For Ground Lease

Fully approved drive-thru ground lease opportunity

Up to 5,000 SF on 1.55 AC

JLL SEE A BRIGHTER WAY

Property info

Address
5525 Sunrise Blvd

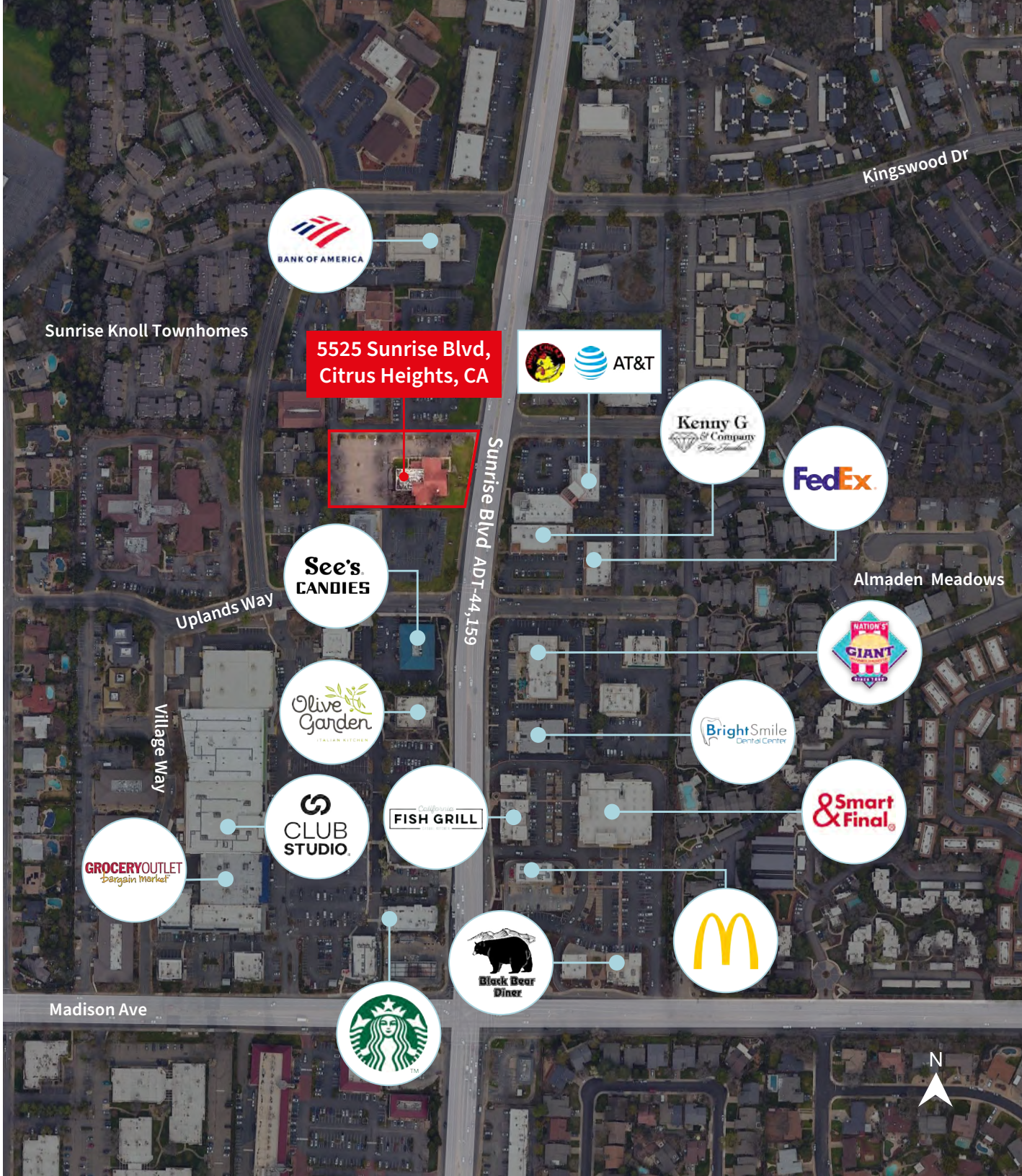
Parcel Size
±1.55 AC

Existing
Off-site infrastructure completed
(Demolition of existing building September 2025)

APN
233-0680-014

Zoning
LC- PD

Link to Zoning
Zoning Ordinance

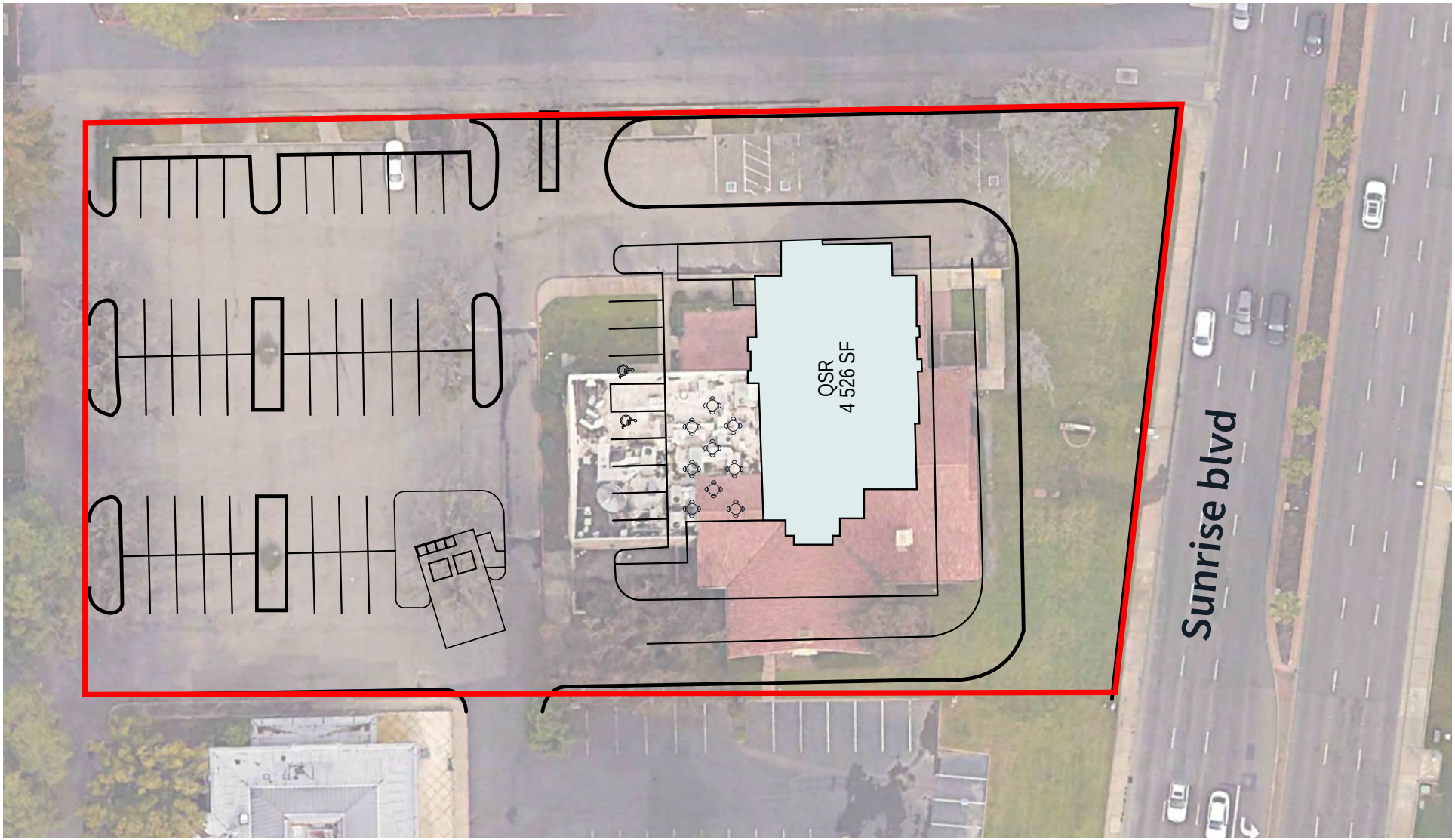


Area map

Auburn Blvd
24 FITNESS
COSTCO WHOLESALE
Walmart
Sylvan Rd
Sunrise Blvd ADT-44,159
SAFEWAY
Sam's Club
99¢ only stores
Green acres
BIG LOTS!
KOHL'S
ROSS DRESS FOR LESS
Burlington
SAFEWAY
GROCERY OUTLET bargain market
CLUB STUDIO
BARNES & NOBLE BOOKSELLERS
COST PLUS WORLD MARKET
OLD NAVY
OFF BROADWAY SHOE
ULTA BEAUTY
Michaels Where Creativity Happens
TARGET
Walmart Neighborhood Market
5525 Sunrise Blvd, Citrus Heights, CA
PETSMART
STAPLES
SPROUTS FARMERS MARKET
Marshalls
BevMo!
Panera BREAD
HALF PRICE BOOKS
Mancini's SLEEPWORLD
COMING SOON
Greenback Ln
SUNRISE MALL
jcpenney
Smart & Final
TRADER JOE'S
LAMPS PLUS
Madison Ave
Madison Ave
N

Conceptual and approvals

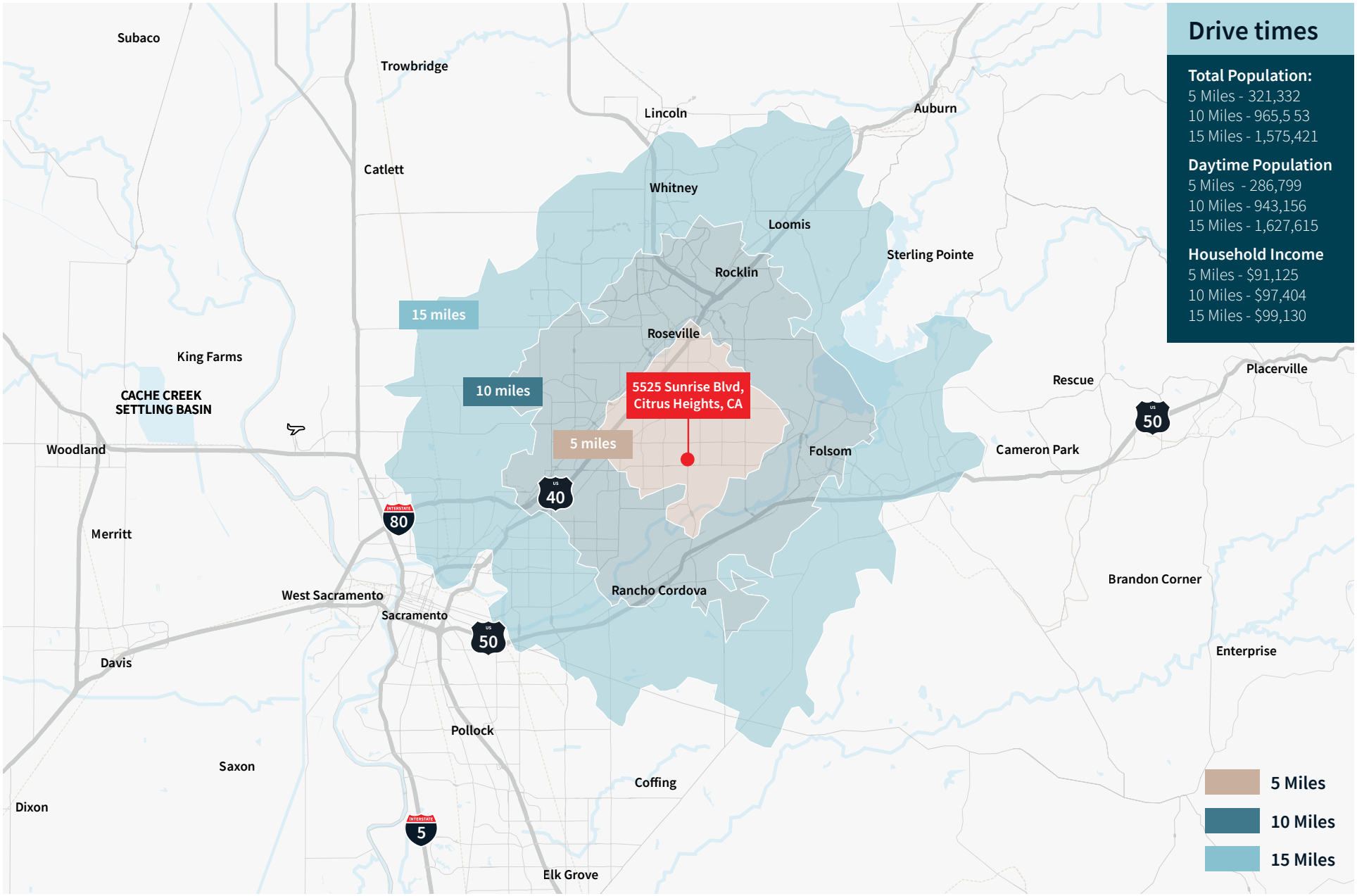
On june 10, 2025 the planning commission approved a use permit that allows for the demolition of an existing vacant restaurant building and the construction of **UP TO** a new 5,000 square-foot quick service restaurant (qsr) with drive-through located at 5525 Sunrise Boulevard.



***The drawing is for conceptual purposes, design and exact size of building are subject to change**

Ingress to 5525 Sunrise Blvd

Drivetime map



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