

# Sunrise Village

5425 Sunrise Boulevard, Citrus Heights, CA 95610



## Property Highlights

155,269 Gross Leasable Area

15.14 Total Acres

319,622 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 \$93,000 within a 3-mile radius.
- Shopping center redevelopment coming soon.
- Join City Sports Club and brand new (expanded) Jo-Ann Fabric and Crafts.

## Demographics

	1-Mile	3-Mile	5-Mile
Population	16,068	132,104	319,622
Households	6,807	52,687	124,331
Avg HH Income	\$87,831	\$93,487	\$89,605

Source: Esri, 2019

# Sunrise Village

5425 Sunrise Boulevard, Citrus Heights, CA 95610



# Sunrise Village

5425 Sunrise Boulevard, Citrus Heights, CA 95610

## Current Tenants

1D	Proposed Coffee	2,216 SF	40	Jo-Ann Fabrics and Crafts	28,400 SF
3	Little Caesars Pizza	1,400 SF	50	Olive Garden	8,593 SF
12	Fine Wine and Spirits	2,000 SF	52	Wienerschnitzel	1,600 SF
17	Sierra Laundry	1,750 SF	54	The Habit Burger Grill	2,200 SF
27	Rite Aid		55	Sourdough & Co.	1,200 SF
34	City Sports Club	52,980 SF	57	Teriyaki To Go	1,000 SF

## Available/Coming Soon

1A	Available	1,067 SF
1B	Available	1,100 SF
1C	Available	1,100 SF
5	Available	1,750 SF
7	Available	1,750 SF
10	Available	1,000 SF
14	Available	7,334 SF
18	Available	2,737 SF
20	Available	5,653 SF
32	Available	21,532 SF
48	Available	5,274 SF
56	Available	1,600 SF