

Sunrise Village

5425 Sunrise Boulevard, Citrus Heights, CA 95610



Demographics

	1-Mile	3-Mile	5-Mile
Population	15,849	133,214	321,091
Households	6,581	53,543	124,489
Avg HH Income	\$110,917	\$121,265	\$115,405

Source: Esri, 2025

Property Highlights

175,084 Gross Leasable Area

14.84 Total Acres

321,091 5 Mile Population

- Benefits from its location at the northwest corner of Madison Avenue and Sunrise Boulevard, one of the busiest thoroughfares in the trade area.
- Enjoys ease of access with eleven entrances and ample parking.
- Draws from 124,000 households within a 5-mile radius with household incomes of \$121,000 within a 3-mile radius.
- Shopping center redevelopment coming soon.
- Join City Sports Club and brand new (expanded) Jo-Ann Fabric and Crafts.

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Current Tenants

3	Little Caesars Pizza	1,400 SF	52	Wienerschnitzel	1,600 SF
7	Nothing Bundt Cakes	2,030 SF	54	The Habit Burger Grill	2,200 SF
12	Fine Wine and Spirits	2,000 SF	55	Sourdough & Co.	1,206 SF
17	Sierra Laundry	1,800 SF	56	Pinkberry	1,600 SF
22	Vision Center	3,595 SF	57	Teriyaki To Go	1,000 SF
32	Club Studio Fitness	36,152 SF	60	Firehouse Subs	2,144 SF
34	Amazon Fresh	38,011 SF	62	Juice Time	1,078 SF
40	Jo-Ann Fabrics and Crafts	27,150 SF	63	Starbucks Coffee	2,212 SF
50	Olive Garden	8,593 SF			

Available/Coming Soon

5	Available	1,470 SF
10	Available	1,000 SF
14	Available	7,334 SF
18	Available	1,200 SF
19	Available	1,535 SF
20	Available	2,060 SF
48	Available	5,274 SF