

AVAILABLE
FOR LEASE

6001 SAN JUAN AVE
Citrus Heights, CA 95610
+/-1,193 SF Retail/Office

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CENTURY 21
Select Real Estate, Inc



SUBJECT

SAN JUAN AVE. 23,000 VPD

SPERRY DR

RETAIL 365

Rare Retail/Office Suite Available on Premier Corner Location

THE PROPERTY

6001 SAN JUAN AVE. CITRUS HEIGHTS, CA 95610

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



CITY OF CITRUS
HEIGHTS
SACRAMENTO, CA



+/- 1,200 SF



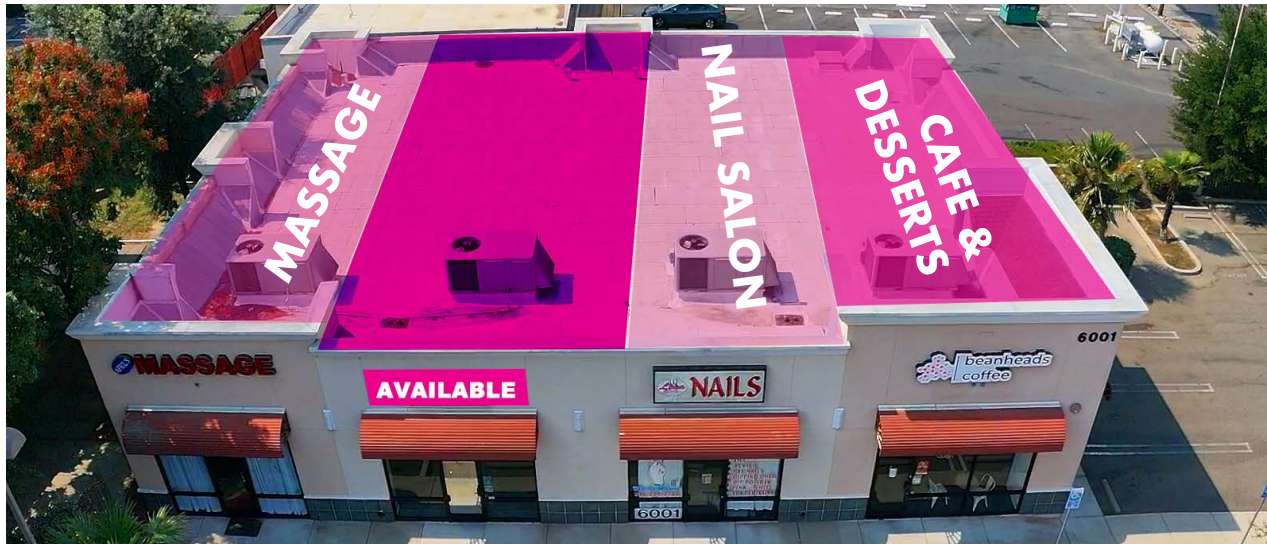
LC LIMITED
COMMERCIAL



RESTAURANT
RETAIL
OFFICE



\$1.54 PSF
+ NNN



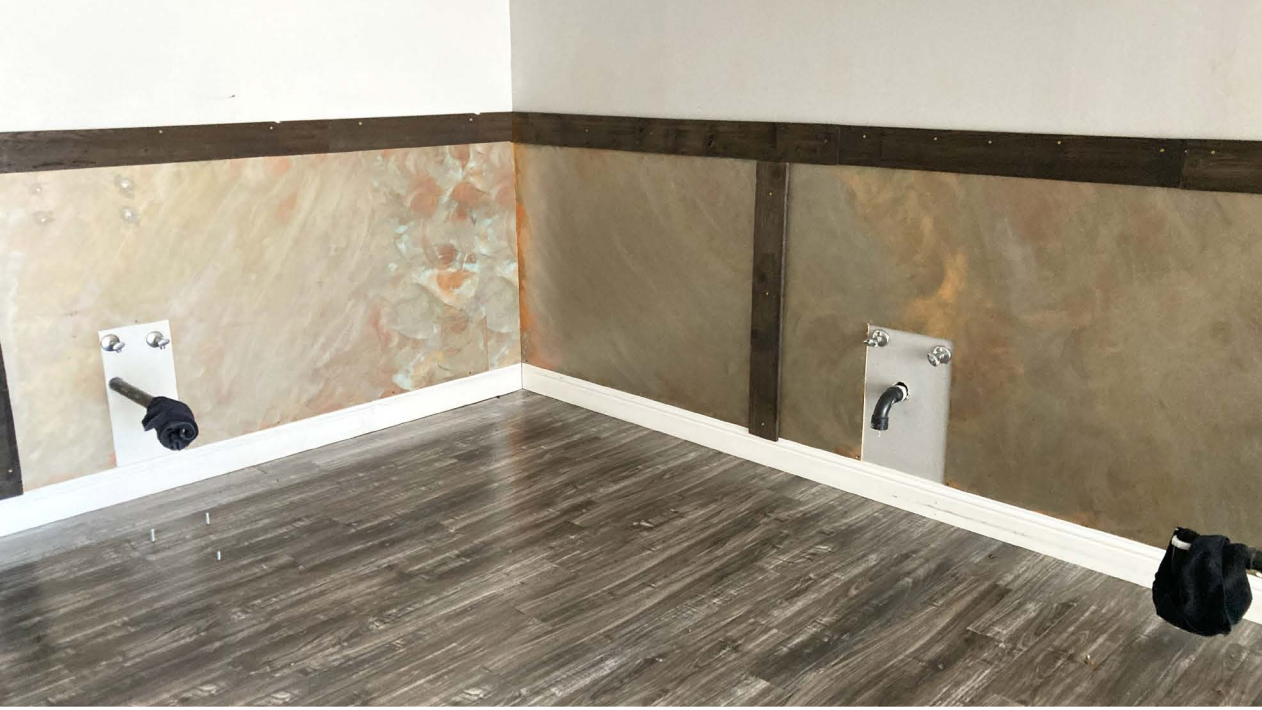


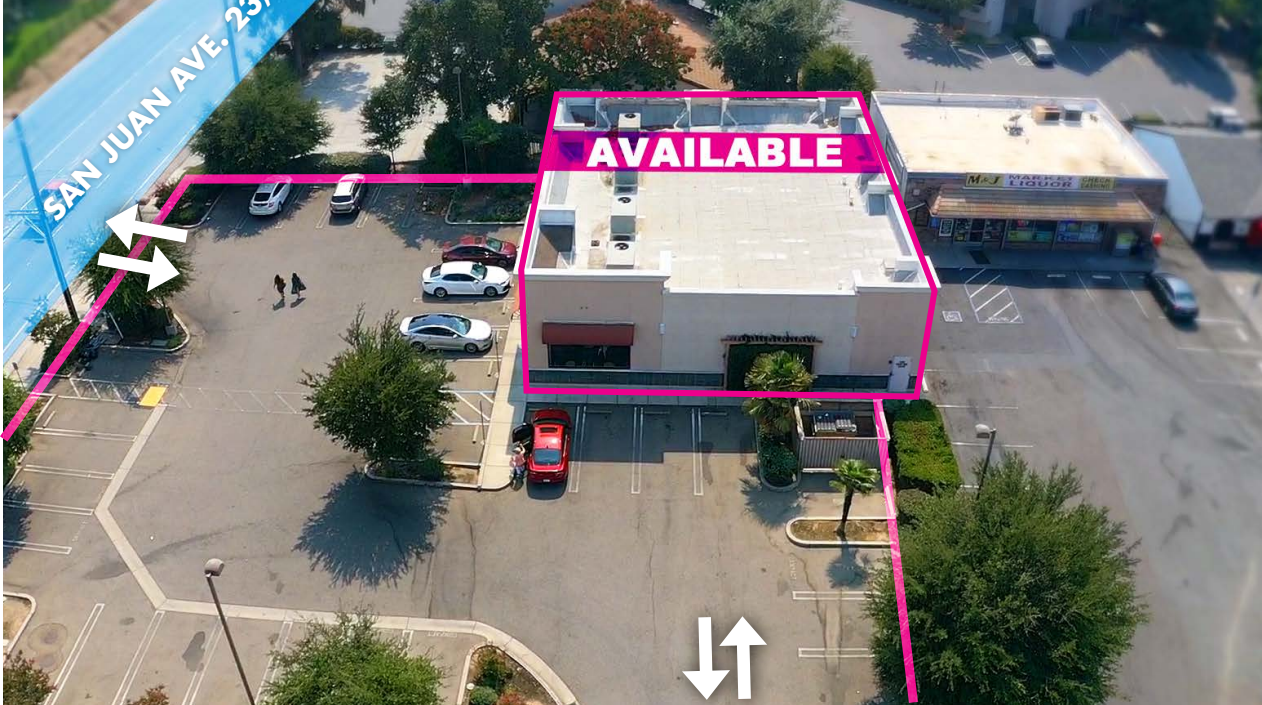
SPERRY DR



SAN JUAN AVE. 23,000 VPD

RETAIL 365





SPERRY DRIVE

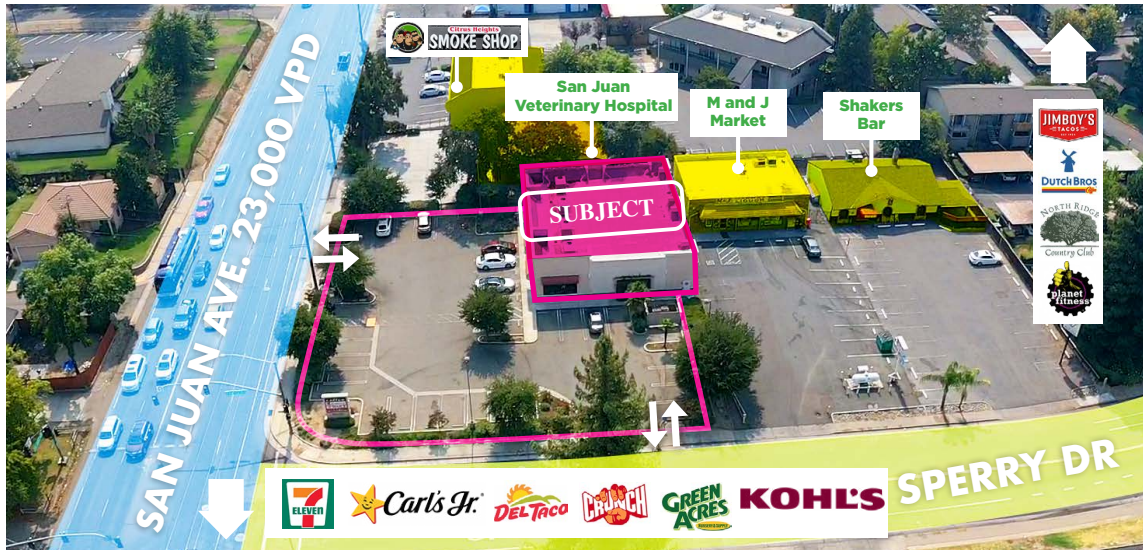


SAN JUAN AVE.

All images are used for illustrative purposes only and are intended to convey the concept and vision for the asset. They are for guidance purposes only. Site plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty.

RETAIL 365

6001
SAN JUAN AVE



THE BUILDING

This building sits front and center on the heavily driven street of San Juan Ave., which sees approximately 23,000 vehicles per day. The building offers a turn-key space at +/-1,193 SF that can be used as a hair salon, office, or retail with ample parking spaces. The monument signage is available along San Juan Ave., which is located on the hard corner of Sperry Dr. & San Juan Ave. This property offers convenient entrances and exits from the

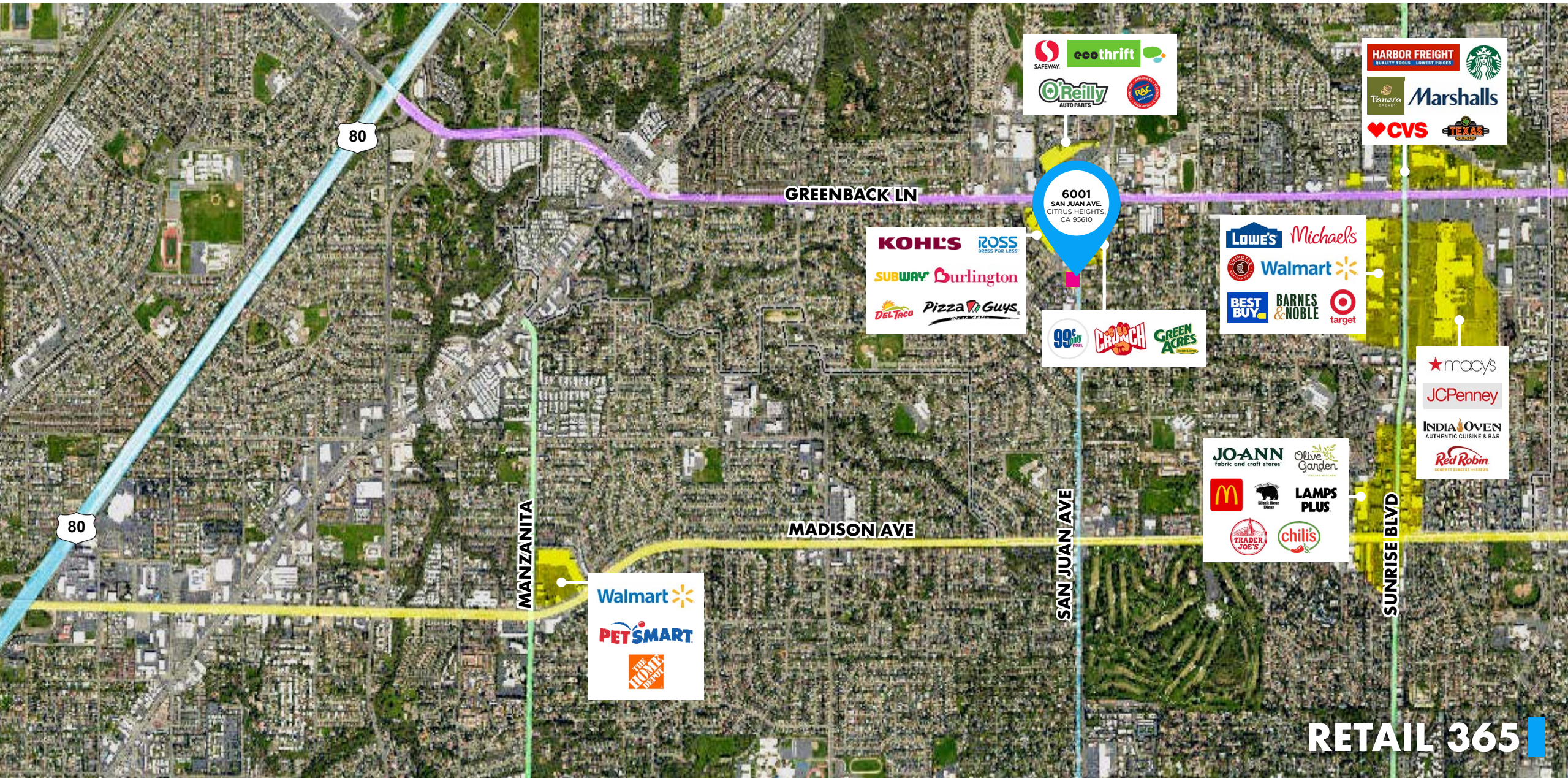
parking lot to the side street of Sperry Dr. or to the main road of San Juan Ave. This building offers a superior location with its high visibility and multiple signage points. On one side, the property is surrounded by dense residential, and on the other side, national retailers that spread in all directions from Greenback Ln. & San Juan Ave. Immediately surrounding the location is Sam's Club, Del Taco, Safeway, Green Acres Nursery, Carl's Jr, & Pizza Guys.



THE AREA

This property is located south of the major intersection of Greenback Ln. & San Juan Ave. in Citrus Heights, CA 95621. The building is surrounded by dense residential developments and accompanied by several national retailers in all directions, such as Sam's Club, Costco, Safeway, Khol's, Green Acres, Raising Cane's, and several others. The nearest freeway is HWY 80 to the west, which is less than 3 miles away. Demographics show that 30% of the surrounding residents have a Bachelor's degree or a higher level of education. Over 60% of the homes in the 95621-zip code were recently built at the beginning of 1990, with a majority of the residents generating between \$75,000 - \$125,000 annual household income. Roughly 72% of the residents own their homes within the immediate 2-mile population of roughly 51,000 residents.





80

80

GREENBACK LN

MADISON AVE

SAN JUAN AVE

SUNRISE BLVD

MANZANITA

SAFeway ecothrift
O'Reilly AUTO PARTS

HARBOR FREIGHT QUALITY TOOLS • LOWEST PRICES
Panera Starbucks
Marshalls
CVS TEXAS INSTRUMENTS

6001
SAN JUAN AVE.
CITRUS HEIGHTS,
CA 95610

KOHL'S ROSS DRESS FOR LESS
SUBWAY Burlington
DEL TACO Pizza Guys

LOWE'S Michaels
Walmart
BEST BUY BARNES & NOBLE target

99c ONLY
CRUNCH GREEN ACRES

macy's
JCPenney
INDIA OVEN AUTHENTIC CUISINE & BAR
Red Robin GRILLY BOULEVARD STEAKS

JO-ANN fabric and craft stores Olive Garden
McDonald's Black Bear Diner LAMPS PLUS
TRADER JOE'S chili's

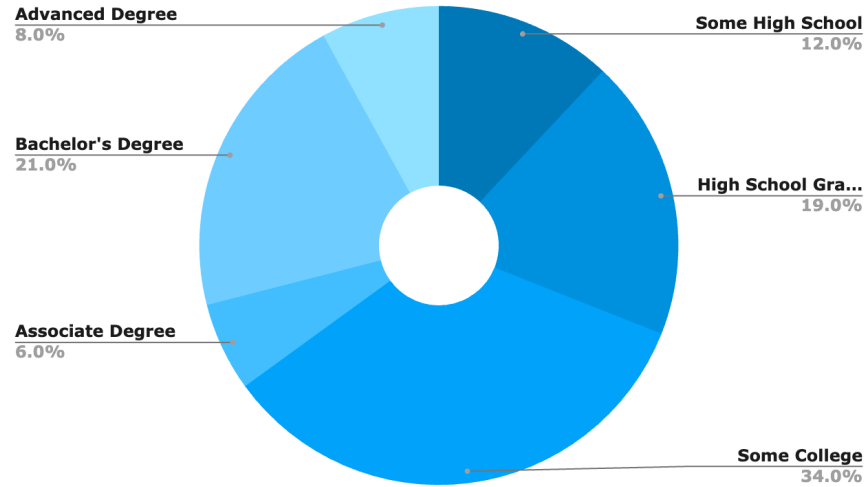
Walmart
PET SMART
THE HOME DEPOT

RETAIL 365

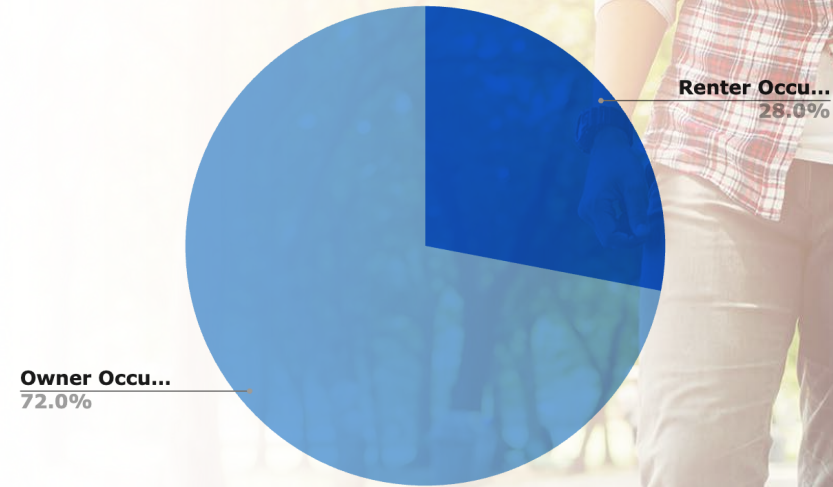
DEMOGRAPHICS

EDUCATION
HOUSING

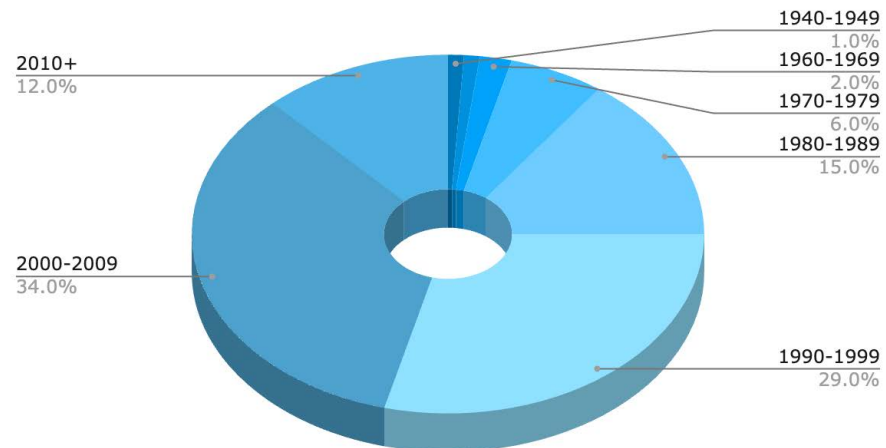
EDUCATIONAL ATTAINMENT



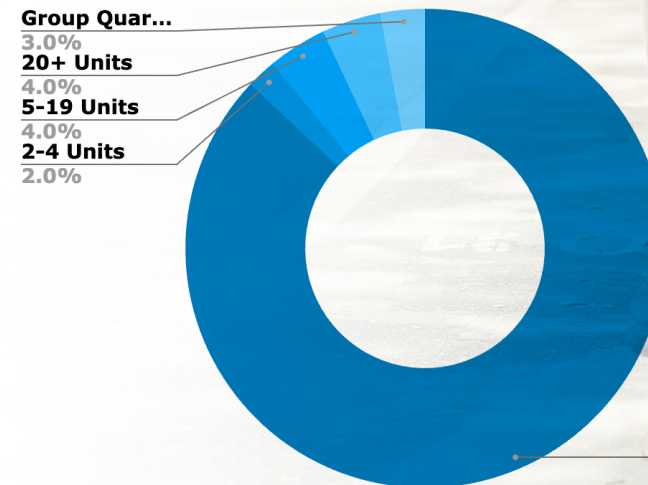
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



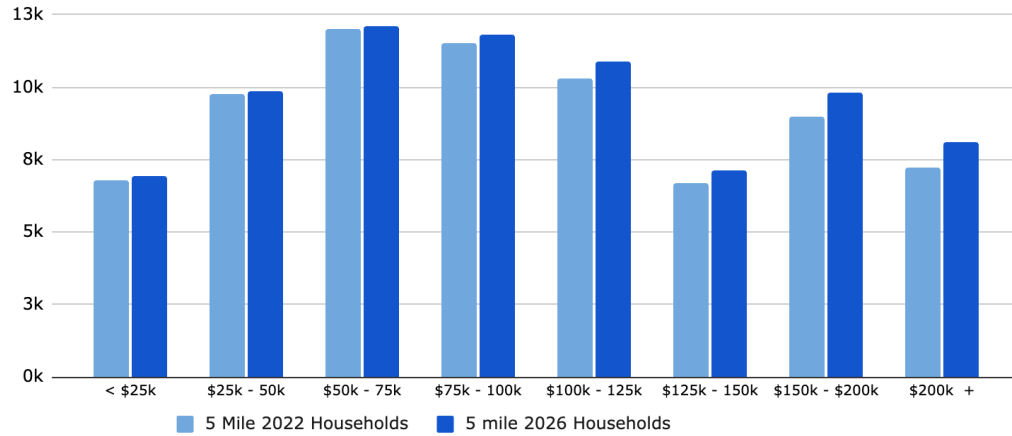
HOUSING TYPE



DEMOGRAPHICS

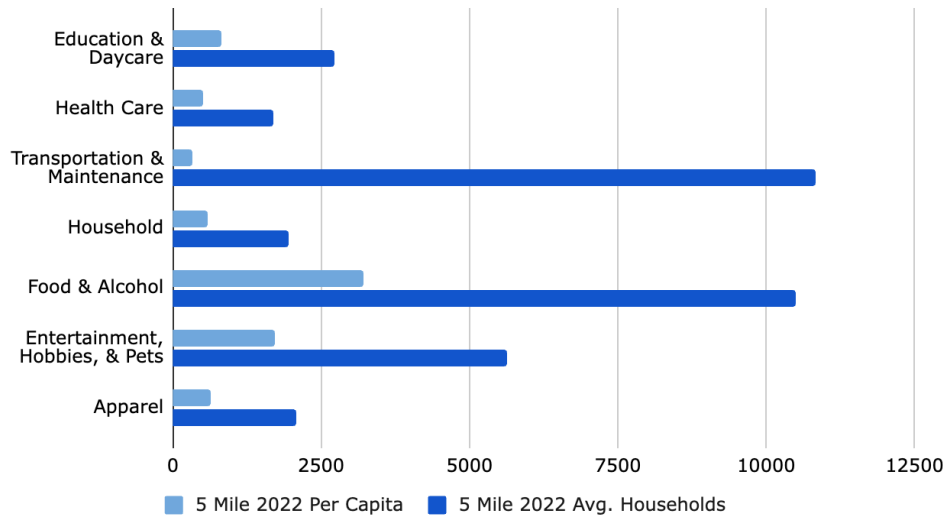
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

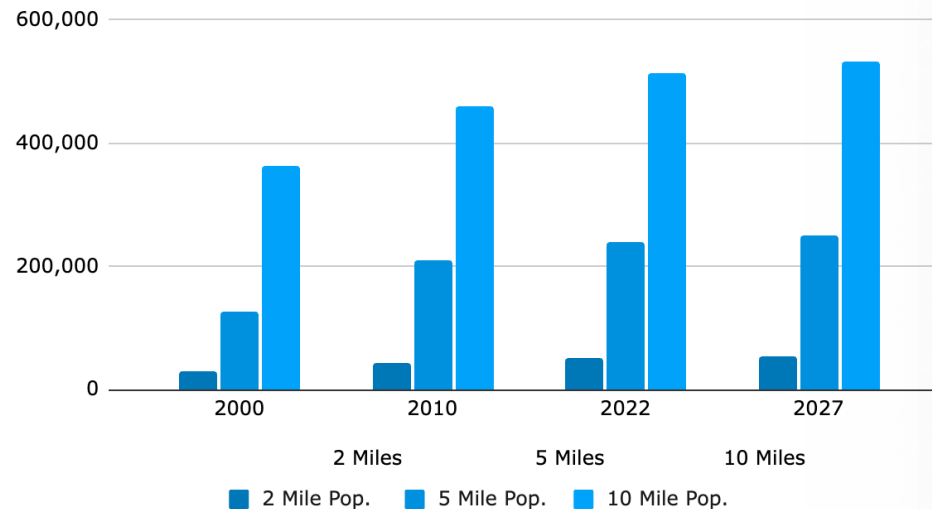


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	28,765	127,890	362,027
2010	43,432	208,895	460,440
2022	51,387	239,338	513,519
2027	53,812	249,465	533,077

PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION



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