

# Sunrise Village

5425 Sunrise Boulevard, Citrus Heights, CA 95610



## Property Highlights

175,084 Gross Leasable Area

14.84 Total Acres

322,322 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 12,000 households within a 5-mile radius with household incomes of \$12,000 within a 3-mile radius.

## Demographics

|               | 1-Mile    | 3-Mile    | 5-Mile    |
|---------------|-----------|-----------|-----------|
| Population    | 16,430    | 132,578   | 322,322   |
| Households    | 6,848     | 53,634    | 125,467   |
| Avg HH Income | \$108,323 | \$120,427 | \$115,536 |

Source: Esri, 2026

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## Current Tenants

|    |                       |           |    |                        |          |
|----|-----------------------|-----------|----|------------------------|----------|
| 3  | Little Caesars Pizza  | 1,400 SF  | 50 | Olive Garden           | 8,593 SF |
| 7  | Nothing Bundt Cakes   | 2,030 SF  | 52 | Wienerschnitzel        | 1,600 SF |
| 12 | Fine Wine and Spirits | 2,000 SF  | 54 | The Habit Burger Grill | 2,200 SF |
| 14 | My Salon Suite        | 7,334 SF  | 55 | Sourdough & Co.        | 1,206 SF |
| 17 | Sierra Laundry        | 1,800 SF  | 56 | Pinkberry              | 1,600 SF |
| 19 | Luxury Nails          | 3,595 SF  | 57 | Teriyaki To Go         | 1,000 SF |
| 22 | Visionworks           | 3,595 SF  | 62 | Juice Time             | 1,078 SF |
| 32 | Club Studio Fitness   | 36,152 SF | 63 | Starbucks Coffee       | 2,212 SF |

## Available/Coming Soon

|    |           |           |
|----|-----------|-----------|
| 5  | Available | 1,470 SF  |
| 10 | Available | 1,000 SF  |
| 18 | Available | 1,200 SF  |
| 34 | Available | 38,011 SF |
| 40 | Available | 27,150 SF |
| 48 | Available | 5,274 SF  |
| 60 | Available | 2,144 SF  |