

SUMMERHILLS PLAZA | SPA
7835 LICHEN DR
CITRUS HEIGHTS, CA

FOR LEASE
1,961 SF MASSAGE/TANNING SUITE

ETHAN CONRAD
PROPERTIES INC.

LEASES SIGNED!

T E S L A

SUPERCHARGER

NOW REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Race Merritt
DRE: #01700659
race@ethanconradprop.com

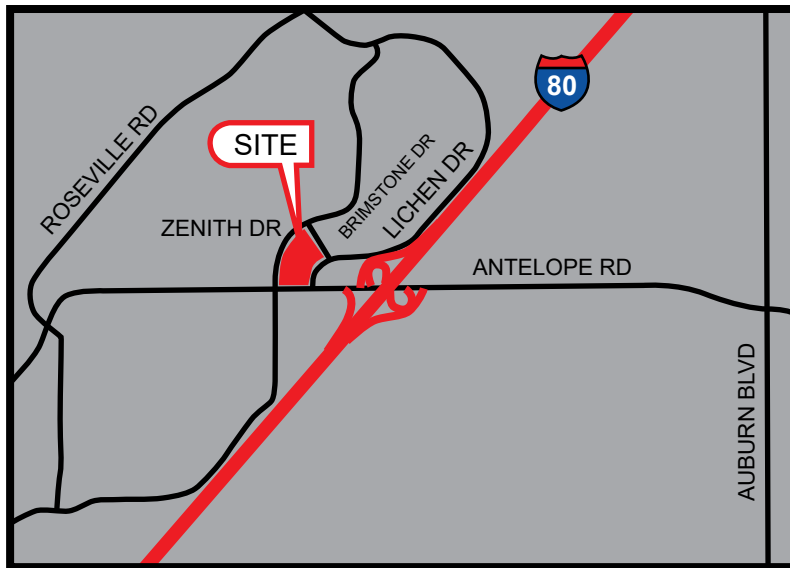
Ravjeet Basi
DRE: #02087094
basi@ethanconradprop.com

916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Massage or tanning salon suite available
- Direct access to I-80 at Antelope Rd
- Excellent exposure on Antelope Rd with multiple ingress and egress from multiple streets
- Monument signage available
- Abundant parking
- Strong daytime and residential population
- EVgo fast charging stations and Tesla Superchargers

**PROPERTY DETAILS:**

Summerhills Plaza is a ±108,081 SF grocery anchored shopping center located at the intersection directly off I-80 at Antelope Rd. Anchored by a high performing Raley's Supermarket with strong sales. The center also benefits from a new Dutch Bros coffee drive-thru which brings consistent traffic counts. Watermill Express water & ice kiosk on-site.

Other tenants include: Dollar Tree, O'Reilly Auto Parts, Great Clips, Wendy's, USPS, and Round Table Pizza.

Neighboring national tenants include: McDonald's, Carl's Jr, Taco Bell, Popeye's, Quick Quack Car Wash, and more.

LEASE RATE:

Suite 7835: 1,961 SF \$3,432.00 (\$1.75 PSF, NNN)

NNN costs are approximately \$0.43 PSF.

DEMOGRAPHICS:

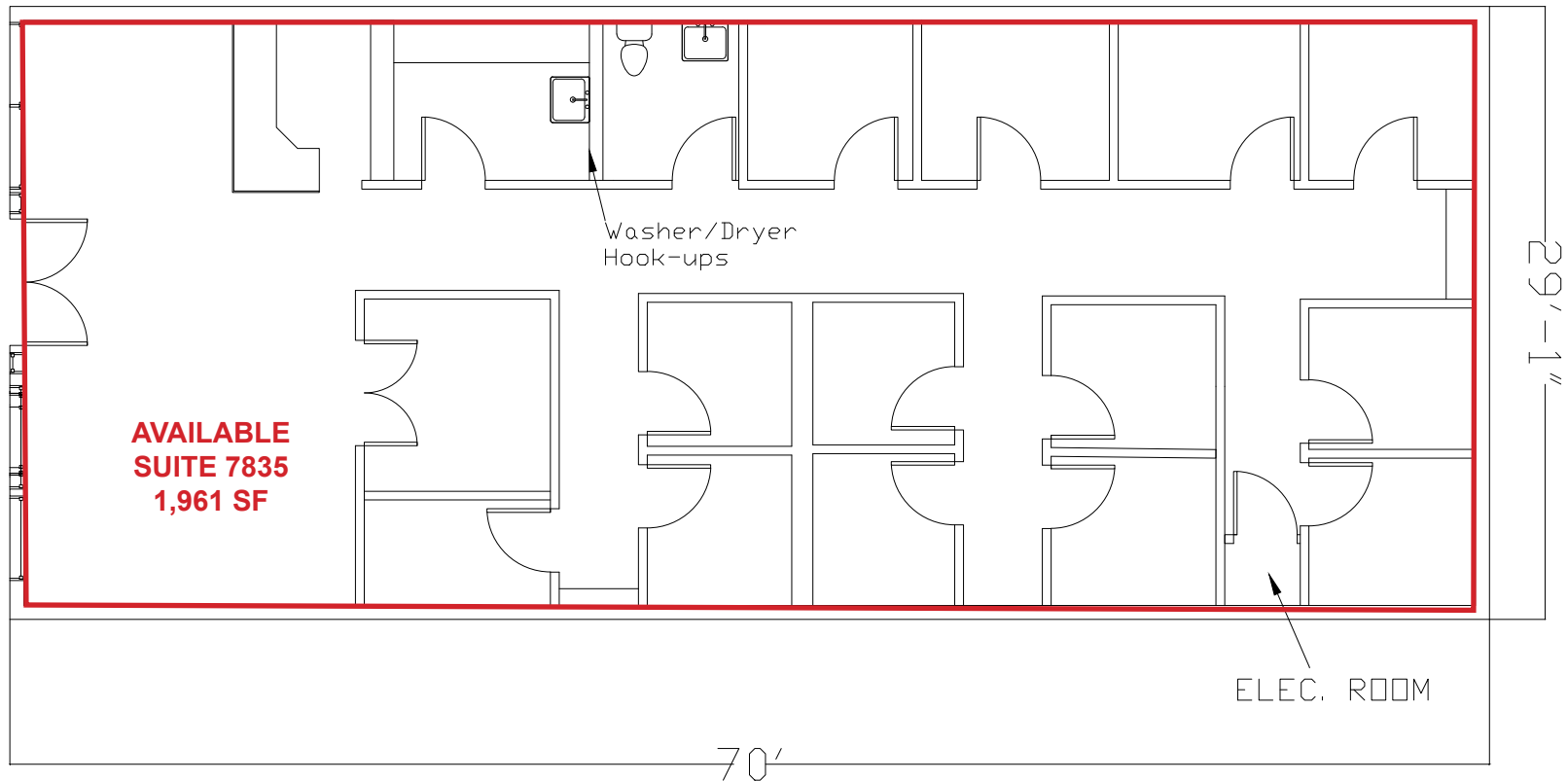
	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	16,121	158,489	389,610
2025 Average HH Income:	\$105,638	\$110,057	\$119,387
Traffic Count Antelope Rd @ Lichen Dr:		44,973	

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
7835	1,961	\$1.75 PSF, NNN	\$3,432.00
NNN costs are approximately \$0.43 PSF.			

[VIEW VIRTUAL TOUR](#)

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

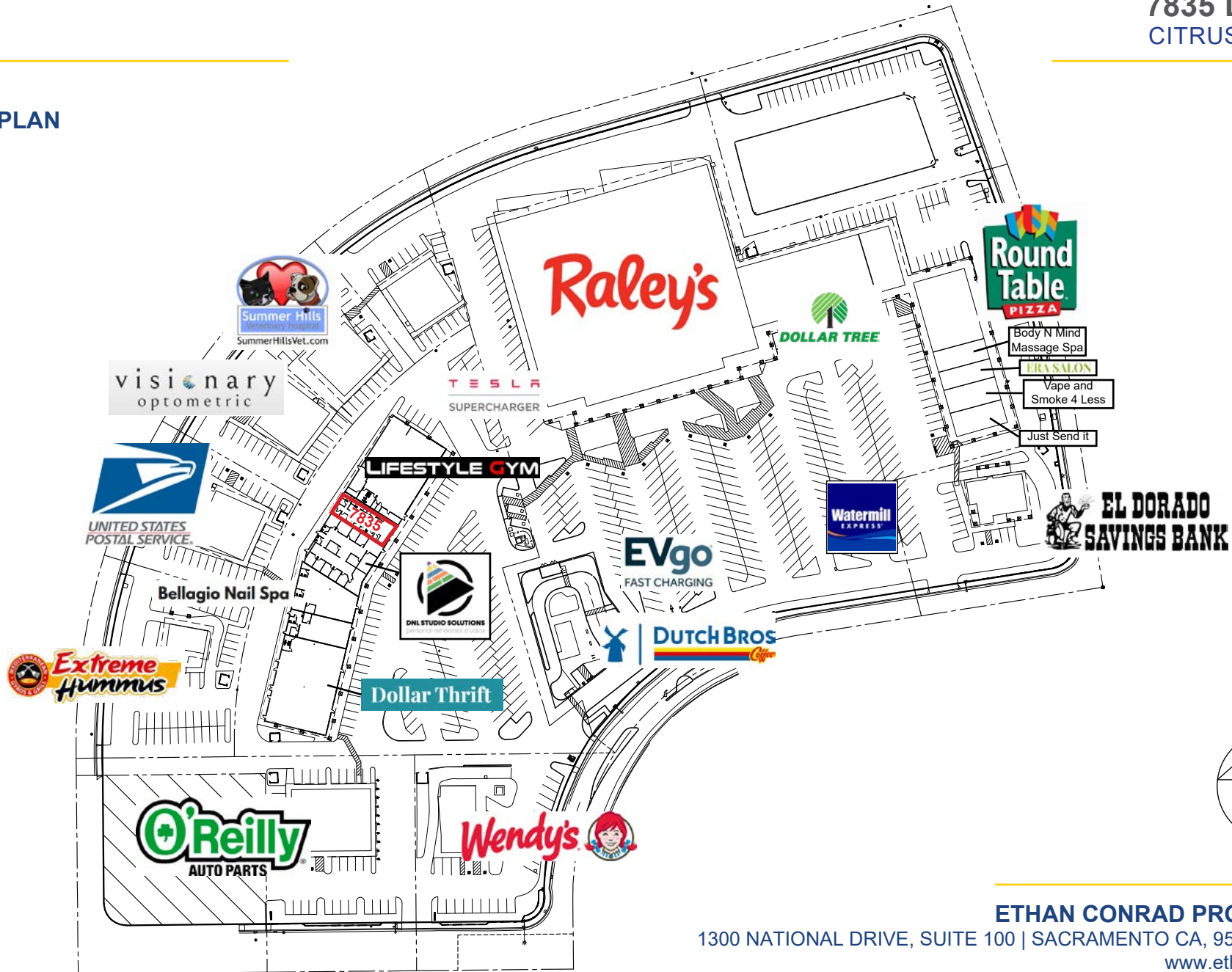
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

SUMMERHILLS PLAZA | SPA
7835 LICHEN DR
CITRUS HEIGHTS, CA

SITE PLAN

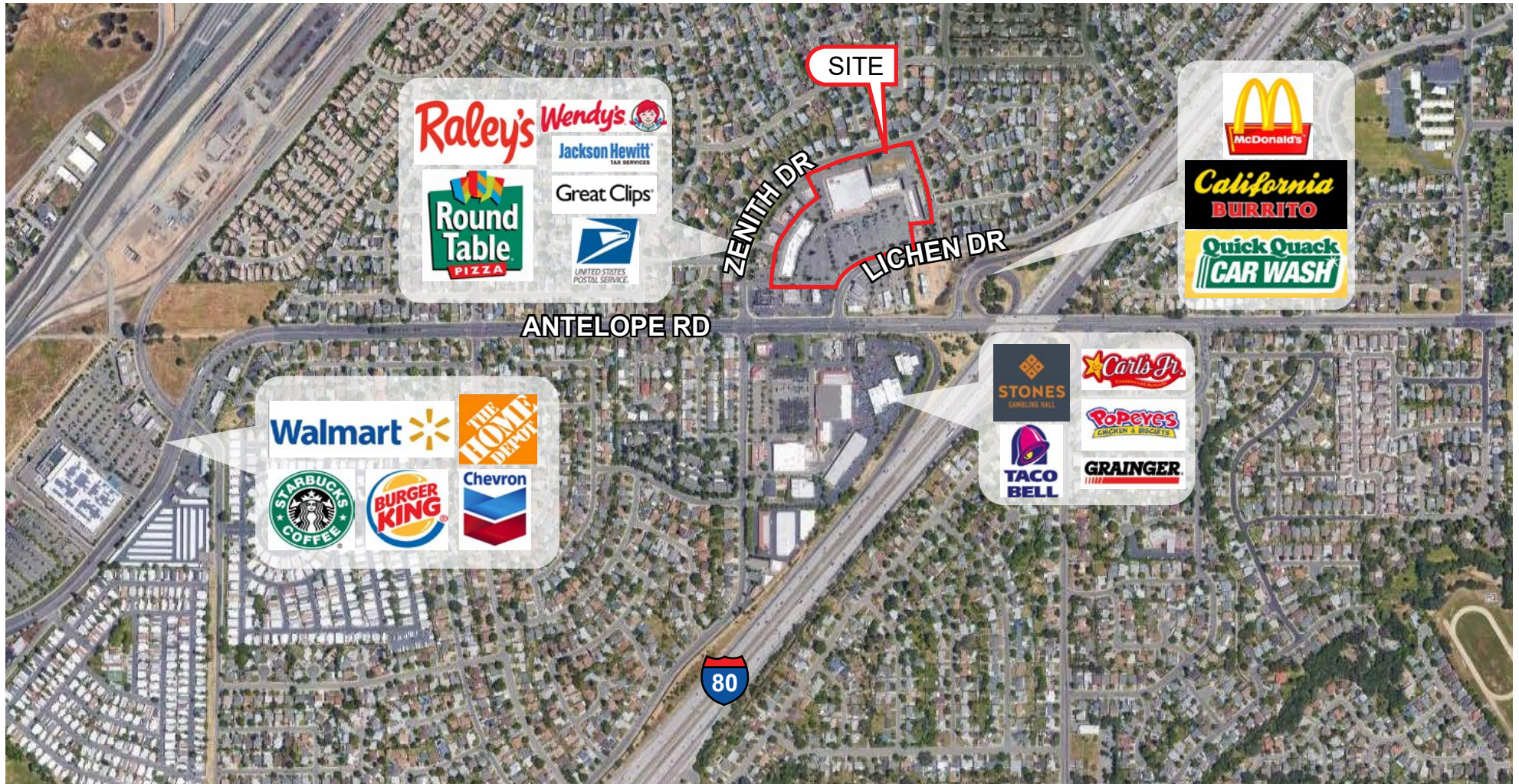


ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

SUMMERHILLS PLAZA | SPA
7835 LICHEN DR
CITRUS HEIGHTS, CA



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.