

**FOR
LEASE**

7601 SUNRISE BLVD
CITRUS HEIGHTS, CA

±1,200 - 3,360 SF OF RETAIL SPACE AVAILABLE



**3D Tour
Click Here**



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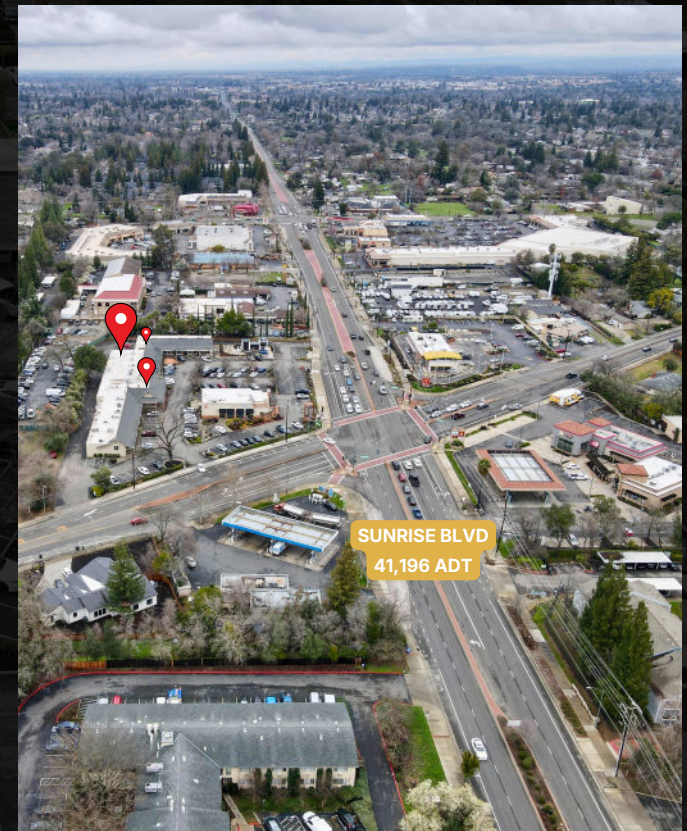
ROME
REAL ESTATE GROUP

CITRUS HEIGHTS PLAZA

SUITE	SIZE	LEASE RATE	SPACE NOTES
6	±1,400	\$1.60 PSF,NNN	RETAIL SUITE WITH OPEN FLOOR PLAN
11	±3,360	\$1.25 PSF,NNN	RETAIL SUITE WITH OPEN FLOOR PLAN AND TWO (2) RESTROOMS. LARGE GLASS LINE
11A	±1,200	\$1.15 PSF,NNN	PET GROOMING SPACE. AVAILABLE 9/1/26

PROPERTY HIGHLIGHTS:

- **Prime Location:** High-exposure spot at Sunrise Blvd & Old Auburn Blvd intersection
- **Easy Highway Access:** Quick connections to I-80 and Sunrise Blvd
- **High-Density Area:** Surrounded by thriving residential and commercial communities
- **Ample Parking:** 4.50/1,000 SF ratio ensures visitor and employee convenience
- **Prominent Signage:** Monument signage maximizes visibility on Sunrise Blvd
- **Strong Tenant Mix:** Includes groceries, banking, coffee, and daily essentials



PROPERTY ZONING
SC
SACRAMENTO
COUNTY



AMPLE
PARKING
4.50 SPACES/1,000 SF



AVERAGE
\$\$100,856
WITHIN 1 MILE
HOUSEHOLD INCOME



STRONG TRAFFIC COUNTS
SUNRISE BLVD: 41,196 ADT
OLD AUBURN RD: 18,724 ADT

FLOOR PLAN

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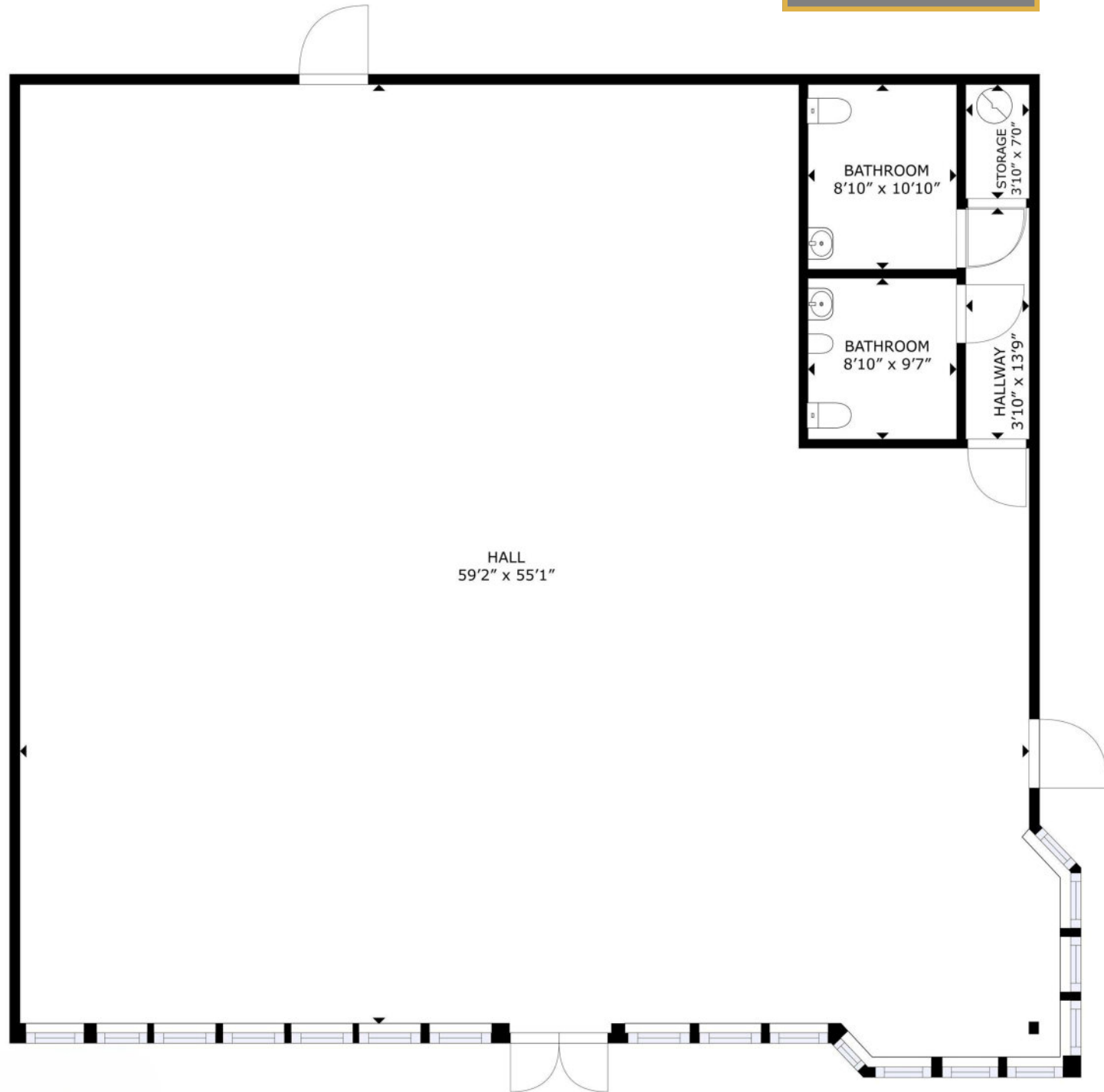
Suite 11*

Size: ±3,360 RSF

Base Rent: \$1.25 PSF, NNN

NNN Costs: \$0.50 PSF

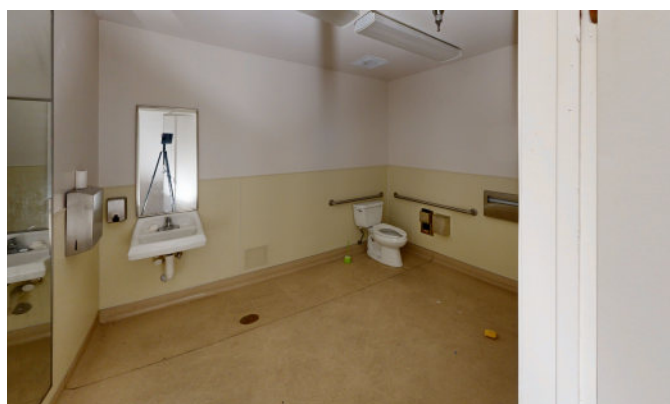
***SUITE IS OCCUPIED AND
IS AVAILABLE WITH 30
DAYS' NOTICE***



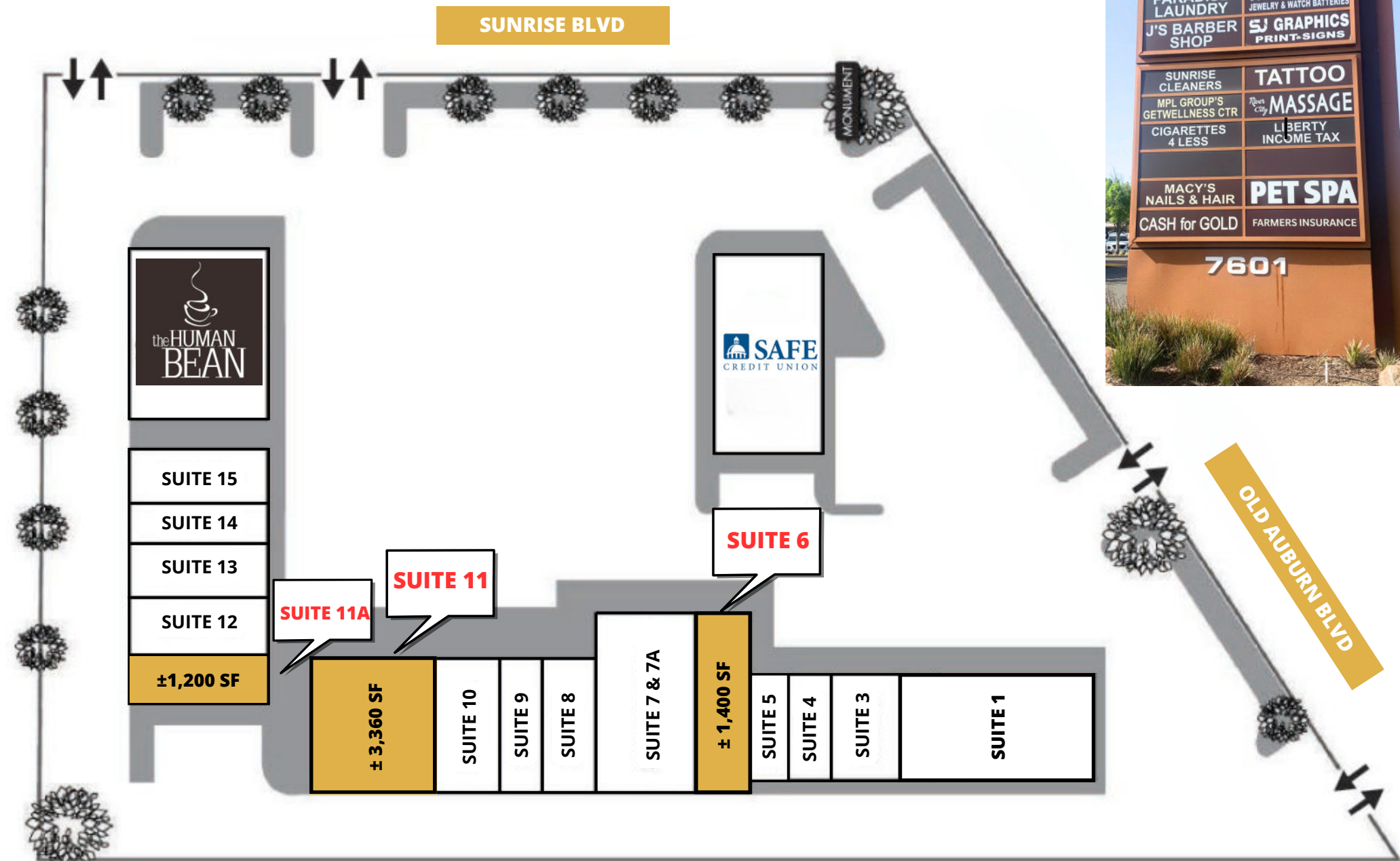


3D Tour
Click Here 

INTERIOR PHOTOS

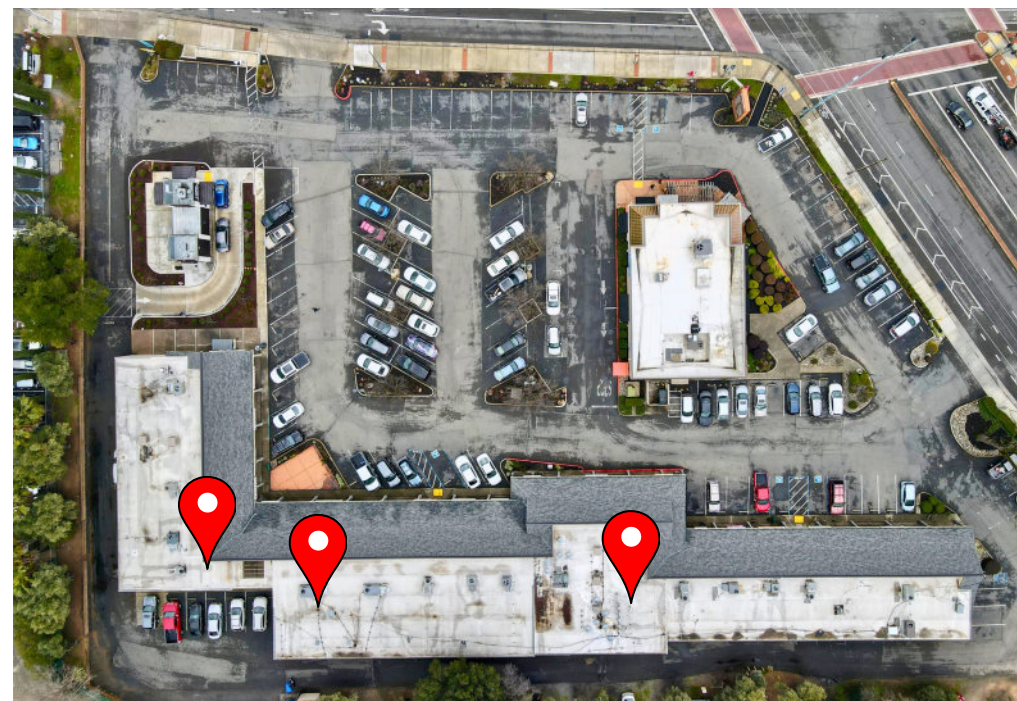


SITE PLAN





EXTERIOR PHOTOS





TACO BELL
BURGER KING
IN-SHAPE
FAMILY FITNESS
Walgreens
ROUND TABLE
PIZZA ROYALTY
Leatherby's
Family Creamery
Jack
in the box
MOUNTAIN MIKE'S
PIZZA
Pizza the way it oughta be!

SUNRISE BLVD

PROPERTY
LOCATION

MADISON AVE

AUBURN BLVD

SAN JUAN AVE

Sam's
CLUB
KOHL'S
ROSS
DRESS FOR LESS
Burlington

CHUCK E. CHEESE'S
BIG 5
SPORTING GOODS
Firestone

Raley's
planet fitness
T Mobile
Donation Center

Party City
SPROUTS
FARMERS MARKET
PIZZA HUT
THE BEACH HUT
DELI
RITE AID
Marshalls
Staples

GREENBACK LN

TARGET
OLD NAVY
LOWE'S
Walmart+
BEST BUY
HOBBY LOBBY

Sunrise
MALL
JCPenney
macy's

DEMOGRAPHIC SUMMARY REPORT

7601 SUNRISE BLVD., CITRUS HEIGHTS, CA 95610



POPULATION 2024 ESTIMATE

1-MILE RADIUS	17,175
5-MILE RADIUS	334,218
10-MILE RADIUS	875,712

POPULATION 2029 PROJECTION

1-MILE RADIUS	17,197
5-MILE RADIUS	341,185
10-MILE RADIUS	899,765



HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS	\$100,856.00
5-MILE RADIUS	\$108,304.00
10-MILE RADIUS	\$115,925.00

HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS	\$77,950.00
5-MILE RADIUS	\$86,021.00
10-MILE RADIUS	\$91,046.00



POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	11,951	222,608	535,080
BLACK	525	13,066	44,091
HISPANIC ORIGIN	3,307	60,487	159,630
AM. INDIAN & ALASKAN	215	3,128	7,908
ASIAN	673	22,750	92,125
HAWAIIAN/PACIFIC ISLAND	108	1,451	4,104
OTHER	3,703	71,214	192,404



Chase Burke

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

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CONTACT US!

FOR MORE INFORMATION ABOUT THESE RETAIL SUITES



(916) 932-2199



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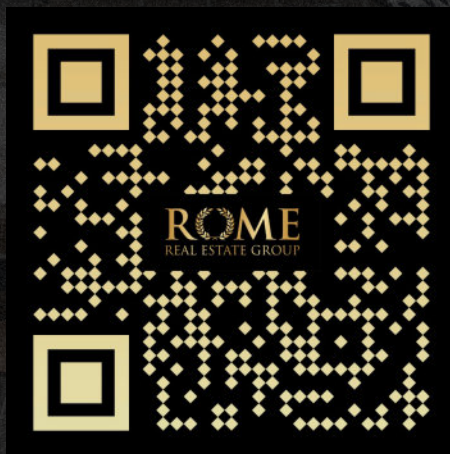
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