

For Lease Sunrise Plaza, Citrus Heights

7777 Sunrise Blvd , Citrus Heights CA 95610

FOR LEASE

One suite Left Behind Walgreens at Antelope Road



Lu Ann Henderson
GQ North Real Estate
Senior Vice President
(916) 798-8559
Luann@GQNorth.com
01912126



GQNorth
real estate

HIGHLIGHTS

- ✓ Suite 1900 at 1,200 SF
- ✓ New Price \$1.00 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

DRE# 01912126

Commercial Real Estate Sales And Leasing


San Francisco (415) 982-9496


Sacramento (916) 798-8559


info@matrixcre.ai

Suite	Space	Size	Rent Per SF (Monthly)	Lease Type	Notes
1900	Available	1,200 SF	\$1.00 PSF (Monthly)	NNN	One big wide open space and one small office. Restroom in Unit.
1700	LEASED	5,850 SF	\$1.35 PSF (Yearly)	NNN	LEASED
2000	LEASED	1,200 SF	\$1.35 PSF (Yearly)	NNN	LEASED
2300	LEASED	2,400 SF	\$1.35 PSF (Yearly)	NNN	LEASED

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>

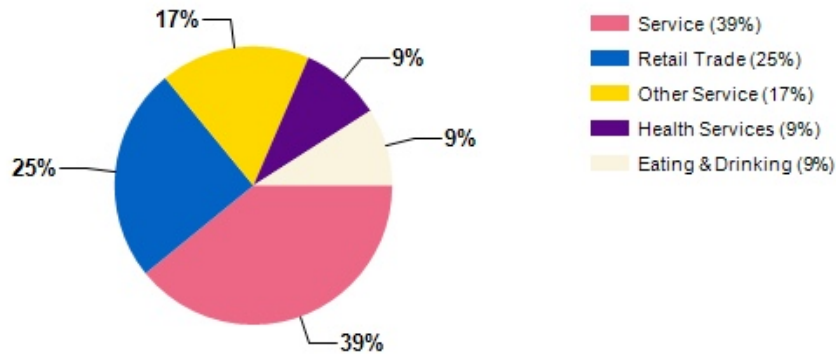


MatrixCREAI

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.

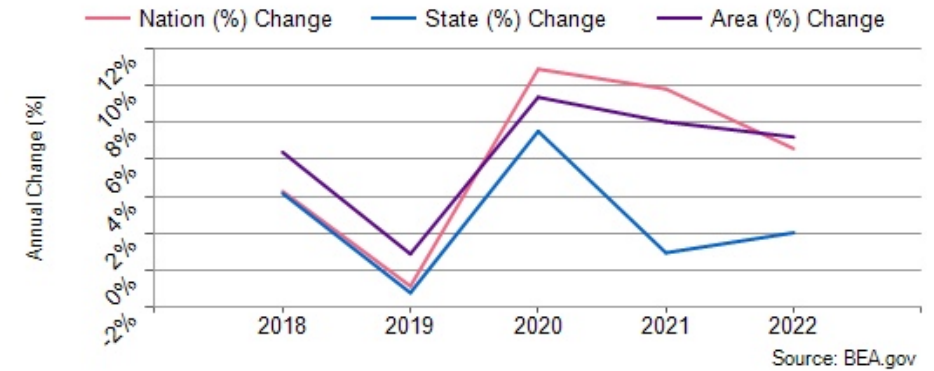
Major Industries by Employee Count



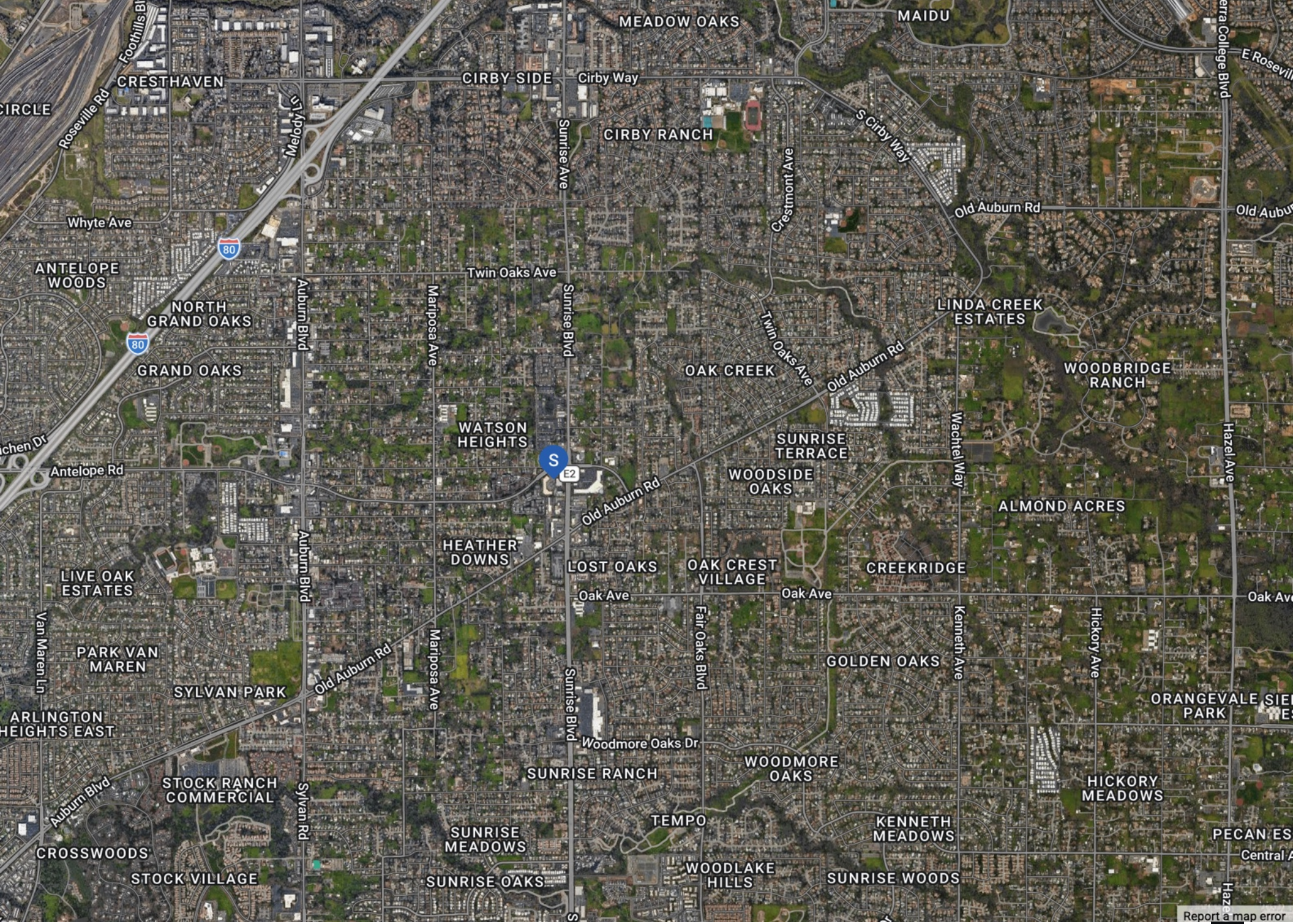
Largest Employers

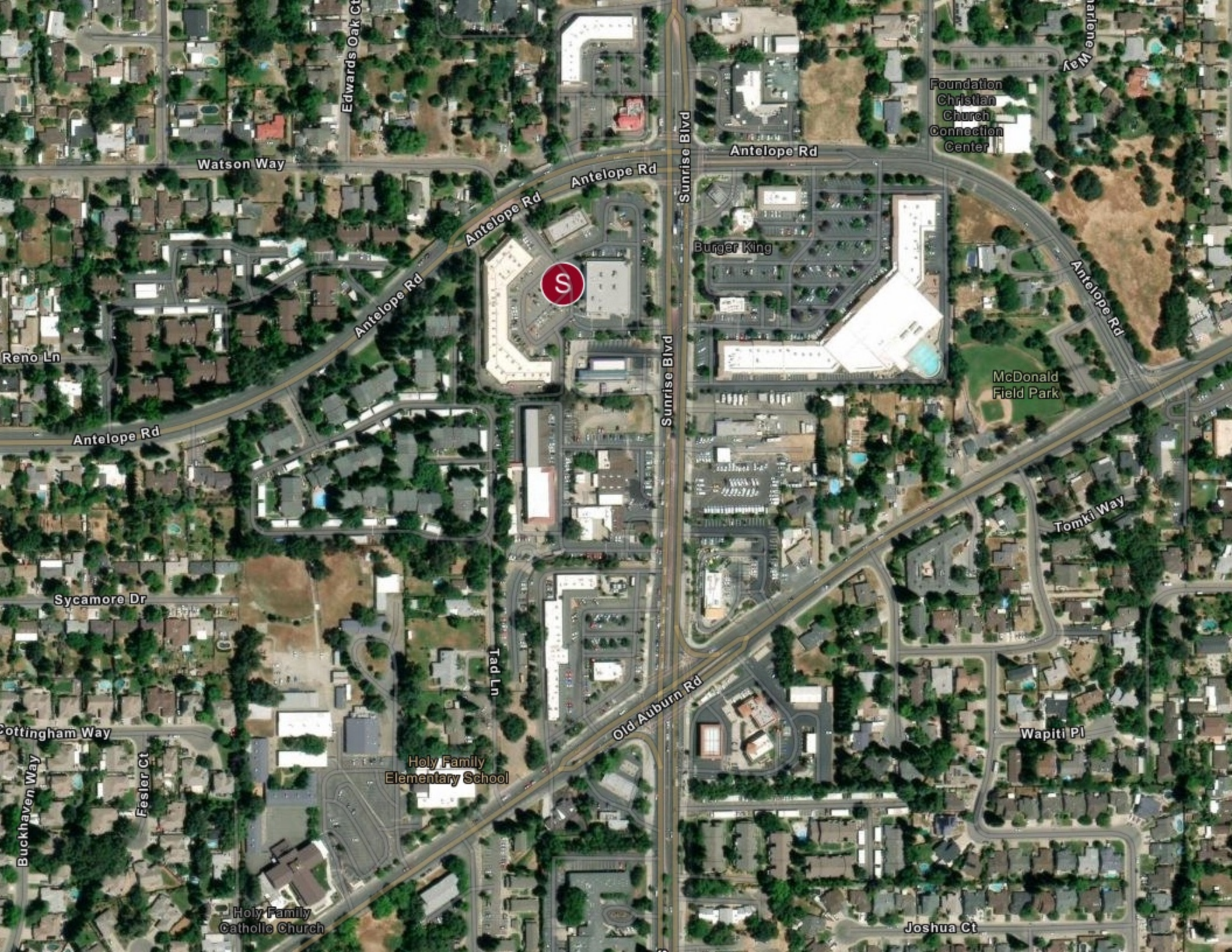
Kaiser Permanente	2,500
California State University, East Bay	2,207
Hayward Unified School District	2,200
Alameda County	1,200
City of Hayward	800
Gillig	700
St. Rose Hospital	700
Pentagon Technologies	650

Sacramento County GDP Trend









Watson Way

Edwards Oak Ct

Antelope Rd

Sunrise Blvd

Antelope Rd

Foundation
Christian
Church
Connection
Center

Arlene Way

Antelope Rd

Antelope Rd

S

Burger King

McDonald
Field Park

Antelope Rd

Antelope Rd

Sunrise Blvd

Sycamore Dr

Tomki Way

Tad Ln

Old Auburn Rd

Holy Family
Elementary School

Wapiti Pl

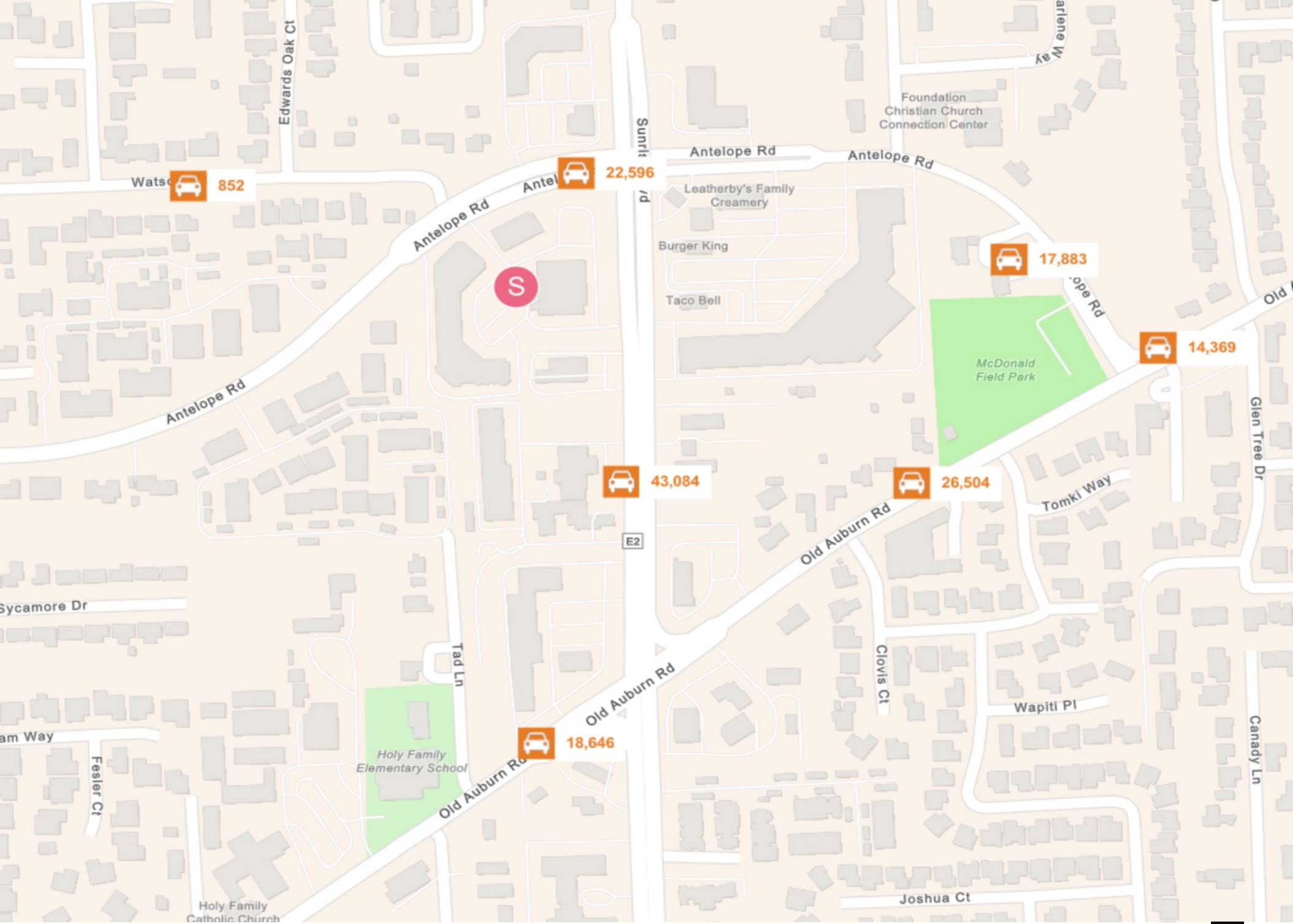
Cottingham Way

Buckhaven Way

Fesler Ct

Holy Family
Catholic Church

Joshua Ct



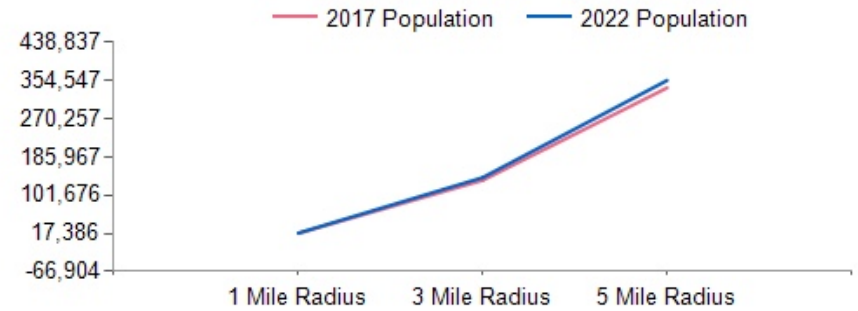




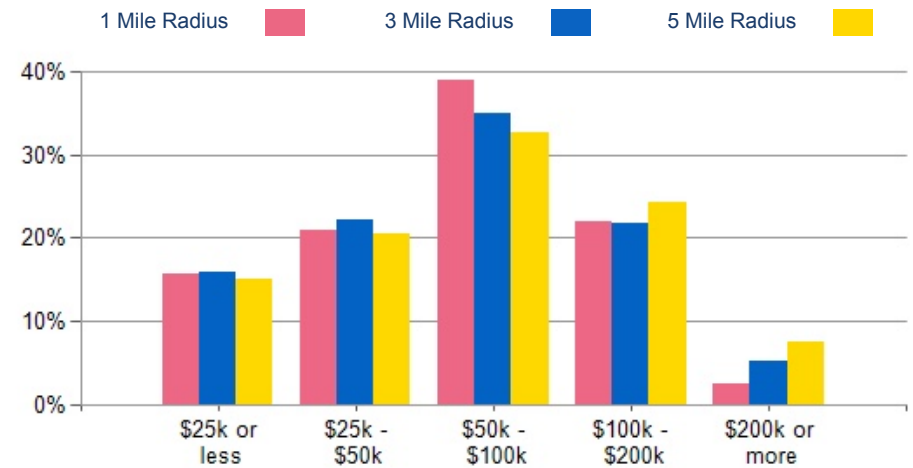


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,926	129,849	300,802
2010 Population	16,542	127,115	318,162
2017 Population	17,386	134,374	338,242
2022 Population	18,100	140,436	354,547
2017 African American	534	3,721	12,764
2017 American Indian	140	1,193	3,019
2017 Asian	584	5,425	21,391
2017 Hispanic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

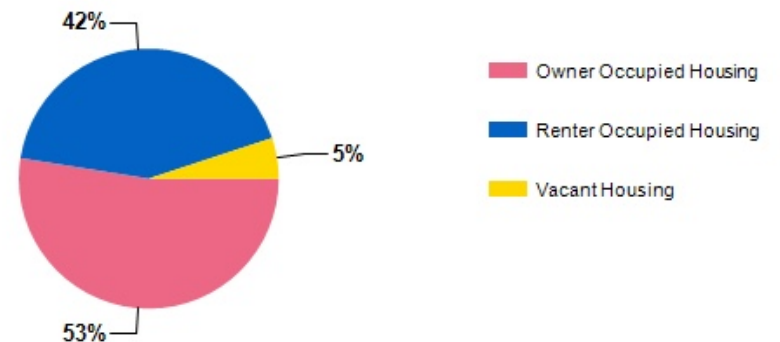
2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	542	4,131	9,793
\$15,000-\$24,999	476	4,157	9,518
\$25,000-\$34,999	497	4,213	10,045
\$35,000-\$49,999	857	7,272	16,224
\$50,000-\$74,999	1,252	10,017	23,139
\$75,000-\$99,999	1,276	8,128	18,559
\$100,000-\$149,999	1,027	8,049	21,544
\$150,000-\$199,999	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



2017 Household Income



2017 Own vs. Rent - 1 Mile Radius



Source: esri



Lu Ann Henderson
Senior Vice President

Lu Ann Henderson is an exclusive Commercial Real Estate listing agent serving California. She has a vast network of business owners and investors and a continuous pool of qualified buyers and tenants seeking quality real estate.

Eighty percent of her sales and leasing transactions are dual agency, which expedites transactions and reduces overall commission costs. Lu Ann has been recognized as a top producer by CoStar/LoopNet. She has received the Top-Performing Broker award in Crexi's Annual Platinum Broker Awards and is responsible for over \$40 million in California sales alone.

She selectively manages several listings, ensuring each client receives personal attention and thorough due diligence. Lu Ann has a proven strategy and specialization in various sectors of business real estate, including industrial, retail shopping centers, mixed-use, residential, office, land development, and specialty assets, which contributes to her status in the top 5 percent of brokers by transaction volume.

Lu Ann is committed to advising you on effective strategies for selling or leasing your property. She focuses on transparent and ethical dealings and wants to alleviate the pressures associated with property transactions.

Lu Ann leverages digital marketing platforms and social media, including commercial real estate platforms, to maximize your property's exposure. She also manages a YouTube channel, MatrixCRE.ai, to showcase each listing and enhance global visibility.

If you seek high-quality advice and result-oriented brokerage services, please call or email her at Infor@MatrixCRE.ai and visit the website at MatrixCRE.ai.

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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.

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Exclusively Marketed by:



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Brokerage License No.: Dre#:01942200