

SUNRAY PLAZA
7700 SUNRISE BLVD
CITRUS HEIGHTS, CA

FOR LEASE
1,038 SF 2ND GEN SALON SUITE

ETHAN CONRAD
PROPERTIES INC.



NOW REMODELED

FOR MORE INFORMATION CONTACT:

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FEATURES:

- 2nd generation salon suite
- Prominent exposure on Sunrise Blvd & Antelope Rd
- Easy access to I-80 at Antelope Rd
- Anchored by In-Shape Fitness
- Dense residential population
- Excellent ingress/egress from Sunrise Blvd & Antelope Rd
- Pylon signage available

PROPERTY DETAILS:

Sunray Plaza is a prominent neighborhood retail center on Sunrise Blvd, in the prime retail area of Citrus Heights. Co-tenants include: Leatherby's Family Creamery, Burger King, Taco Bell and Circle K.

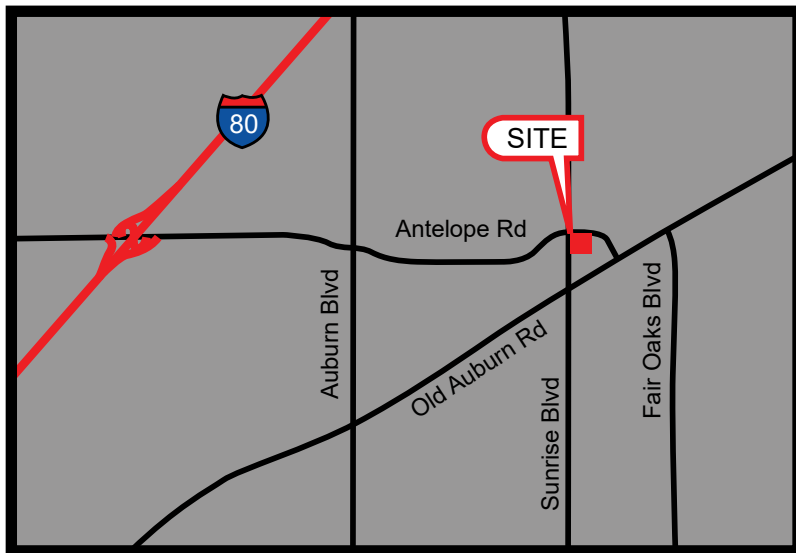
Neighboring businesses include: McDonald's, Walgreens, Jack in the Box, O'Reilly Auto Parts and Jiffy Lube.

Watermill Express water & ice kiosk on-site.

LEASE RATE:

Suite 2600: 1,038 SF \$2,336.00 (\$2.25 PSF, NNN)

NNN costs are approximately \$0.58 PSF.



DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	16,986	131,851	343,166
2025 Average HH Income:	\$113,943	\$115,486	\$131,961
Traffic Count @ Sunrise Blvd:	43,084		

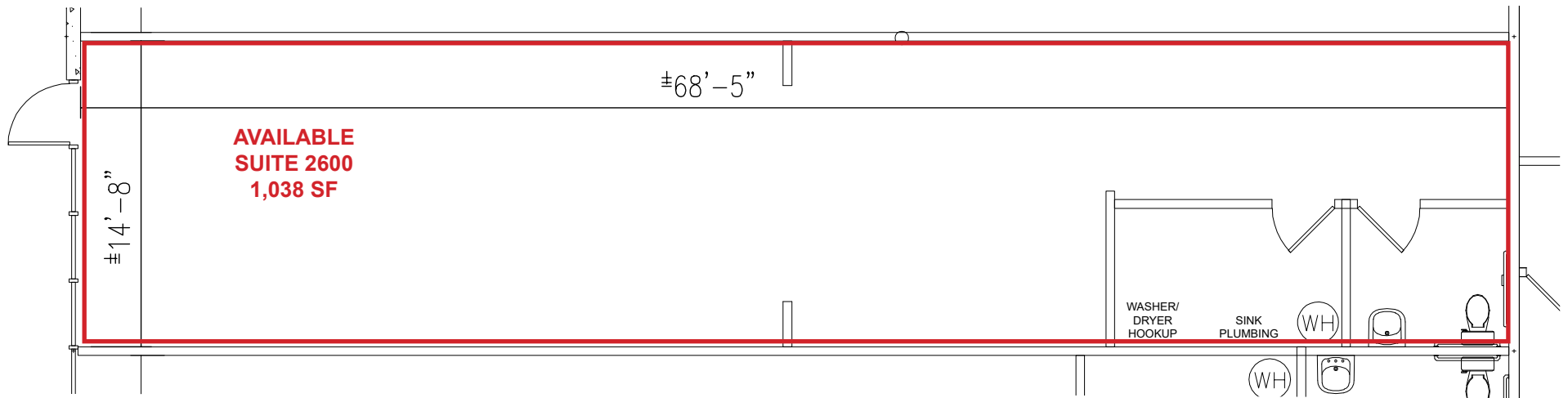
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
2600	1,038	\$2.25 PSF, NNN	\$2,336.00
NNN costs are approximately \$0.58 PSF.			

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ANTELOPE RD

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SITE PLAN

SUNRISE BLVD



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