

Sunrise Village

5425 Sunrise Boulevard, Citrus Heights, CA 95610



Demographics

	1-Mile	3-Mile	5-Mile
Population	16,459	132,577	321,736
Households	6,917	53,923	125,695
Avg HH Income	\$107,878	\$115,238	\$109,700

Source: Esri, 2024

Property Highlights

175,084 Gross Leasable Area

14.84 Total Acres

321,736 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 125,000 households within a 5-mile radius with household incomes of \$115,000 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	48	Milano Nail Spa	5,274 SF
7	Local Kitchens	2,030 SF	50	Olive Garden	8,593 SF
12	Fine Wine and Spirits	2,000 SF	52	Wienerschnitzel	1,600 SF
17	Sierra Laundry	1,800 SF	54	The Habit Burger Grill	2,200 SF
22	Vision Center	3,595 SF	55	Sourdough & Co.	1,206 SF
27	Rite Aid (N.A.P.)	21,440 SF	56	Pinkberry	1,600 SF
32	Club Studio Fitness	36,152 SF	57	Teriyaki To Go	1,000 SF
34	Grocer Coming Soon	38,011 SF	60	Firehouse Subs	2,144 SF
40	Jo-Ann Fabrics and Crafts	27,150 SF	63	Starbucks Coffee	2,212 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
62	Available	1,078 SF