



Colliers

For Sale

6060 Sunrise Vista, Citrus Heights, CA
±101,000 SF on ±6 Acres
Investment or Redevelopment Opportunity

Eric Ortiz

Executive Vice President
+1 916 563 3095
eric.ortiz@colliers.com
CA Lic. 01821549

Curt Allen

Associate Vice President
+1 916 563 3019
curt.allen@colliers.com
CA Lic. 01959536



Property Summary

6060 Sunrise Vista Drive presents a rare opportunity to acquire a prominent office property in the heart of Citrus Heights, California. Situated on 6.08 acres, the site is improved with a 101,000 square foot, three-story office building, offering substantial space for professional and medical users.

Strategically positioned, the property directly neighbors Sunrise Mall, Sunrise MarketPlace, and the planned Sunrise Tomorrow master redevelopment, a transformative mixed-use vision for the area that will bring new housing, retail, dining, entertainment, and community amenities. This adjacency enhances the site's long-term value and positions it as a key infill opportunity within a rapidly evolving district.

Beyond its current office use, the site represents an ideal infill redevelopment opportunity. With a base density of 20 dwelling units per acre, the property can support significant residential development. Depending on applicable state or local housing policies, bonus density incentives may be available, further enhancing the feasibility of a mixed-use or residential project.

Property Highlights

- Frontage on Fair Oaks Blvd. & Sunrise Vista Drive
- Centralized location. Close proximity to restaurants, shopping and schools
- The property is zoned BP under the City of Citrus Heights Zoning Code for professional, administrative, and business service uses

Contact Broker for Price



Investment or Redevelopment Opportunity

Prime Location: Adjacent to Sunrise Mall, Sunrise MarketPlace, and the future Sunrise Tomorrow master redevelopment, offering unmatched synergy with a major regional revitalization effort.

Flexible Zoning: BP zoning allows for a variety of professional and institutional uses, while also supporting residential redevelopment.

Infill Redevelopment Site: The acreage and density allowance makes this property a prime candidate for residential or mixed-use infill development, with a base of 20 dwelling units per acre.

Large Footprint: The expansive building and acreage provide adaptability for single-tenant headquarters, multi-tenant office use, or redevelopment opportunities.

Growth Potential: Citrus Heights continues to evolve as a dynamic suburban market within the Sacramento metropolitan area, offering strong demand drivers for professional and residential uses.

Zoning & Land Use

The property is zoned BP (Business Professional) under the City of Citrus Heights Zoning Code. This designation is intended to accommodate a wide range of professional, administrative, and business service uses.

Permitted Uses: As outlined in Zoning Code Section 106.26.030 (beginning on p. 2-19), allowable uses include professional offices, medical and dental facilities, financial institutions, and other business-support services.



[Click here for Citrus Heights City Zoning](#)



[Click here for Sunrise Tomorrow Redevelopment Brochure](#)

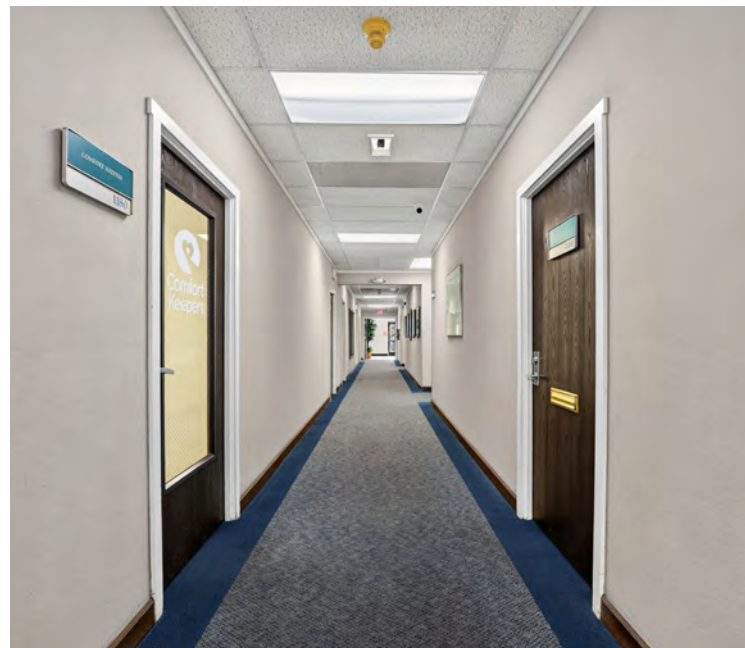
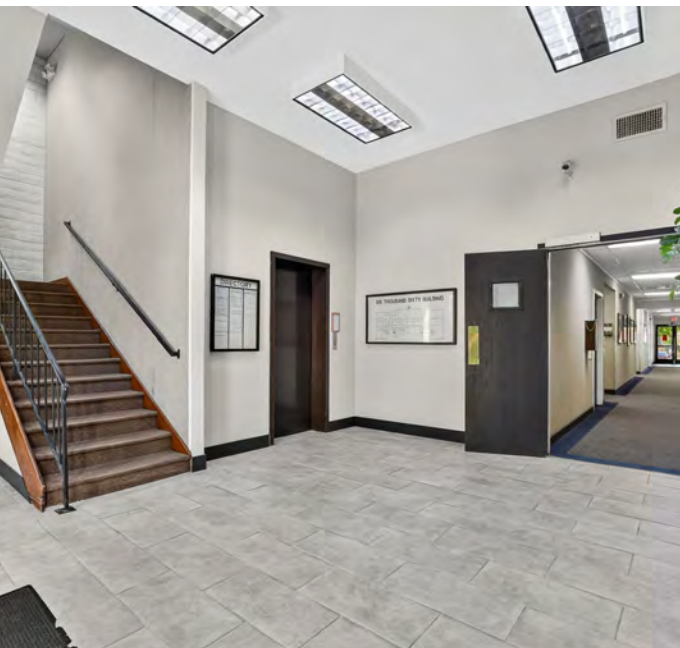
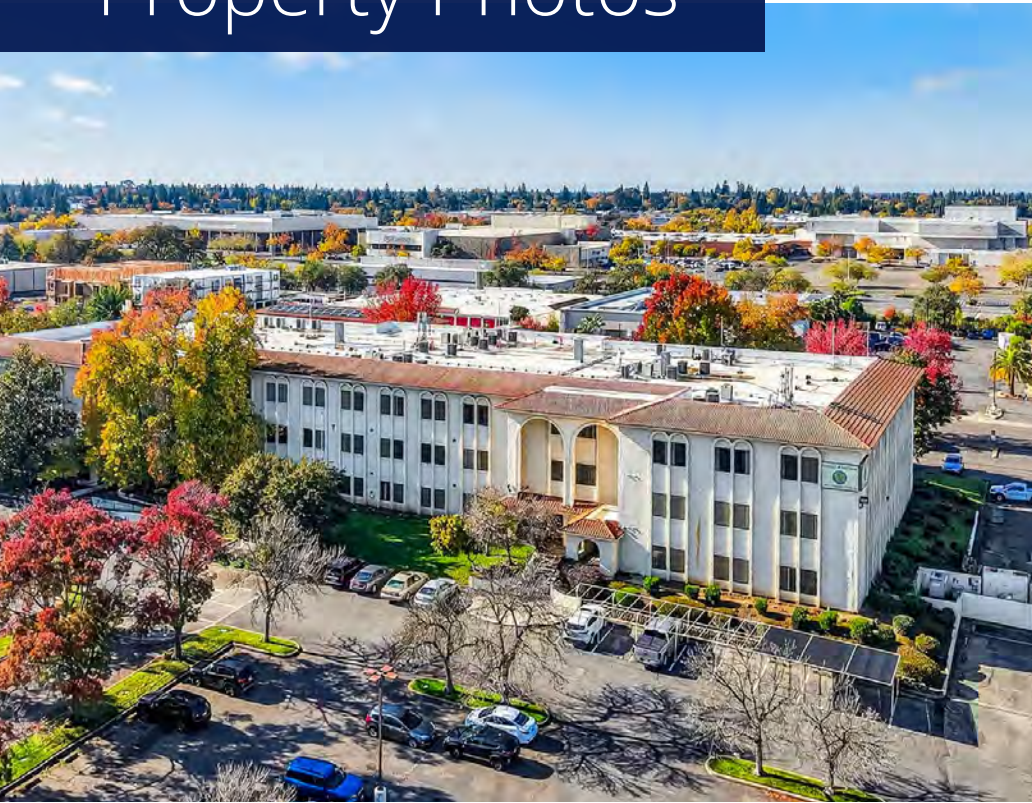
Property Photo



**"SUNRISE
TOMORROW"
REDEVELOPMENT**

**SUNRISE
MARKET PLACE**

Property Photos





Property Photos

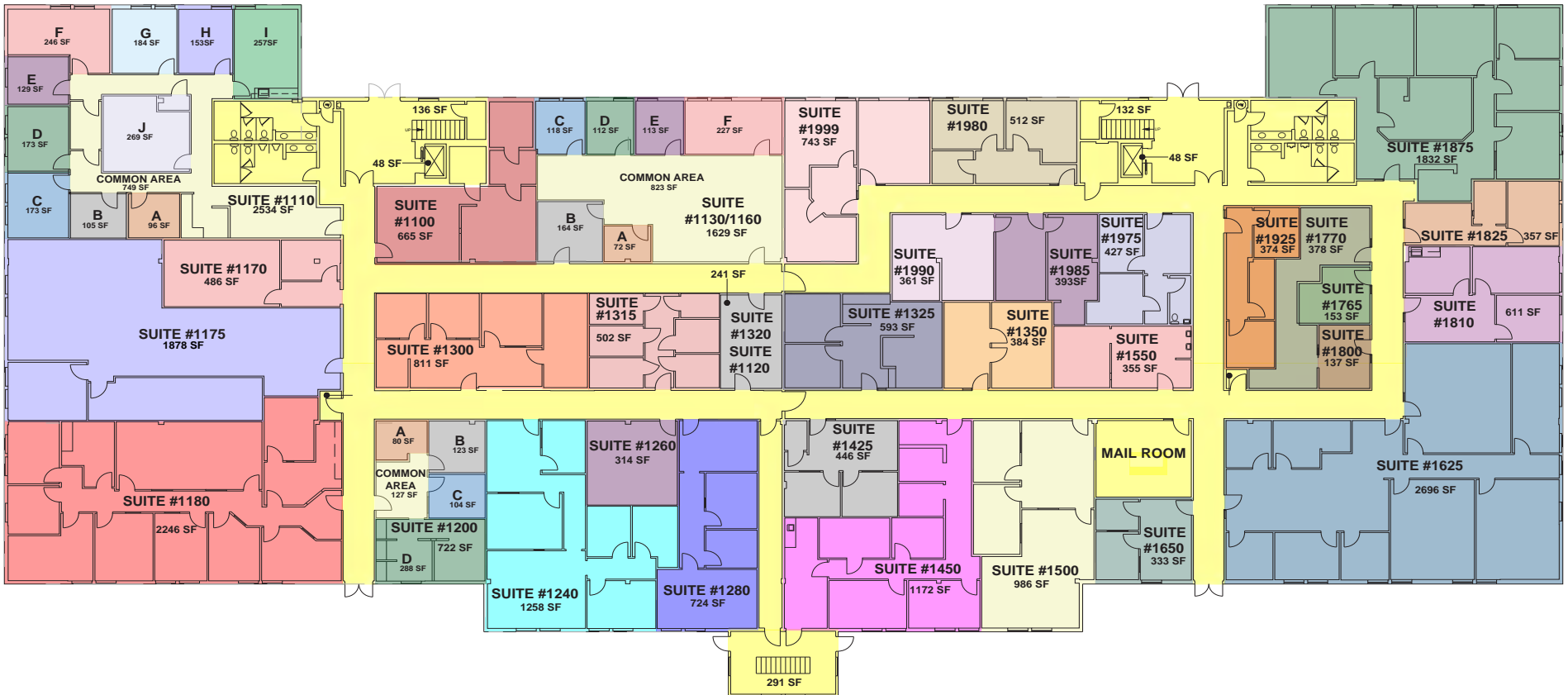


Property Photo



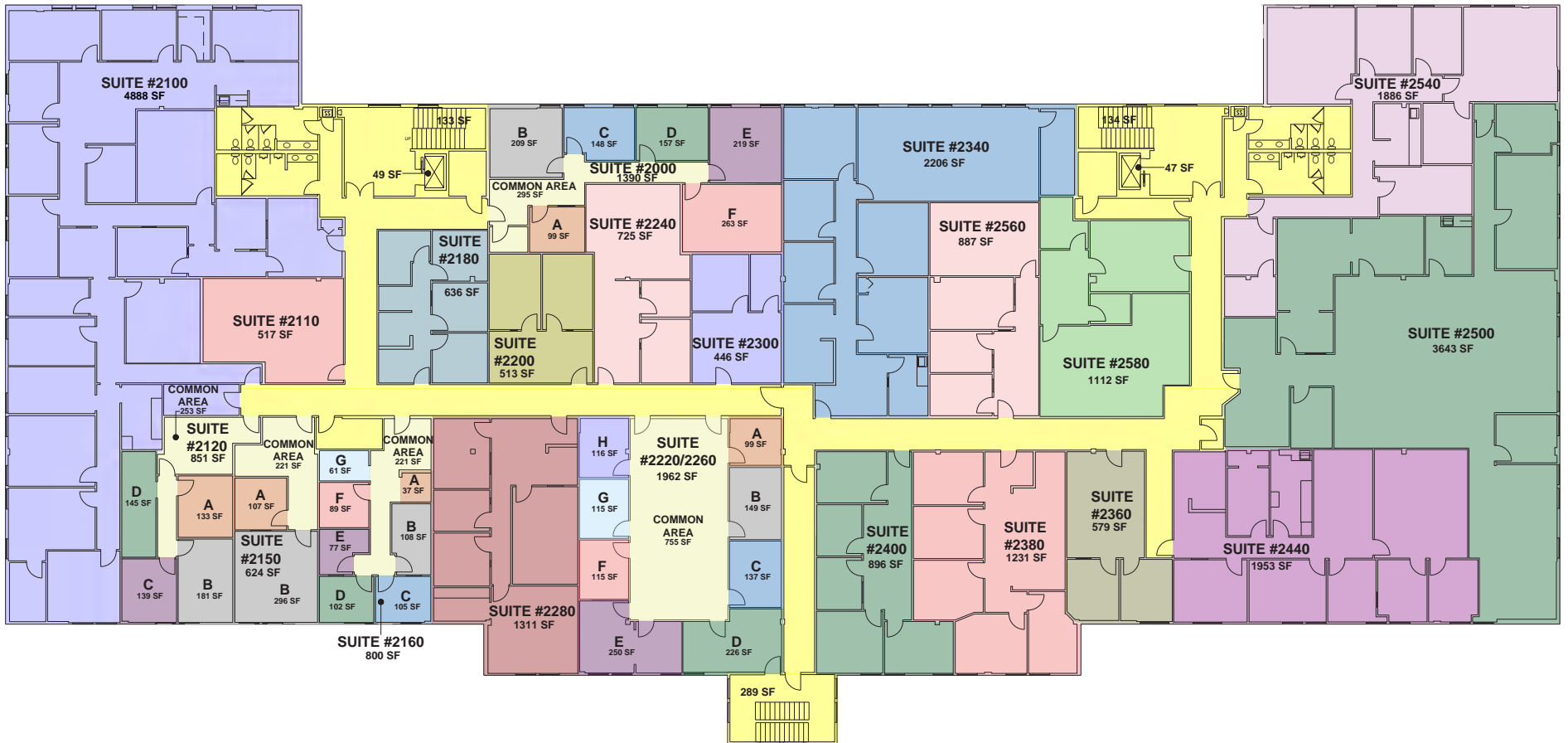
Floor Plans

First Floor | ±33,788 SF



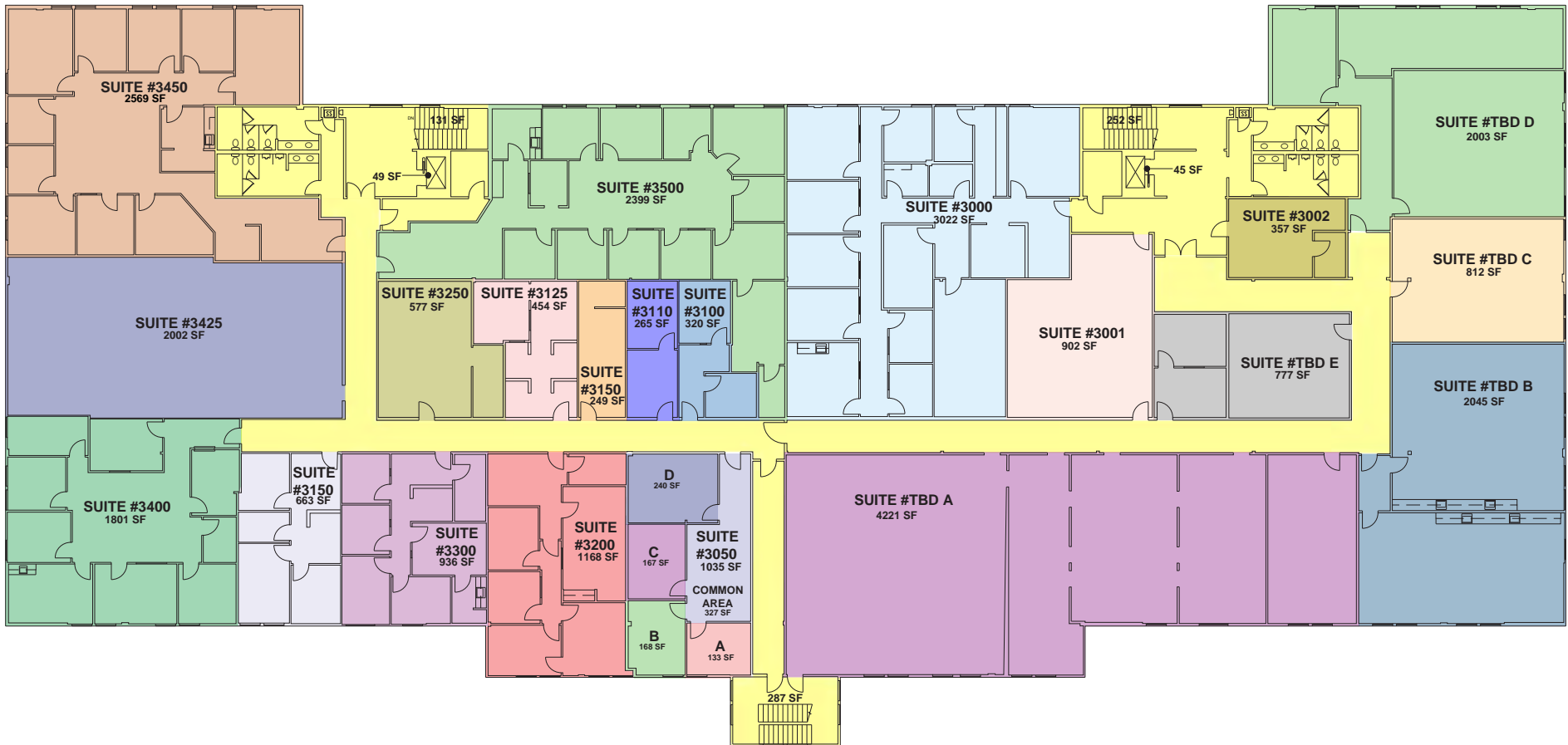
Floor Plans

Second Floor | ±33,788 SF



Floor Plans

Third Floor | ±33,788 SF



Location



Sunrise Market Place

Greenback Lane

SITE

Birdcage Street

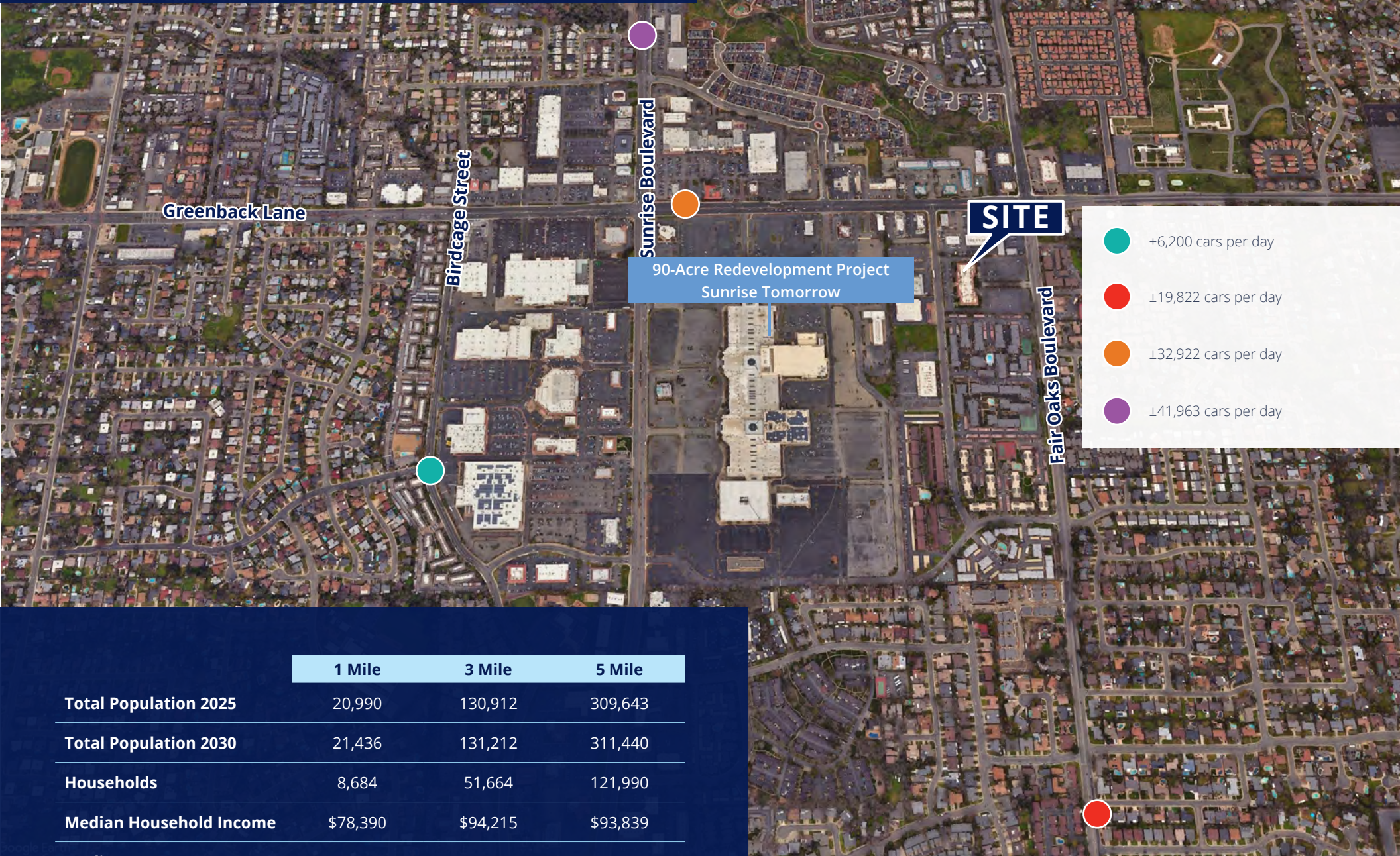
Sunrise Boulevard

Fair Oaks Boulevard



90-Acre
Redevelopment Project

Demographics Overview



90-Acre Redevelopment Project
Sunrise Tomorrow

SITE

- ±6,200 cars per day
- ±19,822 cars per day
- ±32,922 cars per day
- ±41,963 cars per day

	1 Mile	3 Mile	5 Mile
Total Population 2025	20,990	130,912	309,643
Total Population 2030	21,436	131,212	311,440
Households	8,684	51,664	121,990
Median Household Income	\$78,390	\$94,215	\$93,839
Median Age	37	42	42

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