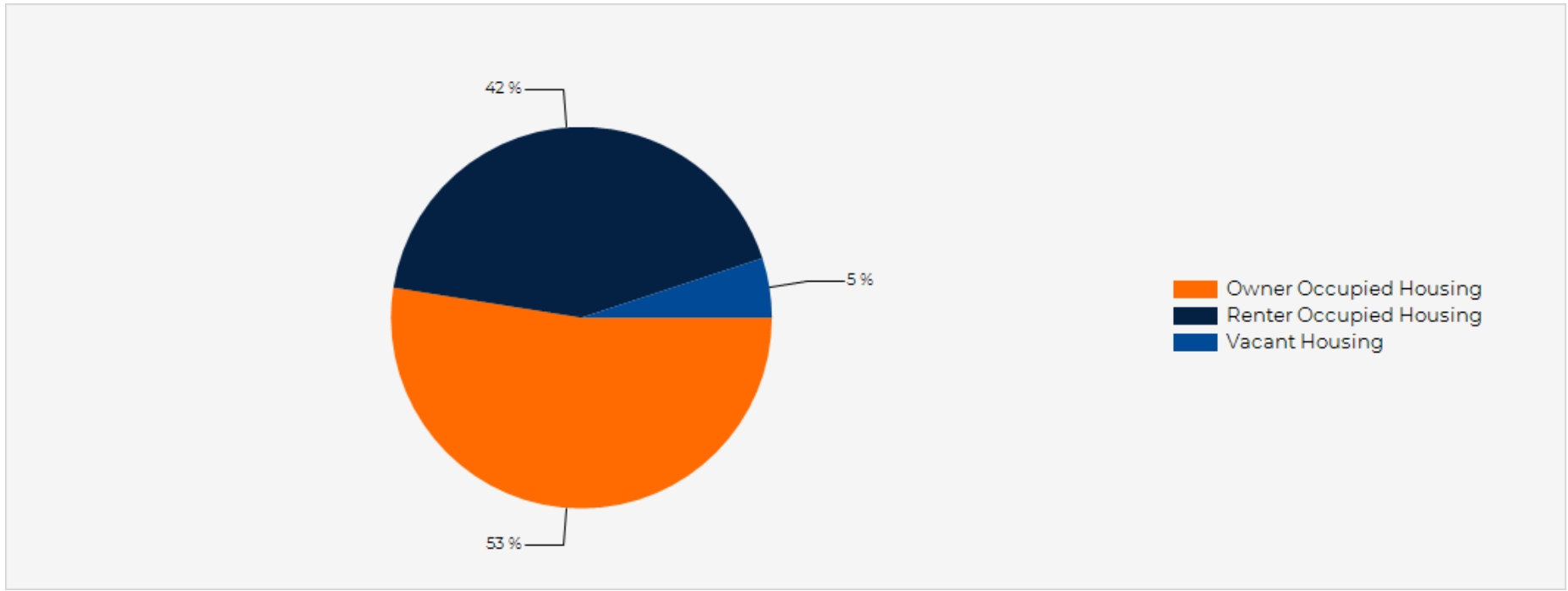
2017 Household Income



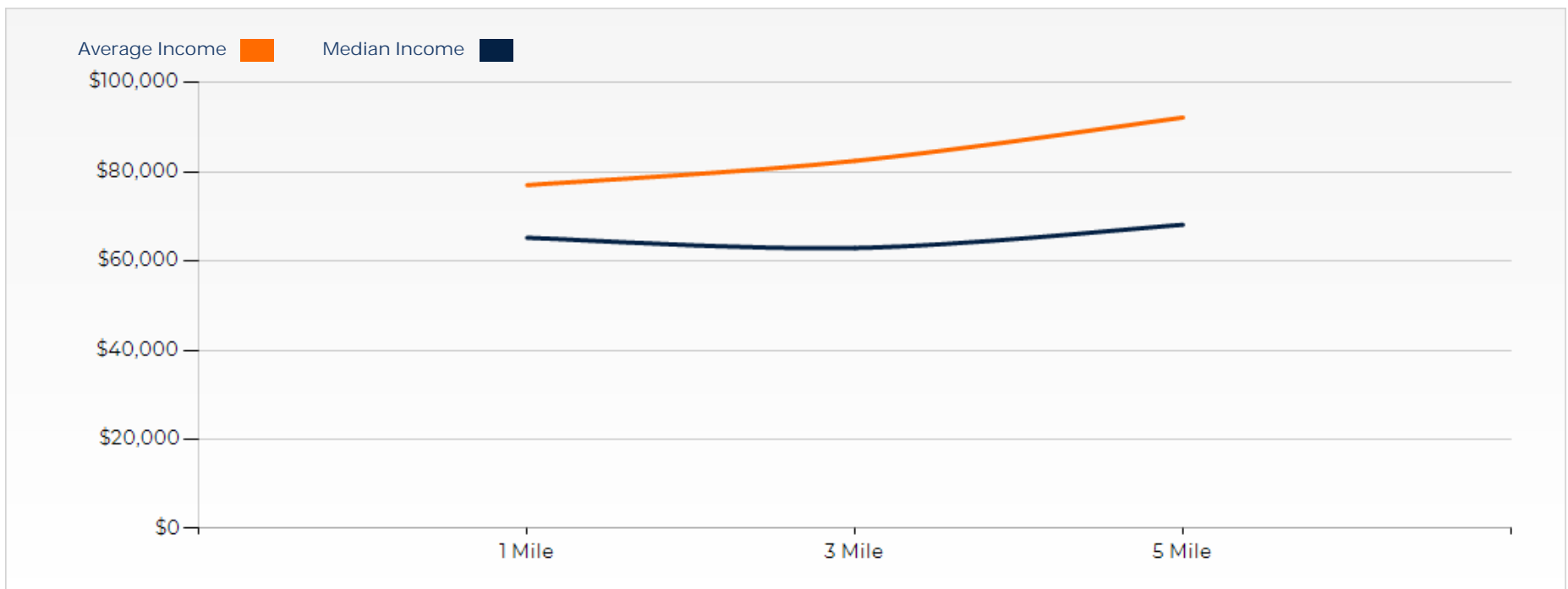
2017 Population by Race



2017 Household Occupancy - 1 Mile Radius



2017 Household Income Average and Median





**Lu Ann Henderson**  
Senior Vice President

Lu Ann Henderson, BRE License #01912126, Senior Vice President of Commercial Sales and Leasing Services at GQ North Real Estate. She is a Board Member for the Citrus Heights Chamber of Commerce. Lu Ann is a CCIM candidate and has received three of the four CCIM certificates.

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. 80% of her sales and leasing transactions are dual agency because, besides a high closing portfolio, her strong suit is obtaining her 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 California, Lu Ann has been responsible for multi-millions in sales, specializing in industrial, retail, office, land development, and specialty assets. She has become versatile in most sectors of business real estate. Lu Ann started her California commercial real estate career in 2013 as a two-year intern for an investor that holds commercial assets worldwide. Learning from one of the savviest private commercial investors, she now utilizes these strategies in her transactions, which she is known for her top closing commercial real estate success rate and her top transaction volume being in the top 5% of brokers.

First receiving her Nevada Real Estate License in 2005, Lu Ann started with the Blasco Development group and attended several commercial meetings on various development – transnational projects underway. Usually, the only female in the group exposed to a wealth of knowledge, she quickly learned that her passion was in commercial real estate. Her first project was assisting the sellers in the sale transaction of the Spanish Palm Apartments, located at 5250 S. Rainbow Blvd., Las Vegas NV. 89118. The buyer utilized her assistance in selling the first two phases of a 376-unit Apartment sale transaction for \$52.6 million. The buyers purchased the apartments for a condominium conversion.

In 2015, the City of Sacramento opened a map naming Industrial approved zoning for cultivation in the cannabis industry. Lu Ann was one of the first courageous commercial agents in the region to take on uncharted territory while actively attending city ordinance meetings obtaining all necessary rules and regulations into this new real estate arena for her clients. A true entrepreneur in all aspects of the business.

Currently, in 2020, Lu Ann uses various digital marketing platforms and traditional media to generate global exposure to potential tenants, buyers, or sellers of commercial property, utilizing Costar/LoopNet, Crexi, and Retailsphere, which has direct contact with major retailers.

Recently, during the COVID pandemic, she started a new YouTube Channel, HendersonCRE, which further expands her digital marketing and property display globally. Surprisingly, she became busy via virtual walkthroughs! She is a big believer in various marketing platforms as it draws a diverse set of people, situations and affords global reach for buyers and potential tenants.

In January 2021, Lu Ann was approached by a Los Angeles business brokerage firm looking to collaborate with her. Known for her skilled nature, integrity, and professionalism, she has now collaborated with a reputable team offering a full evaluation of your business, which includes Business Sales, Mergers & Acquisitions, Business Valuation, Opinion of Value Report, Pre-Sale Consultation, and Exit Strategy.

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GQ North Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. GQ North Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GQ North Real Estate has not verified, and will not verify, any of the information contained herein, nor has GQ North Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Take a Virtual Tour  
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*Exclusively Marketed by:*



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