

NOW LEASING

Alta Sunrise Retail Center

SOUTHEAST CORNER OF SUNRISE BOULEVARD & ALTA SUNRISE DRIVE
5450 SUNRISE BLVD, CITRUS HEIGHTS, CA 95610

RETAIL

HIGH IDENTITY RETAIL | REMODEL IN PROCESS



RECENTLY REMODELED!

COMING SOON:



CONTACT US

Rick Martinez

+1 916 446 8233

rick.martinez@cbre.com

www.cbre.us/rick.martinez

Lic. 00991459

Developed by

CORDANO COMPANY
commercial real estate

www.cbre.us/sacramentodt

CBRE

NOW LEASING

Alta Sunrise Retail Center

SOUTHEAST CORNER OF SUNRISE BOULEVARD & ALTA SUNRISE DRIVE
5450 SUNRISE BLVD, CITRUS HEIGHTS, CA 95610

RETAIL



PROPERTY INFORMATION

Alta Sunrise Center is a $\pm 13,000$ Sq. Ft. Retail Center located on the southeast corner of Sunrise Boulevard and Alta Sunrise Drive, just north of Madison Avenue, in Citrus Heights, CA. Situated in the Sunrise MarketPlace—a 10-block regional shopping destination including the Sunrise Mall which is anchored by Macy's, JCPenney, and Sears; and the Birdcage Centre which is anchored by Target, Lowe's, Best Buy, Barnes & Noble, and Michael's, the center offers high identity retail space and a truly exceptional opportunity for a retailer to locate in the extraordinarily tight and highly sought-after Sunrise Marketplace area.

The center is anchored by Nation's Giant Burgers, and coming soon are Dos Coyotes, Pizza Rev, and Menchie's Frozen Yogurt restaurants. Recently remodeled, the center has shop space available for lease now.

PROPERTY HIGHLIGHTS

- + Shop space available
- + Recently remodeled
- + Monument and building signage
- + Excellent visibility
- + Exceptional traffic counts
- + Strong demographics
- + Located in Sunrise Marketplace retail corridor
- + Adjacent to the Capitol Nursery Center anchored by Smart 'N Final, McDonald's, and Black Bear Diner
- + Co-tenants include:
 - Nations Giant Burgers
 - Sunrise Dental Center
- + And Coming Soon!:
 - Dos Coyotes
 - Pizza Rev
 - Menchie's Frozen Yogurt



www.cbre.us/sacramentodt

CBRE

NOW LEASING

Alta Sunrise Retail Center

SOUTHEAST CORNER OF SUNRISE BOULEVARD & ALTA SUNRISE DRIVE
5450 SUNRISE BLVD, CITRUS HEIGHTS, CA 95610

RETAIL



DEMOGRAPHICS (2017 est.)

Population

1-mile radius	15,910
3-mile radius	130,610
5-mile radius	312,978

Average Household Income

1-mile radius	\$82,989
3-mile radius	\$87,495
5-mile radius	\$83,706

Median Household Income

1-mile radius	\$58,421
3-mile radius	\$63,716
5-mile radius	\$60,817

Daytime Employment (3-mile radius)

Employees	32,501
-----------	--------

Significant Employers (3-mile radius)

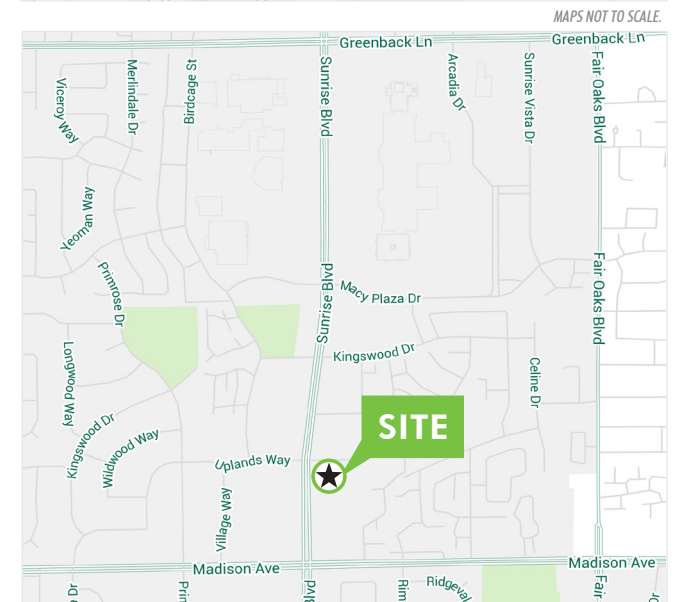
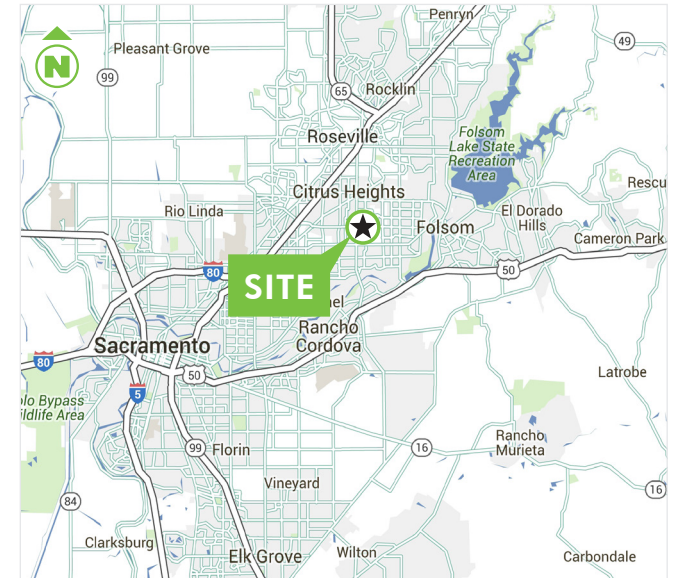
Employers	# Employees
Mercy San Juan Medical Center	2,000
S D Deacon Corp of California	500
Eskaton Care Center Fair Oaks	400
Sunrise Recreation & Park District	300
Wollborg/Michelson Personnel	150
San Juan High School	150
Maita Honda	150
Citrus Heights Police Dept	125
Bella Vista High School	120

Source: Esri

Traffic Counts

Sunrise Boulevard (2012)	43,983 ADT
Madison Avenue (2012)	21,399 ADT

Source: City of Citrus Heights

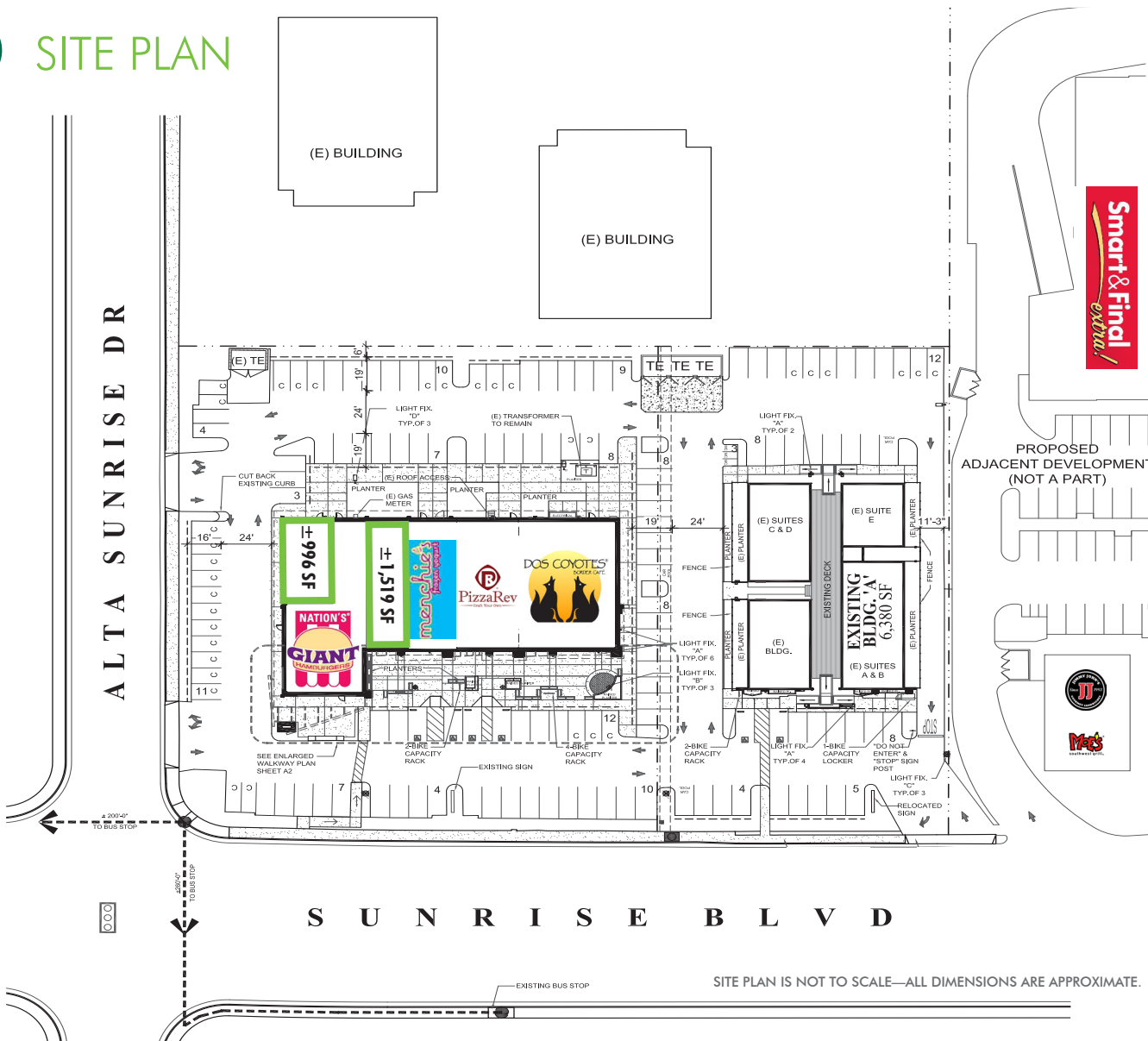


Alta Sunrise Retail Center

RETAIL



SITE PLAN



Suite	Tenant	Sq. Ft.
A	AVAILABLE	996
B	Nations Giant Burger	2,927
C	AVAILABLE	1,519
D	Menchie's Yogurt	1,500
E	Pizza Rev	2,200
F	Dos Coyote	3,781

CONTACT US

Rick Martinez

+1 916 446 8233

rick.martinez@cbre.com

Lic. 00991459



NOW LEASING

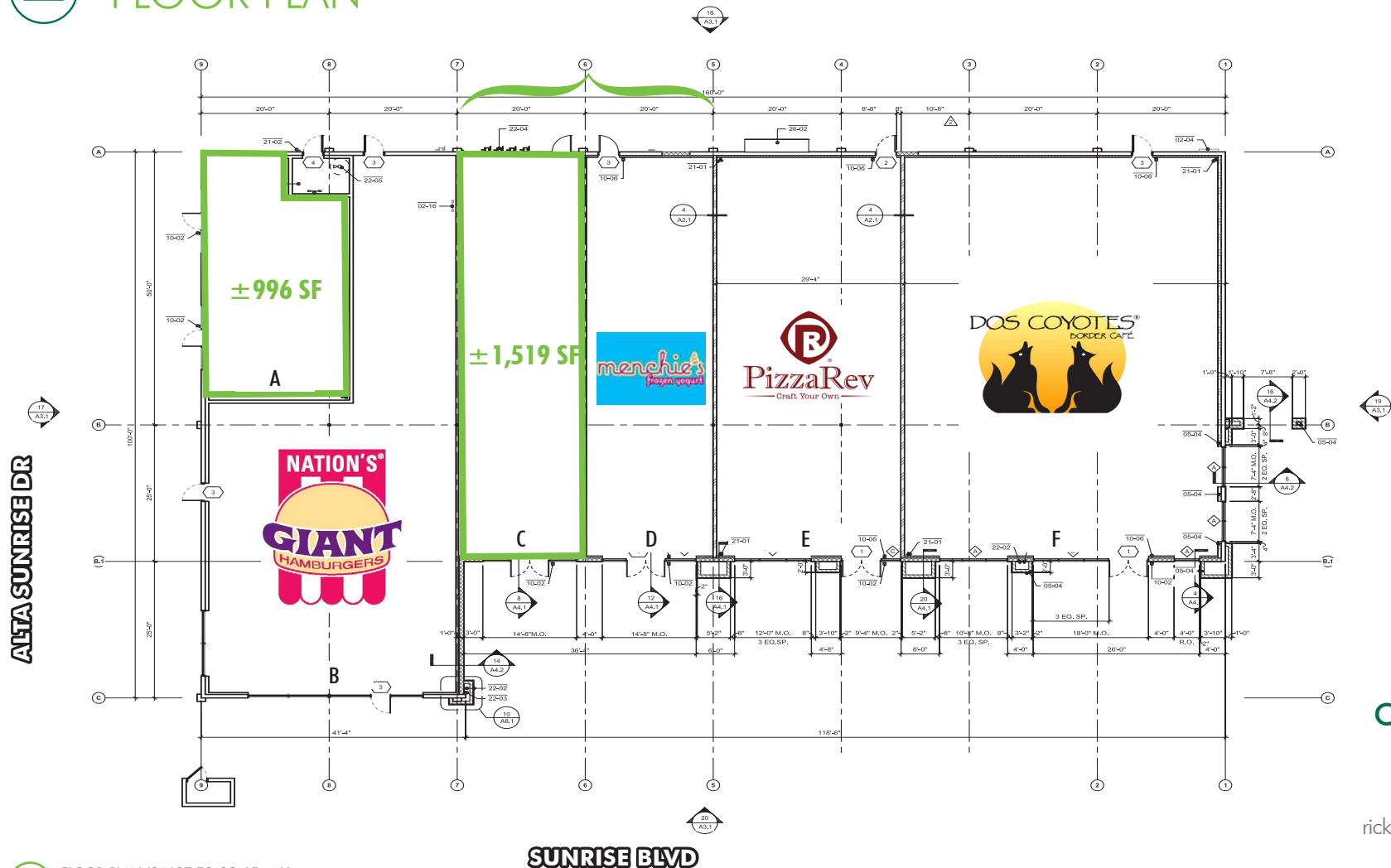
Alta Sunrise Retail Center

SOUTHEAST CORNER OF SUNRISE BOULEVARD & ALTA SUNRISE DRIVE
5450 SUNRISE BLVD, CITRUS HEIGHTS, CA 95610

RETAIL



FLOOR PLAN



CONTACT US

Rick Martinez

+1 916 446 8233

rick.martinez@cbre.com

Lic. 00991459



FLOOR PLAN IS NOT TO SCALE—ALL
DIMENSIONS ARE APPROXIMATE.

www.cbre.us/sacramentodt

CBRE

NOW LEASING

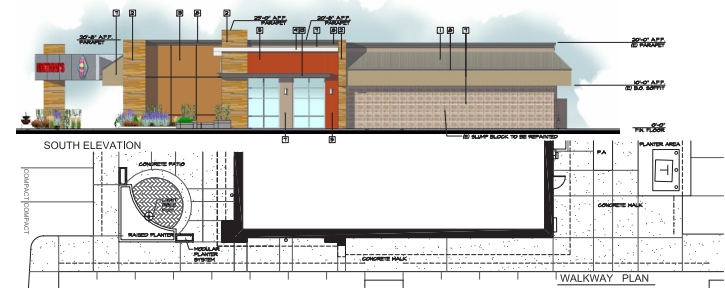
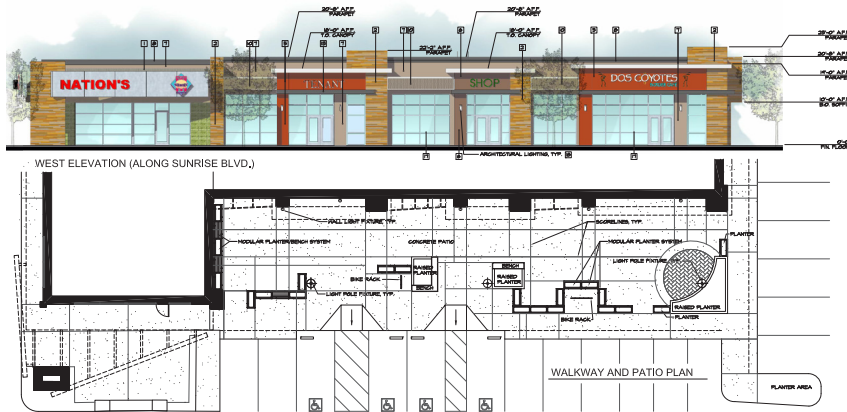
Alta Sunrise Retail Center

SOUTHEAST CORNER OF SUNRISE BOULEVARD & ALTA SUNRISE DRIVE
5450 SUNRISE BLVD, CITRUS HEIGHTS, CA 95610

RETAIL



ELEVATIONS



CONTACT US

Rick Martinez

+1 916 446 8233

rick.martinez@cbre.com

Lic. 00991459

www.cbre.us/sacramentodt

CBRE

NOW LEASING

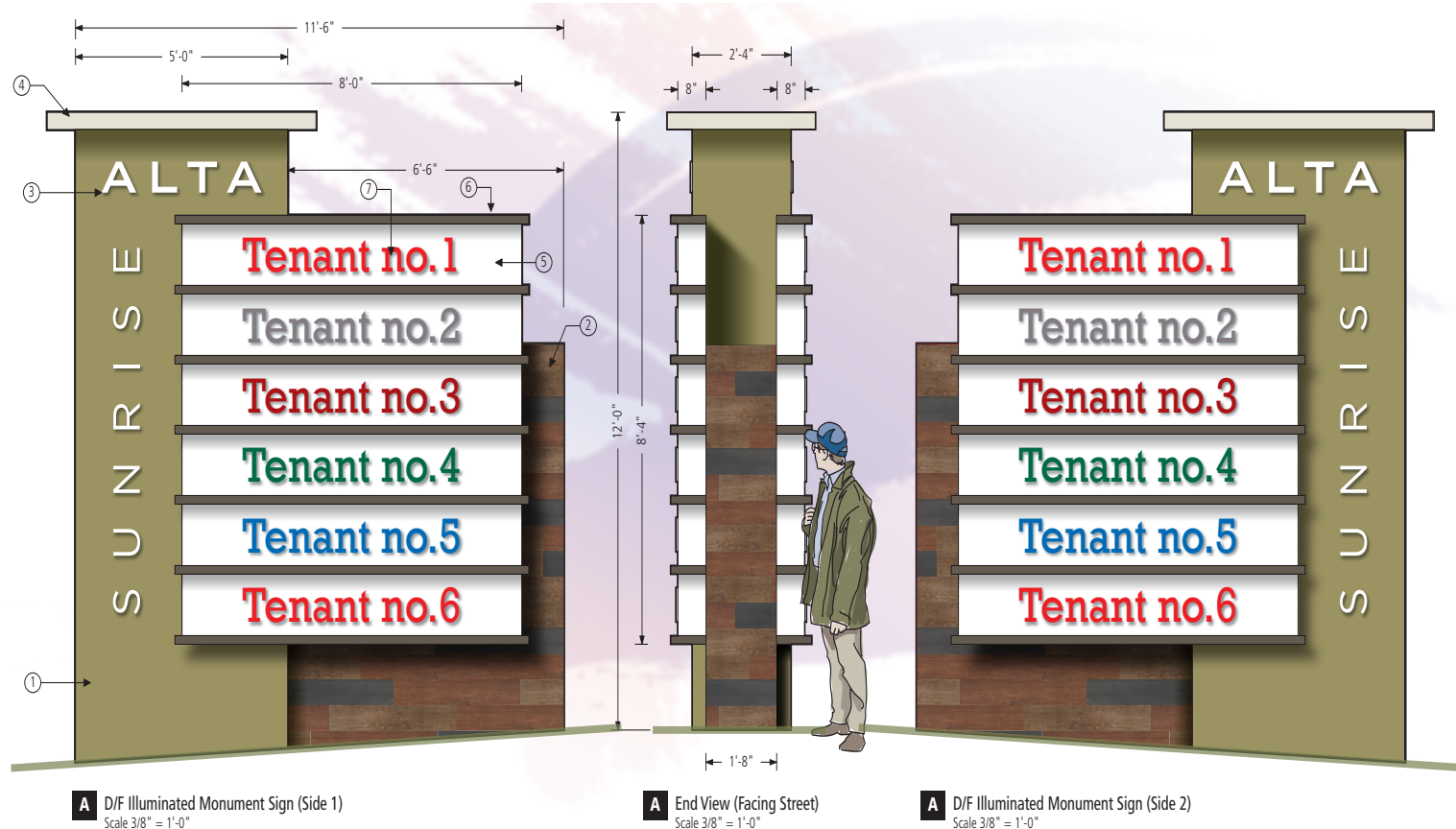
Alta Sunrise Retail Center

SOUTHEAST CORNER OF SUNRISE BOULEVARD & ALTA SUNRISE DRIVE
5450 SUNRISE BLVD, CITRUS HEIGHTS, CA 95610

RETAIL



PROPOSED NEW MONUMENT SIGN



CONTACT US

Rick Martinez

+1 916 446 8233

rick.martinez@cbre.com

Lic. 00991459

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. 70129188-159772

www.cbre.us/sacramentodt

CBRE

NOW LEASING

Alta Sunrise Retail Center

SOUTHEAST CORNER OF SUNRISE BOULEVARD & ALTA SUNRISE DRIVE
5450 SUNRISE BLVD, CITRUS HEIGHTS, CA 95610

RETAIL





RETAIL

