

RETAIL PROPERTY FOR LEASE | UNDER REDEVELOPMENT

7056 Sunrise Blvd., Citrus Heights, CA 95610



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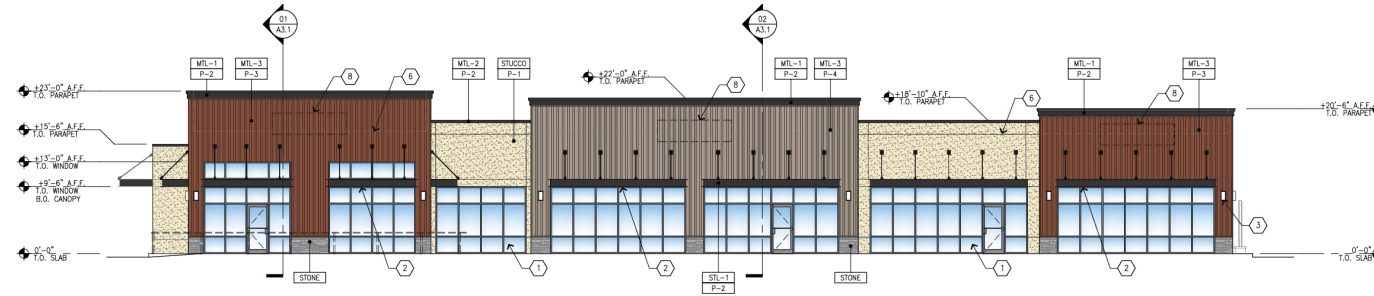


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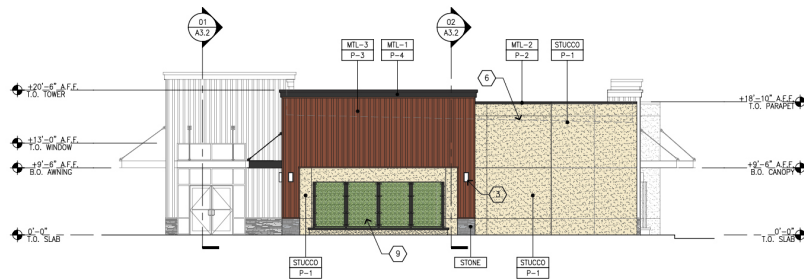
PROPOSED DEVELOPMENT
7056 Sunrise Blvd.

KEYED NOTES

- (1) ALUMINUM ENTRANCE AND STOREFRONT SYS.
- (2) CANOPY WITH ROD AND CLEVIS
- (3) WALL MOUNTED LIGHT FIXTURE
- (4) HOLLOW METAL DOOR
- (5) DRIVE THRU WINDOW
- (6) ROOF LINE
- (7) DRIVE THRU MENU BOARD OR ORDER STATION
- (8) POTENTIAL SIGN LOCATION
- (9) GREEN SCREEN WITH PLANTER



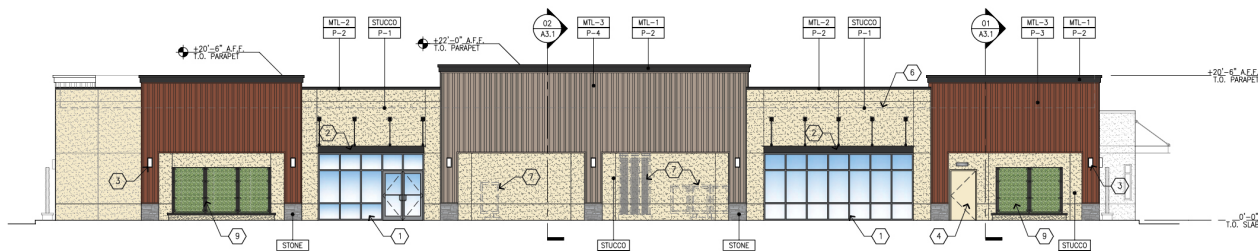
FRONT ELEVATION - SOUTH
A2.1 SCALE: 1/8"=1'-0"



EAST ELEVATION
A2.1 SCALE: 1/8"=1'-0"



WEST ELEVATION
A2.1 SCALE: 1/8"=1'-0"



NORTH ELEVATION
A2.1 SCALE: 1/8"=1'-0"

COLOR LEGEND

	P-1 BENJAMIN MOORE, 302, "YOU ARE MY SUNSHINE"
	P-2 BENJAMIN MOORE, 2133-10 "ONYX"
	P-3 AEP SPAN "TERRA COTTA"
	P-4 AEP SPAN "SIERRA TAN"

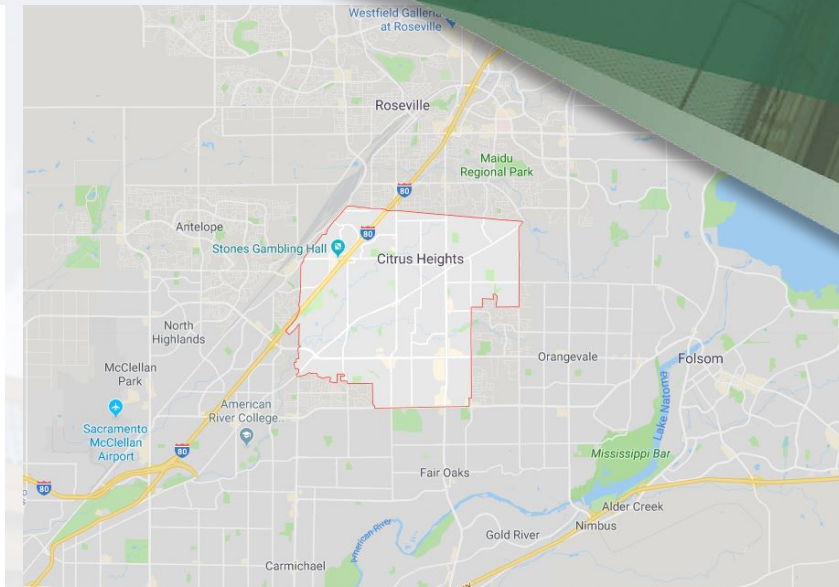
MATERIAL LEGEND

	STUCCO 3/8" CEMENT PLASTER STUCCO SYSTEM
	STL-1 STEEL AWNING OR CANOPY/TRELLIS
	MIL-1 METAL FASCIA AND FLASHING
	MIL-2 METAL PARAPET OR WALL COPING
	MIL-3 METAL SIDING
	STONE CORONADO STONE PRODUCTS, PRO-LEDGE, GREY QUARTZITE, DRY STACK
	CONC-1 3" PRE-CAST CONCRETE CAP
	CONC-2 4" PRE-CAST CONCRETE CAP

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EXECUTIVE SUMMARY

7056 Sunrise Blvd.



OFFERING SUMMARY

Available SF: ±5,359 SF

Lease Rate: \$3.25/SF
NNN (Est. \$0.80/SF)

Lot Size: 1.07 Acres

Building Size: ±7,559 SF

Zoning: SC

Market: Citrus Heights

PROPERTY OVERVIEW

Rent per Built-to-Suit up ±7,559 SF

PROPERTY HIGHLIGHTS

- Signalized intersection
- AADT 34,614
- Attached to anchored retail center with Food Maxx, Dollar Tree & Planet Fitness
- Dense Residential
- Located on Sunrise Boulevard, one of the busiest thoroughfares in Citrus Heights

POPULATION

Total population

Median age

Median age (Male)

Median age (Female)

HOUSEHOLDS & INCOME

Total households

of persons per HH

Average HH income

Average house value

1 MILE

17,847

34.3

33.3

35.8

1 MILE

6,781

2.6

\$64,823

\$334,442

2 MILES

67,139

36.6

35.5

38.3

2 MILES

26,293

2.6

\$66,818

\$327,369

3 MILES

137,745

39.0

37.2

40.9

3 MILES

54,222

2.5

\$70,906

\$327,133

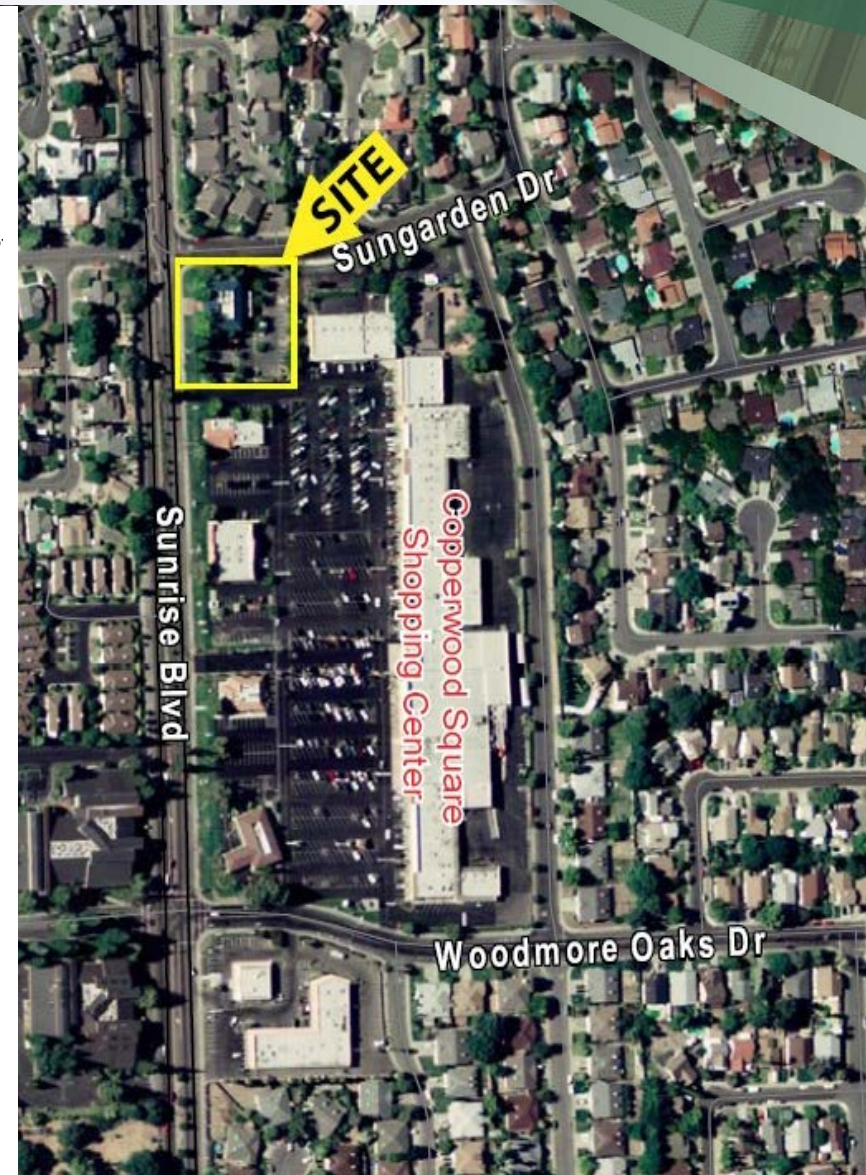
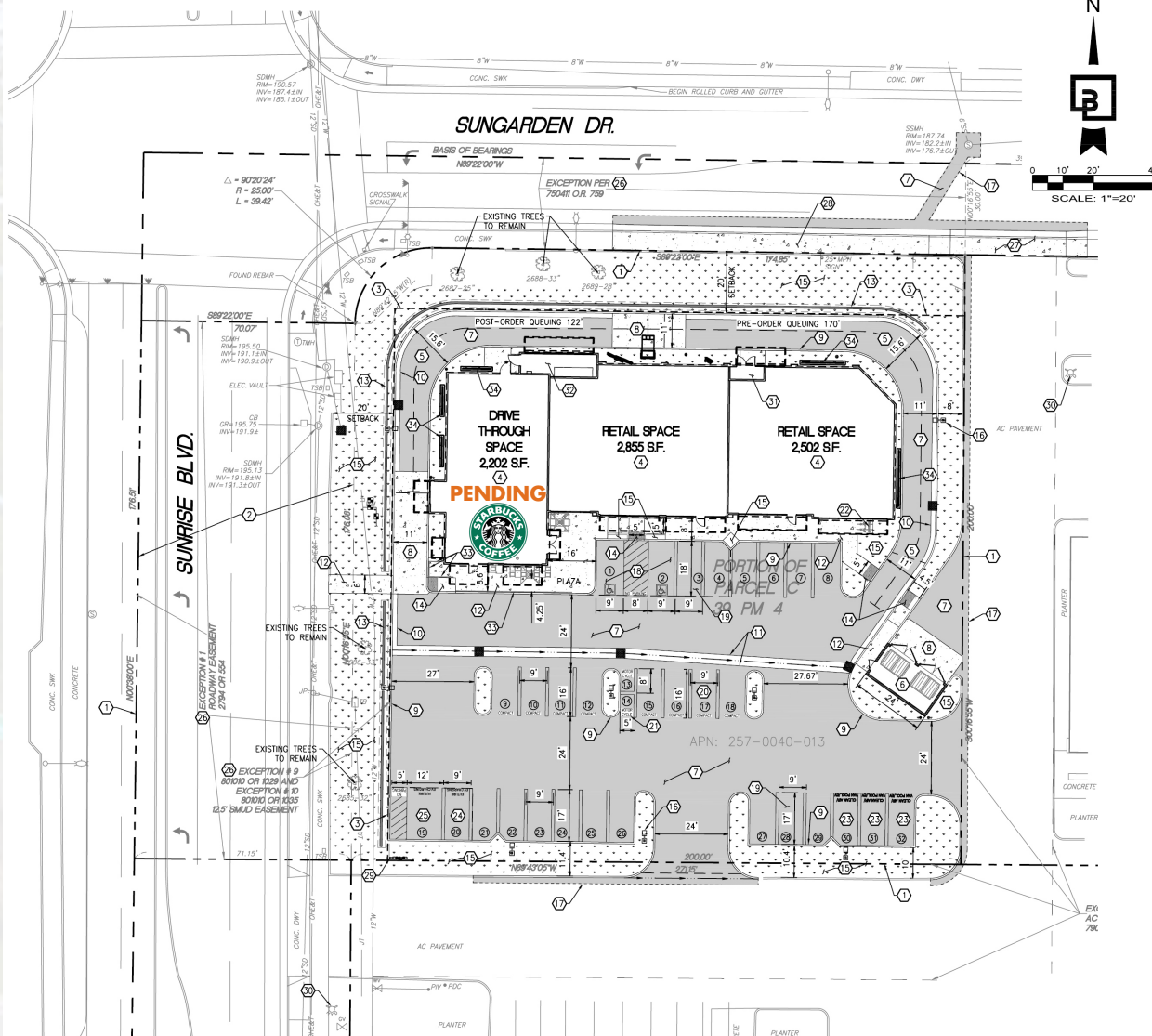
* Demographic data derived from 2010 US Census

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ADDITIONAL PHOTOS

7056 Sunrise Blvd.

PRELIMINARY SITE PLAN



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RETAILER MAP

7056 Sunrise Blvd.



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