



PET SMART

STAPLES

16,240 SF

12,152 SF

La Fiesta Taqueria

Mancini's SLEEPWORLD
Simply the Best Place to Buy a Mattress

Once upon a child

GameStop

FIVE BELOW

HALF PRICE BOOKS

SPROUTS

WEN'S BAKERY

ROUND TABLE

Wendy's

BLACK ANGUS STEAKHOUSE

Panera BREAD

Sunrise Blvd - 39,586 ADT

Greenback Ln - 37,900 ADT

CITRUS TOWN CENTER

NEC SUNRISE BOULEVARD & GREENBACK LANE
CITRUS HEIGHTS, CALIFORNIA

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**CLICK HERE FOR
VIRTUAL TOUR**

OVERVIEW

Citrus Town Center is a ±245,000 sq.ft. neighborhood center located at the very busy intersection of Greenback Lane and Sunrise Boulevard in the city of Citrus Heights. This center is part of the Sunrise Marketplace, a 10-block regional shopping destination, directly across from the Sunrise Regional Mall. This is a very dense 360 degree trade area.



BY THE NUMBERS

Demographics	1.5 miles	3 miles	5 miles
Population	43,223	140,128	326,760
Average household income	\$81,658	\$92,525	\$97,011
Daytime population	14,411	31,808	97,450

Source: Esri 2022

Traffic counts	
Greenback Lane-Between Sunrise & Fair oaks (4/4/17)	34,922 ADT
Greenback Lane-Between Sunrise & San Jaun (4/1/19)	47,838 ADT
Sunrise Boulevard-Between Greenback & Arcadia (5/20/14)	35,952 ADT
Sunrise Boulevard-Between Greenback & Macy Plaza (2/13/18)	38,289 ADT

Source: City of Citrus Heights

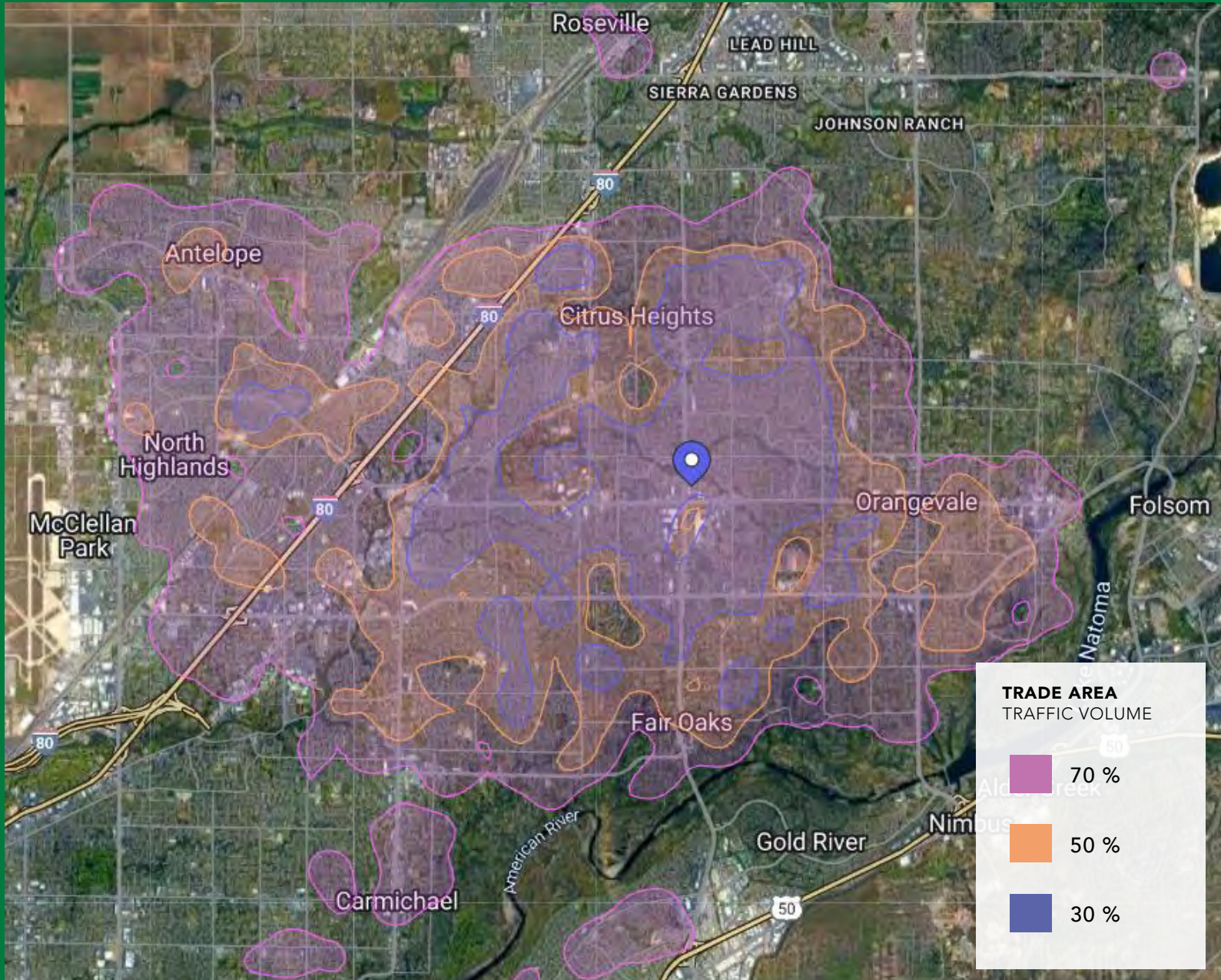
SITE PLAN

AVAILABILITIES

Suite A	Available - 1,625 SF
Suite D	Available - 1,300 SF
Suite F	Available - 1,300 SF
Suite G	Available - 1,239 SF
Suite H	Available - 2,539 SF
6400-A	Available - 12,152 SF
Jr. Anchor 2	Available - 16,240 SF



TRADE AREA



**CITRUS
TOWN
CENTER**

**1.7 MILLION
VISITS PER
YEAR**

**RANKING
OVERVIEW**
Neighborhood
Centers

UNITED STATES
4,337/34,492

CALIFORNIA
755/4,731

**LOCAL
(15 MILES)**
34/242

Source: placerr.ai
Oct 1, 2021-Sept 30, 2022

AREA MAP



CITRUS TOWN CENTER



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