

CITRUS TOWN CENTER

NEC SUNRISE BOULEVARD & GREENBACK LANE
CITRUS HEIGHTS, CALIFORNIA

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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

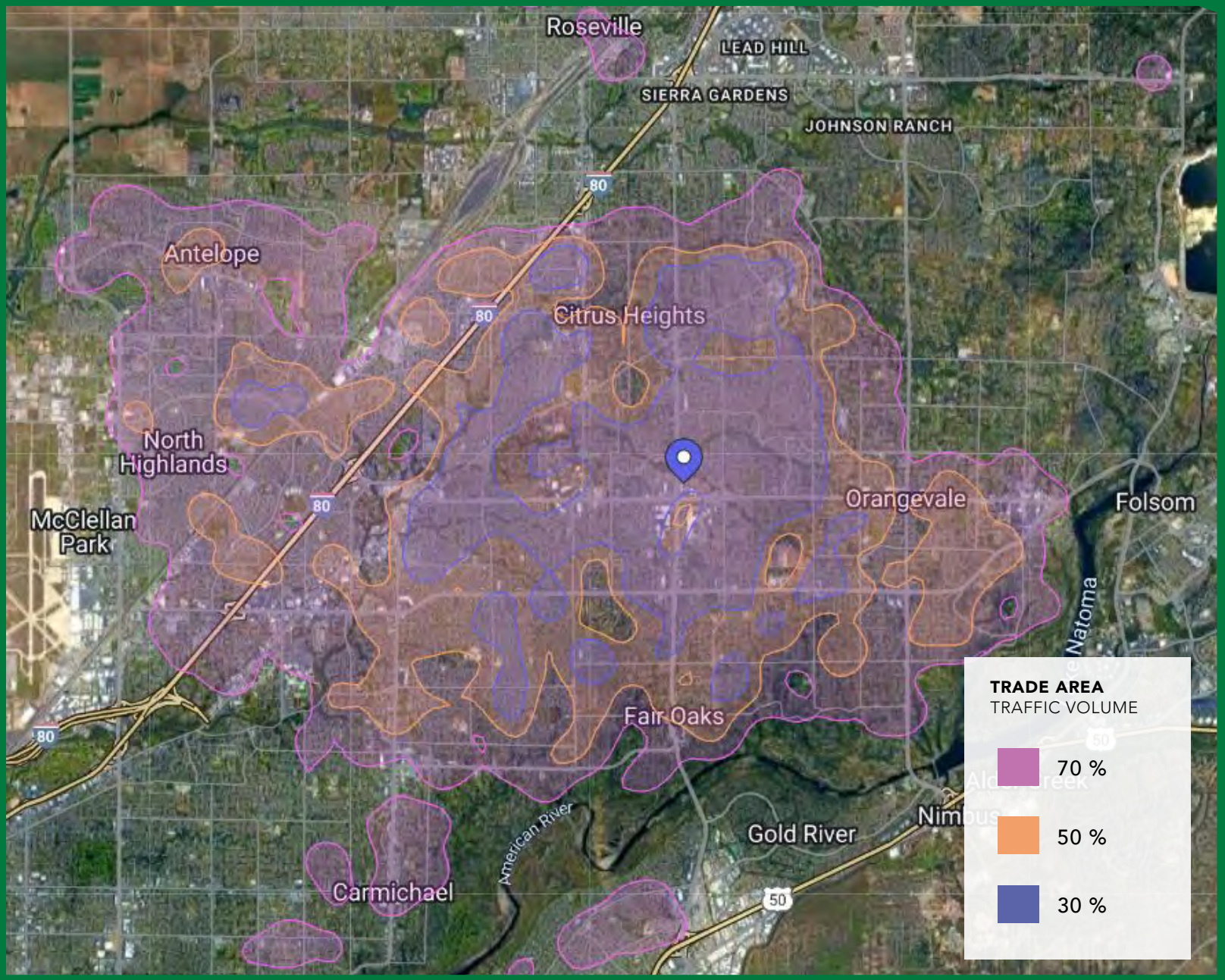
Source: City of Citrus Heights

SITE PLAN

AVAILABLITIES	
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
6406-B	Available - 1,677 SF (2nd Gen Restaurant)
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: placer.ai
Oct 1, 2021-Sept 30, 2022

AREA MAP


AUBURN BLVD
SYLVAN RD
SUNRISE BLVD
GREENBACK LN
MADISON AVE
MADISON AVE
N
SITE
24 HOUR FITNESS
Walmart Supercenter
Costco
Sam's Club
SAFEWAY
BIG LOTS!
KOHL'S
ROSS DRESS FOR LESS
Burlington
SAFEWAY
99¢ Only Stores
CRUNCH
BEST BUY
BARNES & NOBLE BOOKSELLERS
COST PLUS WORLD MARKET
OLD NAVY
OFF BROADWAY SHOE
ULTA BEAUTY
Michaels
TARGET
PETSMART
STAPLES
SPROUTS FARMERS MARKET
Marshalls
BevMo! BEVERAGES & MORE
Panera BREAD
HALF PRICE BOOKS
Mancini's SLEEPWORLD
SUNRISE MALL
macy's
jcpenney
UNITED ARTISTS Theatres
JOANN stores inc
TRADER JOE'S

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