

CITRUS HEIGHTS PLAZA | FOR LEASE

7601 Sunrise Blvd , Citrus Heights, CA 95610

Two Spaces Left!



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HIGHLIGHTS

7601 Sunrise Blvd
Citrus Heights, CA



OFFERING SUMMARY

Available SF:	±800 - 3,360 SF
Lease Rate:	\$0.90 - 1.40 SF/month
Lease Type:	NNN (\$0.55/SF)
Zoning:	GC

AVAILABLE SUITES

Suite 1	± 2,400 SF	\$1.40 SF/Month; NNN
Suite 11	± 3,360 SF	\$0.90 SF/Month; NNN

PROPERTY HIGHLIGHTS

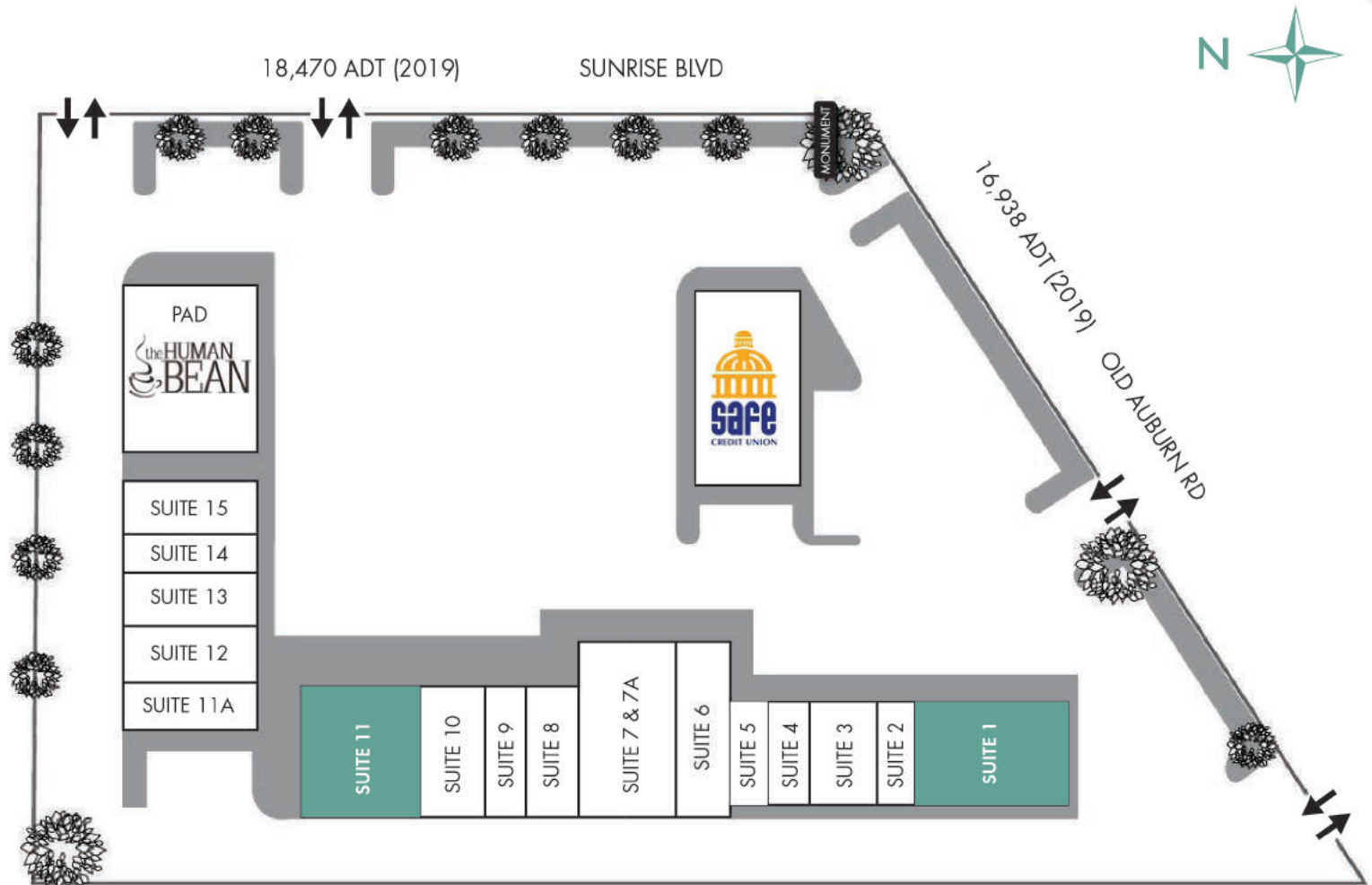
- Prominent exposure on Sunrise Blvd and old Auburn Blvd
- Easy Access to I-80
- Dense residential and business population
- Pylon signage available
- Ample parking
- Convenience driven shopping center with established national co-tenancy

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SITE PLAN
7601 Sunrise Blvd
Citrus Heights, CA

TENANT LIST

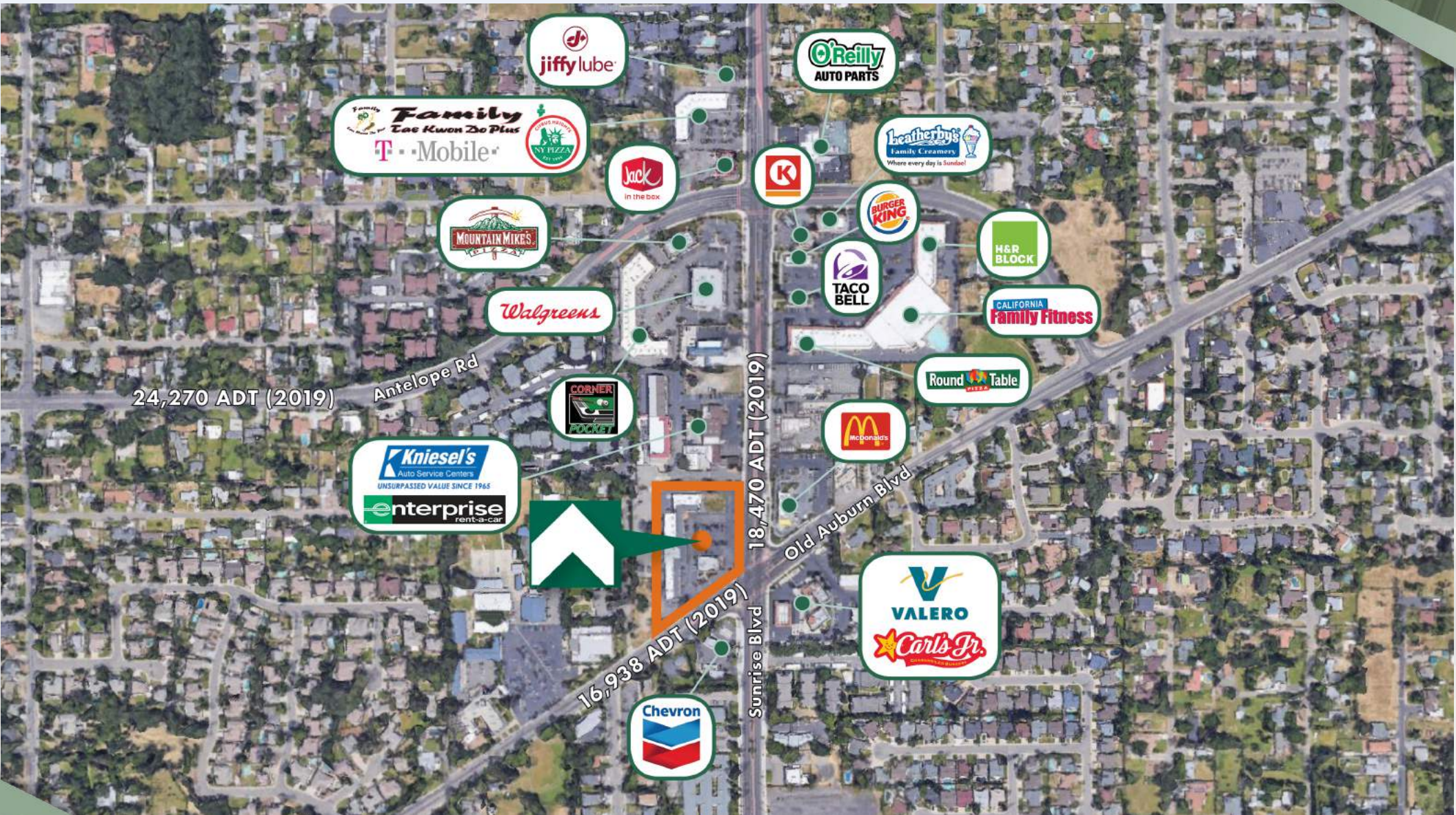
PAD	The Human Bean	468 sf
Bank	Safe Credit Union	3,680 sf
Suite 1	Wine & Spirits	2,400 sf
Suite 2	Cash for Gold	640 sf
Suite 3	Liberty Tax	960 sf
Suite 4	J's Barber Shop	800 sf
Suite 5	Farmer's Insurance	640 sf
Suite 6	SJ Graphics	1,400 sf
Suite 7	Paradise Laundry	1,400 sf
Suite 7A	Paradise Laundry	1,400 sf
Suite 8	Colon Therapy Center	1,120
Suite 9	River City Massage	1,120
Suite 10	Macy's Nails	896 sf
Suite 11	AVAILABLE	3,360 sf
Suite 11A	Vanity Fur Pet Spa	800 sf
Suite 12	Black Market Tattoo	952 sf
Suite 13	Cigarettes 4 Less	1,048 sf
Suite 14	Cleaners	1,200 sf
Suite 15	Master Donuts	1,200 sf



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RETAILER MAP

7601 Sunrise Blvd
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LOCATION MAPS

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Map data ©2019