

The
VOLLMAN
COMPANY

License #02091276



Contact Listing Agent

Contact John Gelonek for details on this investment.



5510 Birdcage Street, Citrus Heights, CA



(916) 531-0435



Jgelonek@TheVollmanCompany.com



John Gelonek
DRE # 02122163

Turn-Key Investment
\$1,485,000
100% Leased

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**Turn-Key
Investment:
Premier
Renovated Office
with Immediate
Occupancy**

Modernized Interiors

5510 Birdcage Street offers a premier turn-key acquisition in Citrus Heights. A recent full interior renovation provides high-quality, move-in-ready suites with modern finishes and zero deferred maintenance.

Asset Stability

The property features fully modernized interiors and separate electrical pass-throughs, ensuring immediate tenant satisfaction. With high-quality finishes and efficient suite layouts, the asset is positioned as a premier turn-key professional office.

Operating Expenses

Operating expenditures are maintained at a highly efficient \$0.29-\$0.40 PSF/mo. This lean overhead structure, combined with the recent modernization, ensures minimal maintenance and reliable performance in a supply-constrained market.



Property Overview

Constructed in 1980, this 10,104 SF building sits on 0.88 acres. It offers highly desirable, versatile small-suite configurations in a prime location adjacent to major retail and dense residential neighborhoods.

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Property Details

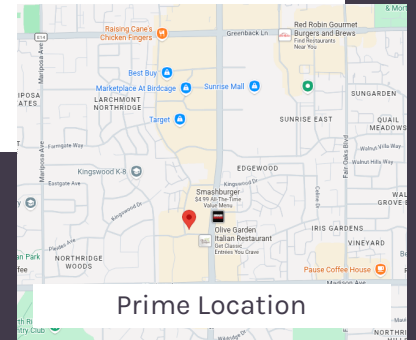
- 1 **Asking Price:** \$1,485,000
- 2 **Building Size:** 10,104 SF
- 3 **Lot Size:** 0.88 Acres
- 4 **Zoning:** BP (Business Prof.)
- 5 **APN:** 233-0680-023-0000



Suburban Office



Renovated Suites



Prime Location

Residential Conversion Upside

The versatile small-suite layout and prime location make the property particularly well suited for residential conversion with proper approvals — adding significant future value beyond current office use.

Financial Performance Summary



ANNUAL GROSS INCOME

\$150,840

ANNUAL OPERATING EXPENSES

\$38,180 (25.3%)

NET OPERATING INCOME (NOI)

\$112,660

Detailed rent roll, lease abstracts, and tenant financial statements are available upon request in the full due diligence package.

CAP RATE

7.59%

Expense Breakdown

Expense Category	Annualized (\$)
Property Insurance	\$4,529
Taxes	\$15,335
Repairs and Maintenance	\$4,345
Utilities	\$13,971
Total	\$38,180

SUNRISE MARKETPLACE BUSINESS DISTRICT

What Ownership in This Zone Delivers

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5510 Birdcage Street sits inside the Sunrise MarketPlace Property & Business Improvement District (PBID) — Citrus Heights' premier commercial corridor along Sunrise Boulevard and Greenback Lane. Formed in 1999 and renewed for a new 10-year term beginning 2025, the District is funded and governed by local property owners to create a stronger, more attractive, and more valuable business environment.

What comes with ownership in the District

Collective Marketing & Branding

District-wide advertising, social media promotion, directory presence, and branded streetscape elements (banners, gateway signs, holiday décor) that drive customer traffic to the entire corridor — including your property.

Special Events That Generate Foot Traffic

Signature community events (Halloween Harvest Festival, Magical Moments Laser Light Show & Night Market, and others) that bring thousands of visitors into the District each year.

Streetscape & Public Realm Improvements

Ongoing investment in landscaping, medians, lighting, and public-area enhancements that improve the overall appearance and competitiveness of the location.

Advocacy & Economic Development

A dedicated owners' association that works with the City of Citrus Heights on zoning, permitting, safety, and policy issues that support property values and tenant success.

Professional Management of the District

Coordinated efforts with the City and local police to maintain a safe, clean, and business-friendly environment.

Contact John Gelonek for full due diligence package, lease comps, and tenant financials.

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Strong Demand for Small Business Space

~87,000

POPULATION

\$91,000

MEDIAN HH INCOME

6.8%

POVERTY RATE

Citrus Heights is a stable suburban community with solid middle-market income levels and a notably low poverty rate. Dense surrounding residential neighborhoods and major retail corridors generate consistent demand for local professional services.

Strong local employment in healthcare, retail, and professional services further supports small office users seeking affordable, accessible space close to their customer base.

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