

5425 Sunrise Blvd, Citrus Heights, CA 95610



Former grocery store
space for sublease



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AVAILABILITY



Sublease Opportunity

Available space: 38,011 SF

Master lease expires: 11/30/2039

Former grocery store

Ceiling sensor and camera system infrastructure

FF&E included

Building Details



A part of “Sunrise Village” shopping center



Excellent tenant mix including Grocery Outlet, Olive Garden, Starbucks, etc.



Easy ingress/egress with convenient access to both Sunrise Blvd. & Madison Ave; one of the busiest intersections in the area

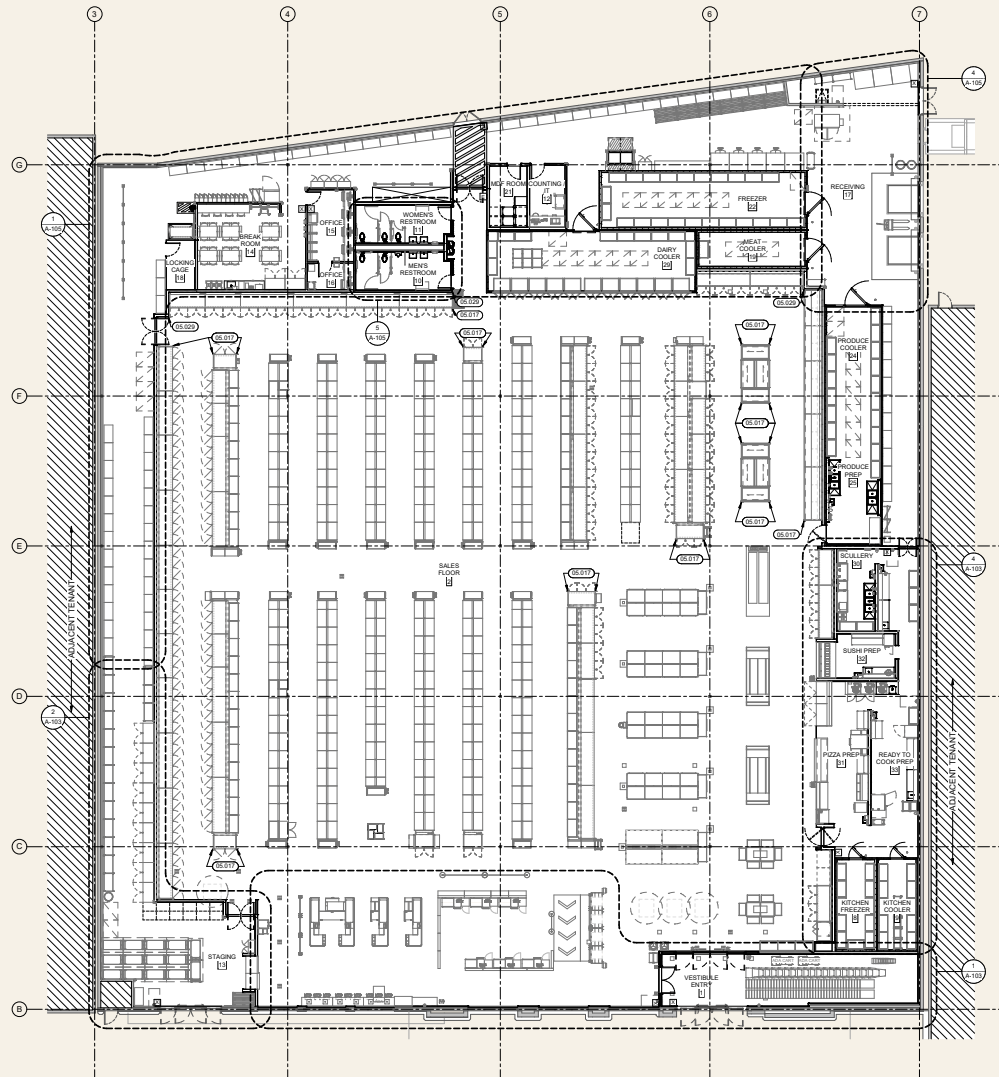


Excellent traffic counts and visibility to Sunrise Blvd.

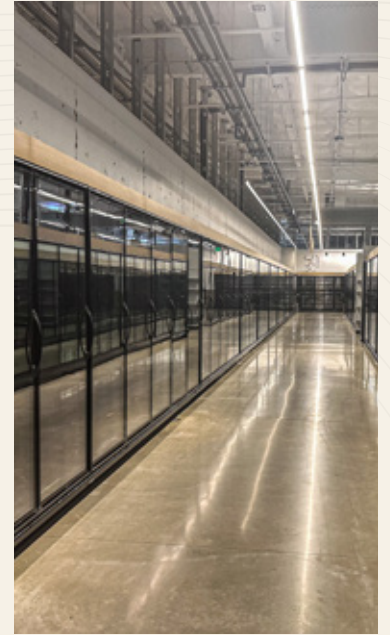
FLOOR PLAN & SPACE CONDITION

38,011 SF

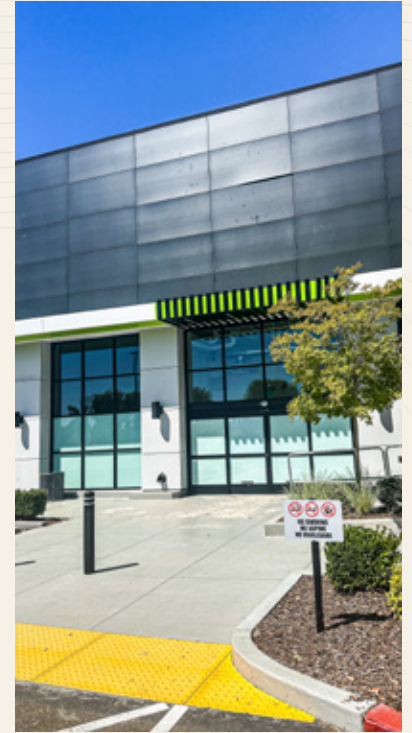
- Former grocery store space

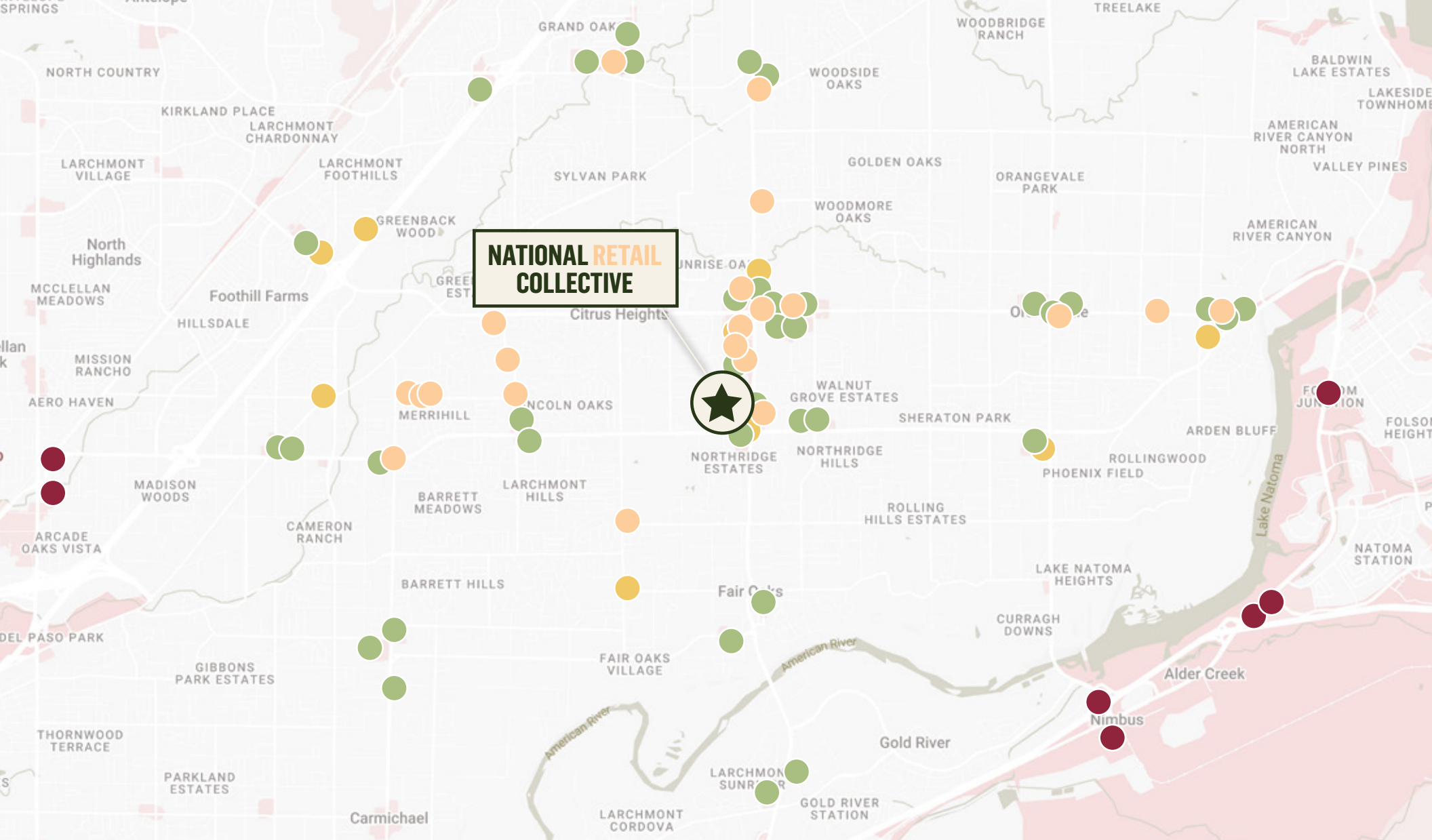


SPACE PHOTOS



BUILDING PHOTOS





AREA AMENITIES

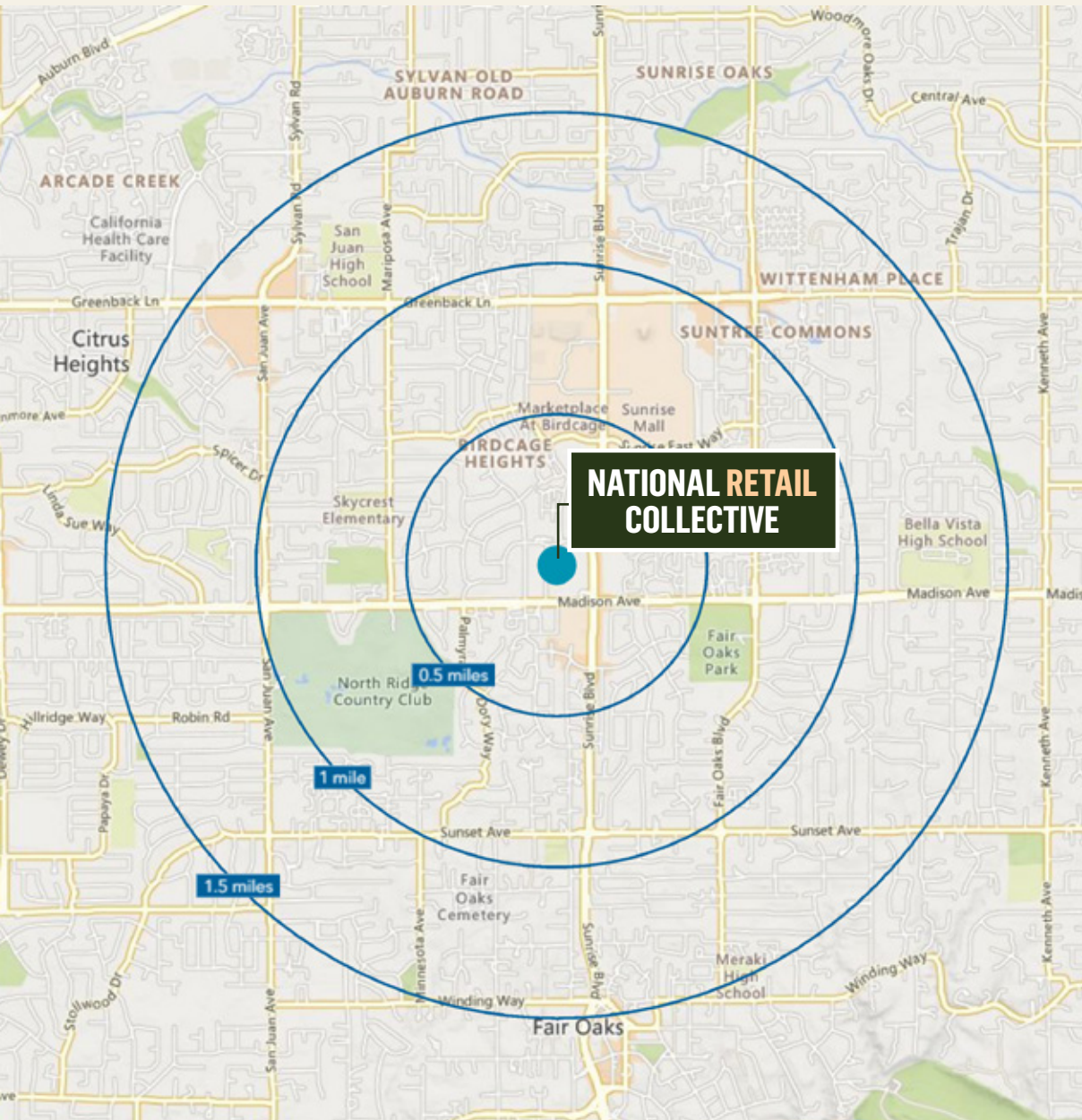
150+
Dining

450+
Retail

6+
Hotels

10+
Fitness

MARKET COVERAGE



Demographics

	2026	0.5 Miles	1 Mile	1.5 Miles
Total Population		4,443	16,291	38,462
Projected Population (2031)		4,484	16,631	39,212
Total Daytime Population		5,286	18,448	34,430
Median HH Income		\$87,451	\$88,476	\$86,141
Median Age		42.1	41.1	39.2

Annual Avg. Consumer Spending

 Apparel & Services	← miles →	0.5	\$2,447
		1	\$2,420
		1.5	\$2,383
 Food at Home	← miles →	0.5	\$7,508
		1	\$7,431
		1.5	\$7,283
 Food Away from Home	← miles →	0.5	\$4,256
		1	\$4,243
		1.5	\$4,180
 Personal Care	← miles →	0.5	\$1,113
		1	\$1,098
		1.5	\$1,079

NATIONAL RETAIL COLLECTIVE



For More Information, Contact:

Blair Wheatley
Senior Director
CA License #01499974
+ 1 916 329 1547
blair.wheatley@cushwake.com

James Teare
Managing Director
CA License #01111851
+ 1 916 329 1548
james.teare@cushwake.com



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