



# SUNRISE HILLS CENTER

CITRUS HEIGHTS, CALIFORNIA (SACRAMENTO MSA)

YURAS  
AICALE  
FORSYTH | Leased Investment Team

## OFFERING MEMORANDUM

**\$17,020,000 | 6.75% CAP RATE**

- » 100% Leased Multi-Tenant Retail Center
- » Long-Term Historical Occupancy with Recent Lease Extensions
- » High-Traffic Location in Dense Retail Corridor
  - » Intersection of Sunrise Boulevard and Greenback Lane – 90,463 AADT
- » Prime Location in Sunrise MarketPlace
  - » Retail, Cultural, and Economic Center of Citrus Heights
- » Central Sacramento MSA Location with Robust Demographics
  - » Over 320,600 Residents Within a Five-Mile Radius



Cushman and Wakefield Inc. LIC. # 00616335

ACTUAL SITE

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Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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# INVESTMENT SUMMARY

<b>ADDRESS</b>	6241-6253 Sunrise Boulevard, Citrus Heights, California
<b>PRICE</b>	<b>\$17,020,000</b>
<b>CAP RATE</b>	<b>6.75% return</b>
<b>NOI</b>	\$1,148,886
<b>OCCUPANCY</b>	100%
<b>YEAR BUILT</b>	1982
<b>BUILDING SF</b>	71,514 SF
<b>PARCEL SIZE</b>	6.12 acres (266,587 SF)
<b>TENANTS</b>	National Career Education (NCE), Chuck E. Cheese's, and Montage Salon Studios



ACTUAL SITE

## 100% LEASED MULTI-TENANT RETAIL CENTER

- » 100% leased retail center with long-term historical occupancy and recent lease extensions, demonstrating commitment to the location
- » Anchor to large center with outparcel lots featuring major national retailers, including Texas Roadhouse, Buffalo Wild Wings, Pier 1 Imports, and Red Lobster
- » Scheduled rental increases, providing a hedge against inflation

## HIGH-TRAFFIC LOCATION AT ONE OF THE SACRAMENTO METRO'S BUSIEST INTERSECTIONS

- » Located at the signalized hard corner of Sunrise Boulevard and Greenback Lane – nearly 90,500 vehicles per day at the intersection
- » Sunrise Boulevard and Greenback Lane are both primary arterials and provide convenient access to Interstate 80 and Highway 50

## EXCELLENT LOCATION IN SUNRISE MARKETPLACE

- » Sunrise MarketPlace, a ten-block retail and business district, is the social, business, and economic center of Citrus Heights
- » Sunrise MarketPlace features over 400 businesses, services, and restaurants and hosts multiple events each year
- » Property is adjacent to Marketplace At Birdcage and Sunrise Mall, one of the Sacramento area's largest and most successful super-regional shopping centers

## LARGE CUSTOMER BASE WITH ROBUST DEMOGRAPHICS

- » Includes large technical school with an expected occupancy of 971 students and faculty members, providing a large customer base for neighboring tenants
- » Population of 320,659 with an average household income of nearly \$80,000 within a five-mile radius
- » Nearly 121,000 daytime employees within a five-mile radius

# RENT ROLL

Tenant Name	Square Feet	% of Property	Lease Term		Current Rental Rates					Future Rental Rates					Recovery Type
			Start	End	Start	Monthly	PSF	Annual	PSF	Date	Monthly	PSF	Annual	PSF	
Institute for Business & Technology, Inc. dba National Career Education	50,806	71.04%	Jan-17	Jul-32	Current	\$65,032	\$1.28	\$780,380	\$15.36	Aug-18	\$65,540	\$1.29	\$786,477	\$15.48	NNN + 2% Administrative Fee
										Aug-19	\$67,318	\$1.33	\$807,815	\$15.90	
										Aug-20	\$69,337	\$1.36	\$832,050	\$16.38	
										Aug-21	\$71,418	\$1.41	\$857,011	\$16.87	
										Aug-22	\$71,419	\$1.41	\$857,023	\$16.87	
										Aug-22	\$73,560	\$1.45	\$882,722	\$17.37	
										Aug-23	\$75,767	\$1.49	\$909,203	\$17.90	
										Aug-24	\$78,040	\$1.54	\$936,479	\$18.43	
										Aug-25	\$80,381	\$1.58	\$964,574	\$18.99	
										Aug-26	\$82,793	\$1.63	\$993,511	\$19.55	
										Aug-27	\$85,276	\$1.68	\$1,023,316	\$20.14	
										Aug-28	\$87,835	\$1.73	\$1,054,016	\$20.75	
										Aug-29	\$90,470	\$1.78	\$1,085,636	\$21.37	
										Aug-30	\$93,184	\$1.83	\$1,118,205	\$22.01	
										Aug-31	\$95,979	\$1.89	\$1,151,752	\$22.67	
										Aug-30	\$93,184	\$1.83	\$1,118,205	\$22.01	
										Options - 3 Options at 5 Years					
										Aug-32	4% yearly rental increases				
										Aug-37	4% yearly rental increases				
										Aug-42	4% yearly rental increases				
CEC Entertainment, Inc. dba Chuck E. Cheese's	14,980	20.95%	Jun-83	Dec-22	Current	\$19,224	\$1.28	\$230,692	\$15.40						NNN
Montage Salon Studios, LLC	5,728	8.01%	May-12	May-22	Current	\$9,451	\$1.65	\$113,414	\$19.80						NNN + 10% Administrative Fee
Verizon Wireless Cell Antenna	N/A	N/A	Oct-16	Sep-21	Current	\$2,033	N/A	\$24,400	N/A	Options - 1 Option at 5 Years					NNN
										Oct-21	TBD	N/A	TBD	N/A	

TOTALS/AVERAGES	71,514					\$95,741	\$1.34	\$1,148,886	\$16.07						
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Occupied SF	71,514	100.0%
Available	0	0.0%
Total SF	71,514	100.0%



Greenback Lane (46,480 AADT)

**BIG 5**  
SPORTING GOODS  
**HARBOR FREIGHT TOOLS**  
Quality Tools at Ridiculously Low Prices



**SLEEP TRAIN®**  
**Cosmo Prof.**  
licensed to create.  
**KELLY-MOORE®**  
**PAINTS**  
The Painter's Paint Store

**nce**  
National Career Education  
**CHUCK E. CHEESE'S**  
**MONTAGUE**  
**SALON STUDIOS**

**Red Lobster**

**Pier 1 imports**

**BUFFALO WILD WINGS**  
GRILL & BAR

Sun Hill Drive

Sunrise Boulevard (43,983 AADT)

**TEXAS**  
ROADHOUSE

**PartyCity**





**Capital Nursery**

Smart & Final extra! McDonald's Black Bear Diner Moe's Southwest Grill Jimmy John's

**Sunrise Village**

JOANN stores inc. Fresh Choice BENIHANA Grill RITE AID Tuesday Morning SEEK THE UNIQUE

**Sunrise Mall**

sears cpenney macy's THE CHILDREN'S PLACE EXPRESS Famous Footwear sunglass hut CHAMPS SPORTS TILLY'S lanebryant rue21 UNITED ARTISTS Theatres Payless SHOESOURCE

**Marketplace at Birdcage**

BEST BUY Walmart Neighborhood Market BARNES & NOBLE www.bn.com COST PLUS SPORTS AUTHORITY Stein Mart M Michaels Where Creativity Happens™ OLD NAVY ULTA BEAUTY OFF BROADWAY SHOES

**TARGET**

**LOWE'S**

**Toys R Us**

Greenback Lane (46,480 AADT)

**Citrus Town Center**

Marshall's HD SUPPLY Once upon a child SKECHERS SPROUTS FARMERS MARKET BevMo! dressbarn HALF PRICE BOOKS RECORDS MAGAZINES RITE AID carter's Party City

Sunrise Boulevard (43,983 AADT)

**TEXAS ROADHOUSE**

nce National Career Education CHUCK E. CHEESE'S MONTAGE SALON STUDIOS





Sunrise Village

**JO-ANN** stores inc.  
Tuesday Morning  
SEEK THE UNIQUE

**Fresh Choice**  
BENIHANA Grill

**RITE AID**

Marketplace at Birdcage

**BEST BUY** **Walmart** Neighborhood Market **BARNES & NOBLE** www.bn.com

**COST PLUS** **WORLD MARKET** **SPORTS AUTHORITY**

**Stein Mart** **M** **Michaels** Where Creativity Happens™

**OLD NAVY** **ULTA BEAUTY** **OFF BROADWAY SHOES**

**ROSS** DRESS FOR LESS **Payless** SHOESOURCE

**KOHL'S** **Burlington** coat factory

**Sam's CLUB**

**TARGET**

**LOWE'S**

**Toys R Us**

**nce** National Career Education **CHUCK E. CHEESE'S**

**MONTAGE** **SALON STUDIOS**



**TEXAS ROADHOUSE**

Sunrise Mall

**sears** **openney** **macy's**

**THE CHILDREN'S PLACE** **EXPRESS** **Famous Footwear**

**CHAMPS SPORTS** **TILLY'S** **lanebryant**

**rue21** **UNITED ARTISTS Theatres** **Payless** SHOESOURCE

Citrus Town Center

**Marshalls** **HD SUPPLY** **SPROUTS FARMERS MARKET** **BevMo!**

**Once upon a child** **HALF PRICE BOOKS RECORDS MAGAZINES** **dressbarn**

**SKECHERS** **RITE AID** **carter's** **Party City**

Sunrise Boulevard (43,983 AADT)

Greenback Lane (46,480 AADT)



Stock Ranch Plaza

**COSTCO WHOLESALE** **Walmart Supercenter** **Applebee's**

Copperwood Square

**FOOD MAXX** **SALLY BEAUTY SUPPLY** **Aaron's** **DOLLAR TREE** **planet fitness**



**ROSS DRESS FOR LESS** **Payless SHOESOURCE** **KOHL'S** **Burlington coat factory**

**BIG 5 SPORTING GOODS** **HARBOR FREIGHT TOOLS**  
Quality Tools at Ridiculously Low Prices

**nce** National Career Education **CHUCK E. CHEESE'S** **MONTAGE SALON STUDIOS**

**STAPLES** **PET SMART**

**Sam's CLUB**

San Juan Plaza  
**SAFEWAY** **DOLLAR TREE** **RAC**

**LOWE'S**

**TARGET**

Citrus Town Center

**Marshalls** **KIDSUPPLY** **Once upon a child** **SKECHERS** **SPROUTS FARMERS MARKET** **BevMo!** **dressbarn** **RITE AID** **carter's** **Party City**

Sunrise Boulevard (43,983 AADT)

Greenback Lane (46,480 AADT)

Marketplace at Birdcage

**BEST BUY** **Walmart Neighborhood Market** **BARNES & NOBLE** **COST PLUS** **WORLD MARKET** **Stein Mart** **Michael's** **OLD NAVY** **ULTA BEAUTY** **OFF BROADWAY SHOES**

Sunrise Mall

**sears** **openney** **macy's** **EXPRESS** **THE CHILDREN'S PLACE** **sunglass hut** **Famous Footwear** **CHAMPS SPORTS** **TILLY'S** **lane bryant** **rue21** **UNITED ARTISTS Theatres** **Payless SHOESOURCE**



# SITE PLAN



SUNHILL DRIVE

SUNRISE BOULEVARD

# TENANT SUMMARIES



National Career Education, commonly known as NCE, has been successfully training individuals for new careers since 1989. NCE focuses on providing career training in a relatively short period of time that prepares students for entry-level positions in their fields of study, helping every student to achieve their educational and professional goals. NCE has thousands of graduates that have been trained for careers as HVAC technicians, electricians, medical assistants, optometric assistants, lab assistants, EKG technicians, phlebotomists, ultrasound technicians, and diagnostic medical sonographers. Many NCE programs offer students the opportunity to test for industry certifications, which can help graduates achieve a higher level of recognition within their fields of study and can assist with the successful launch of their new careers. NCE proudly offers day and evening courses to fit students' schedules, and its curriculum is reviewed on a regular basis by industry professionals to ensure that students are learning relevant information in their chosen fields of study.

NCE is accredited by the Accrediting Commission of Career Schools and Colleges as a branch location of the Institute for Business and Technology, located in Santa Clara, and is monitored on the success of its students in both graduation rates and career placement rates. NCE's Citrus Heights campus has a facility of approximately 51,000 square feet, with a projected occupancy of approximately 971 students and faculty members at any one time. The facility includes classroom and laboratory space to accommodate the needs of the specialized programs offered at the school.

<b>LESSEE</b>	Institute for Business & Technology, Inc.
<b>GUARANTOR</b>	Mikhail Education Corporation
<b>FOUNDED</b>	1989
<b>OCCUPANCY</b>	971
<b>WEBSITE</b>	www.nceschool.com



Chuck E. Cheese's is a chain of family entertainment centers and restaurants. The chain is the primary brand of CEC Entertainment, Inc. and is headquartered in Irving, Texas. Chuck E. Cheese's venues serve pizza and other menu items, complemented by arcade games, amusement rides, and animatronic displays as a focus of entertainment for the entire family. Founded in 1977, Chuck E. Cheese's was the first family restaurant to integrate food, cheap animated entertainment, and an indoor arcade. Chuck E. Cheese's has since been recognized as the leader in family dining and entertainment due to its unique business model that has no worldwide competition. As the largest family entertainment chain in the United States, the company and its franchisees operate a system of more than 600 Chuck E. Cheese's stores located in 47 states and 12 foreign countries or territories. Chuck E. Cheese's entertains over 40 million kids and celebrates over one million birthday parties a year.

<b>LESSEE</b>	CEC Entertainment, Inc.
<b>OWNERSHIP</b>	CEC Entertainment, Inc.
<b>LOCATIONS</b>	600+
<b>REVENUE</b>	\$924M
<b>WEBSITE</b>	www.chuckecheese.com



Montage Salon Studios is a sublessor of individual salon studios that are located in Roseville and Citrus Heights and solely owned by Patterson Properties. Montage Salon Studios provides modern upscale private studio suites for established spa and beauty professionals. Each private studio is equipped with 24/7 automated audio/video controlled access, professionally designed lobby, free Wi-Fi for salon professionals and their clients, fully equipped kitchen and laundry area, and free client parking. Salon professionals run their own salon operations independently, providing services such as hair styling, massage therapy, skin care, hair removal, manicures and pedicures, aroma therapy, and dental whitening.

<b>LESSEE</b>	Montage Salon Studios, LLC
<b>OWNERSHIP</b>	Private
<b>LOCATIONS</b>	2
<b>HEADQUARTERS</b>	Roseville, CA
<b>WEBSITE</b>	www.montagesalonstudios.com



# PROPERTY OVERVIEW

## LOCATION

The property is located at the signalized hard corner of Sunrise Boulevard and Greenback Lane, one of the busiest intersections in the Sacramento metropolitan area, with nearly 90,500 vehicles per day. The property is strategically located in Sunrise MarketPlace, a collection of over 400 businesses, services, and restaurants densely packed into a ten-block area surrounded by some of the region's most traveled thoroughfares. Sunrise MarketPlace has several neighborhood centers and has formed a regional presence with the Sunrise Mall and Marketplace At Birdcage. Sunrise Mall, one of the Sacramento area's largest and most successful enclosed super-regional shopping centers, is anchored by JCPenny, Sears, Macy's Women's, and Macy's Men's and Home. Marketplace at Birdcage, an open-air community center, is anchored by Walmart Neighborhood Market, Best Buy, Barnes & Noble, Stein Mart, Cost Plus World Market, Michaels, Old Navy, Ulta, and Off Broadway Shoes. Other notable retailers in Sunrise MarketPlace include Target, Lowe's, Marshalls, BevMo, Staples, PetSmart, Toys "R" Us, Jo-Ann Fabrics, Smart & Final Extra, Rite Aid, Sports Authority, and many others. Sunrise MarketPlace is promoted by The Sunrise Marketplace Shopping & Business District (SMPBD), which has invested more than \$9 million into the district brand and has brought thousands of visitors and generated millions of media impressions over its 16-year history.

Located in the heart of Citrus Heights, the property benefits from its central location and the robust demographics of the surrounding area. Sunrise Boulevard and Greenback Lane provide convenient access to Interstate 80 and Highway 50, two of Sacramento's major freeways. Additionally, the property is located in a densely populated area; 320,659 people with an average household income of nearly \$80,000 reside within a five-mile radius of the site.

## ACCESS

Access from Sun Hill Drive and interparcel access from Sunrise Boulevard and Greenback Lane

## TRAFFIC COUNTS

Sunrise Boulevard:	43,983 AADT
Greenback Lane:	46,480 AADT

## PARKING

350 parking stalls, including ten (10) handicap stalls

## BUILDING SF

71,514 SF

## YEAR BUILT

1982

## NEAREST INTERNATIONAL AIRPORT

Sacramento International Airport (SMF)



ACTUAL SITE

  
**350**  
PARKING  
STALLS

  
**1982**  
YEAR BUILT

  
**43K**  
TRAFFIC  
COUNT (AADT)

  
**NEAREST  
AIRPORT**  
SACRAMENTO  
INTERNATIONAL  
AIRPORT

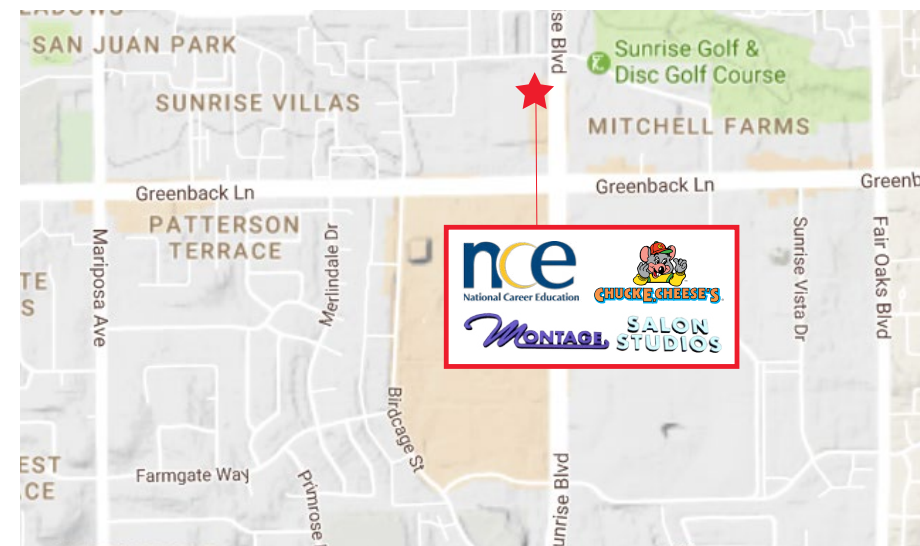
# AREA OVERVIEW

Citrus Heights, with a population of 87,056, is a densely populated community in Sacramento County and is included in the Sacramento Metropolitan Statistical Area (MSA). Conveniently located between downtown Sacramento and Roseville, Citrus Heights is an easy commute to nearly all major employment zones in the Sacramento area, including Rancho Cordova, Folsom, Natomas, and South Placer County. With its solid base of small businesses, retail chains, and food service establishments, Citrus Heights has established itself as an important suburb in the Sacramento region. Conveniently located between Interstate 80 and Highway 50, Citrus Heights is home to a bustling retail and service industry, over 2,000 businesses, and a large regional mall. Sunrise MarketPlace, a shopping and business district spanning ten blocks in the heart of Citrus Heights, is the city's social, business, and economic center.

The Sacramento MSA has witnessed sustained and rapid growth for more than three decades and is now home to more than 2.4 million people, making it the fourth largest metropolitan region in California and the 18th largest in the U.S. Due to its close proximity to the Bay Area and Lake Tahoe, relative low cost of living, and high-quality of life, the Sacramento MSA is poised for continued near and long-term growth. The Sacramento region serves as the capital of California, and is home to many established and increasingly growing business sectors, with a strong economy supported in part by government, healthcare, and agriculture. In recent years, Sacramento has become a world-class tech community, with companies relocating to Sacramento to take advantage of its educated workforce and low cost of doing business without sacrificing quality of facilities and workforce skills. Due to its attractive business qualities, Sacramento experienced the fifth fastest private sector job growth rate among the top 25 U.S. MSA's. The growth has been accompanied by extensive development and renovation within the Sacramento region, including the construction of a multi-use sports and entertainment arena accompanied by 1.5 million square feet of office, retail, and residential developments.

- » Sacramento is the sixth most populous city in California.
- » Sacramento is the third fastest growing MSA in California, with a projected growth of 55.4 percent over the next 30 years.
- » Sacramento is expected to outpace the national average in job and population growth by more than double over the next ten years
- » The Sacramento region is a major transportation hub, served by air cargo airports, an international airport, a deep water shipping port, two major interstate freeways, freight and passenger rail lines, and an extensive regional commuter bus and light-rail system.

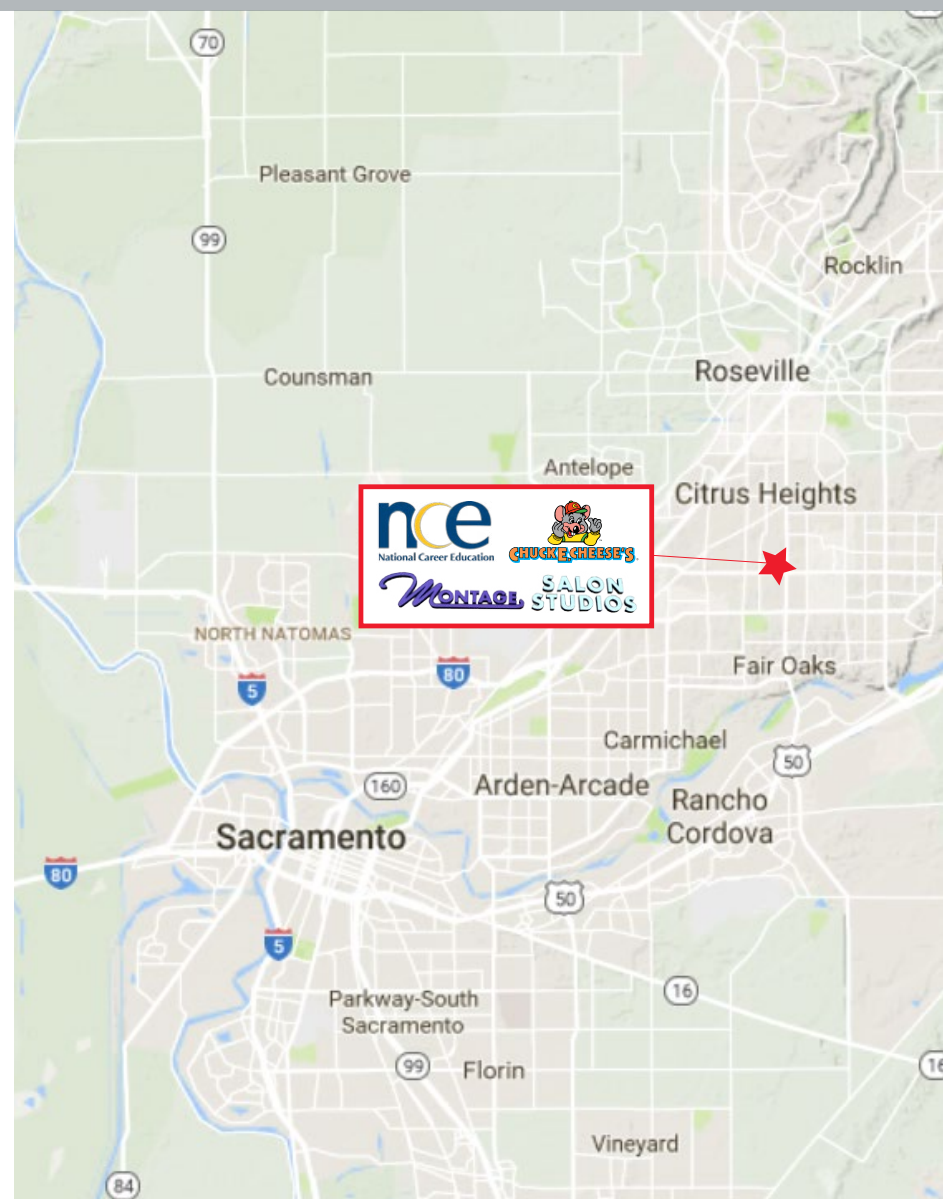
MAJOR EMPLOYERS IN SACRAMENTO MSA	# OF EMPLOYEES
STATE OF CALIFORNIA	72,220
UNIVERSITY OF CALIFORNIA, DAVIS	20,295
CALTRANS	20,000
SACRAMENTO COUNTY	10,700
UNITED STATES GOVERNMENT	9,906
UC DAVIS HEALTH SYSTEM	9,905
SUTTER HEALTH	7,352
DIGNITY HEALTH	6,212
RALEY'S	6,240
INTEL	6,000
KAISER PERMANENTE	5,421



# DEMOGRAPHIC PROFILE

2016 SUMMARY	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>21,344</b>	<b>139,341</b>	<b>328,087</b>
Households	8,459	54,608	126,370
Families	5,069	35,858	83,892
Average Household Size	2.50	2.53	2.58
Owner Occupied Housing Units	3,104	32,806	74,710
Renter Occupied Housing Units	5,355	21,802	51,660
Median Age	33.5	39.9	39.2
<b>Average Household Income</b>	<b>\$63,163</b>	<b>\$75,671</b>	<b>\$79,848</b>

2021 ESTIMATE	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>22,228</b>	<b>144,915</b>	<b>341,032</b>
Households	8,743	56,480	130,703
Families	5,246	37,105	86,775
Average Household Size	2.52	2.55	2.59
Owner Occupied Housing Units	3,186	33,760	76,919
Renter Occupied Housing Units	5,557	22,720	53,784
Median Age	33.9	40.3	39.6
<b>Average Household Income</b>	<b>\$67,618</b>	<b>\$82,417</b>	<b>\$86,605</b>



**AVERAGE HOUSEHOLD INCOME OF \$79,848**  
WITHIN FIVE MILES



**POPULATION OF 328,087**  
WITHIN FIVE MILES



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