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CENTURY 21
Select Real Estate, Inc



SUBJECT

SPERRY DR

AVAILABLE
FOR LEASE

6035 San Juan Ave
Citrus Heights, CA 95610
-/+4,000 SF

SAN JUAN AVE -/+23,000 VPD

Retail / Flex Building with Roll-up Door Available for Lease

THE PROPERTY

6035 SAN JUAN AVE. CITRUS HEIGHTS, CA 95610

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



CITRUS HEIGHTS
APN: 243-0380-008



-/+4,000 SF
DIVISIBLE



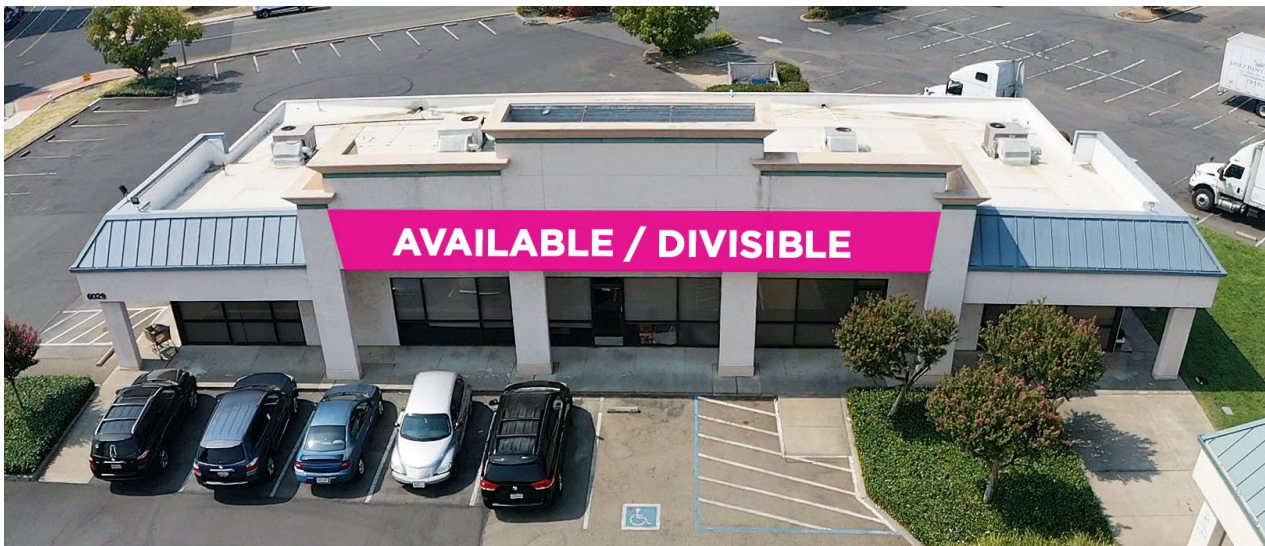
SC
SHOPPING
CENTER



RETAIL



\$1.00 to
\$1.15 + NNN



-/+23,000 VPD on San Juan & Sperry
-/+2.5 Miles East of HWY 80



7-Eleven Anchored Center
Close to Kohls, Green Acres, Crunch Fitness, Del Taco



2 Mile Population Radius: 51,000
Median Monthly HH Income: \$76,436



KOHL'S





SAN JUAN AVE. 23,000 VPD

SPERRY DR



6035
SAN JUAN AVE



THE BUILDING

This +/-15,000 SF retail shopping center only has +/-2,920 SF of vacancy. Built in 1979, it has been seen by travelers and commuters every day for decades and houses 7-Eleven as the anchor tenant. The shopping center has multiple ingress and egress points that are strategically located near the monument signage for the center. The current vacancy offers

a roll-up door in front of the space for easy access and offers a more traditional retail frontage door. The flex has the availability for building and monument signage which could increase business with the +/-23,000 cars per day that will drive by. The parking lot offers a good tenant mix with a clothing store, a grocery store, and 7-Eleven.



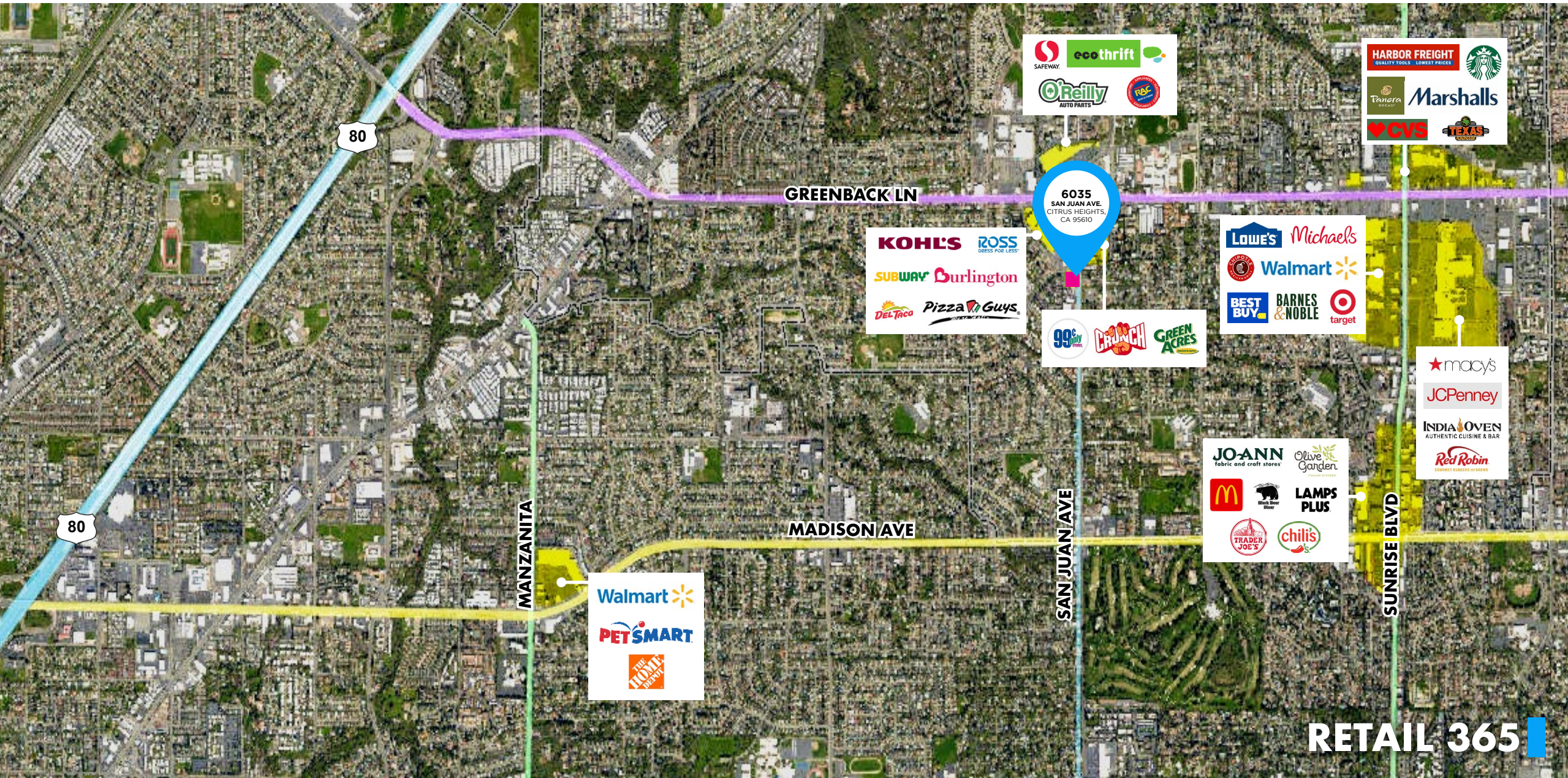


THE AREA

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.

GREENBACK LN.





80

80

GREENBACK LN

MADISON AVE

SAN JUAN AVE

SUNRISE BLVD

MANZANITA

6035
SAN JUAN AVE.
CITRUS HEIGHTS,
CA 95610

SAFeway ecothrift
O'Reilly AUTO PARTS

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

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 BURGERS ON BREW

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

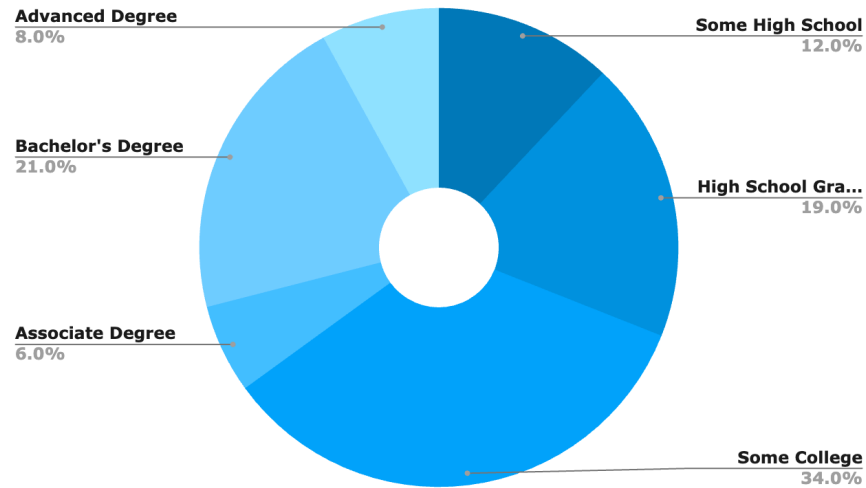
Walmart
PET SMART
THE HOME DEPOT

RETAIL 365

DEMOGRAPHICS

EDUCATION
HOUSING

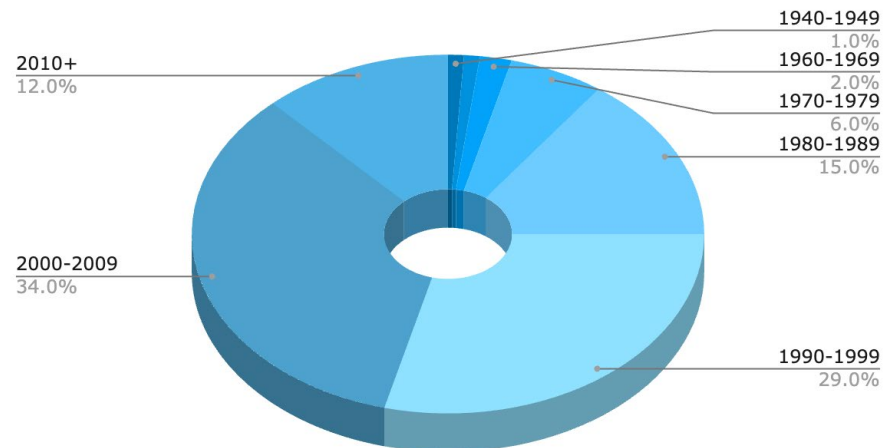
EDUCATIONAL ATTAINMENT



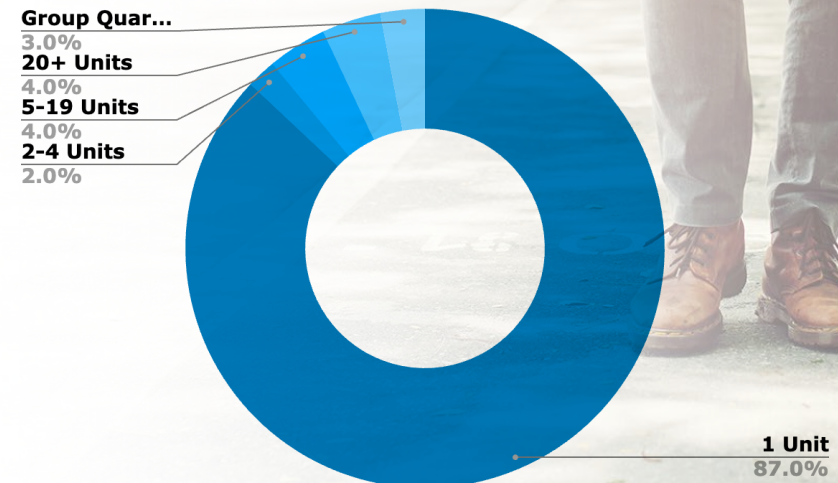
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



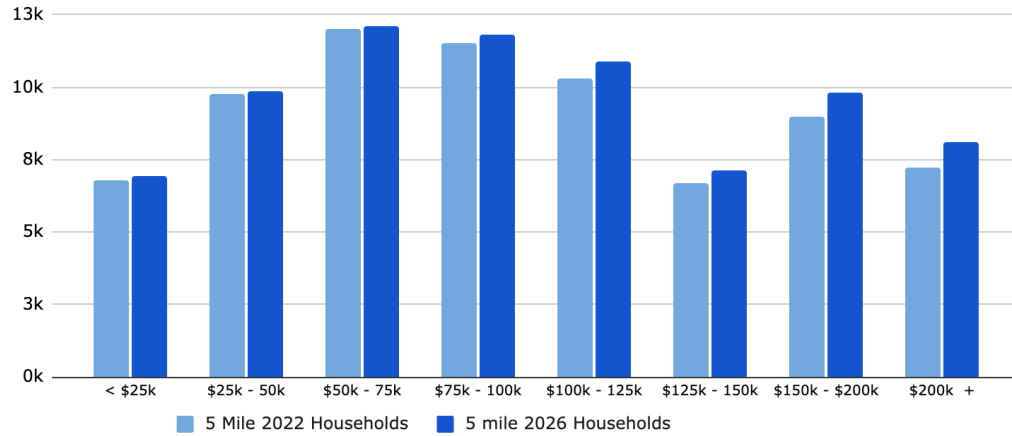
HOUSING TYPE



DEMOGRAPHICS

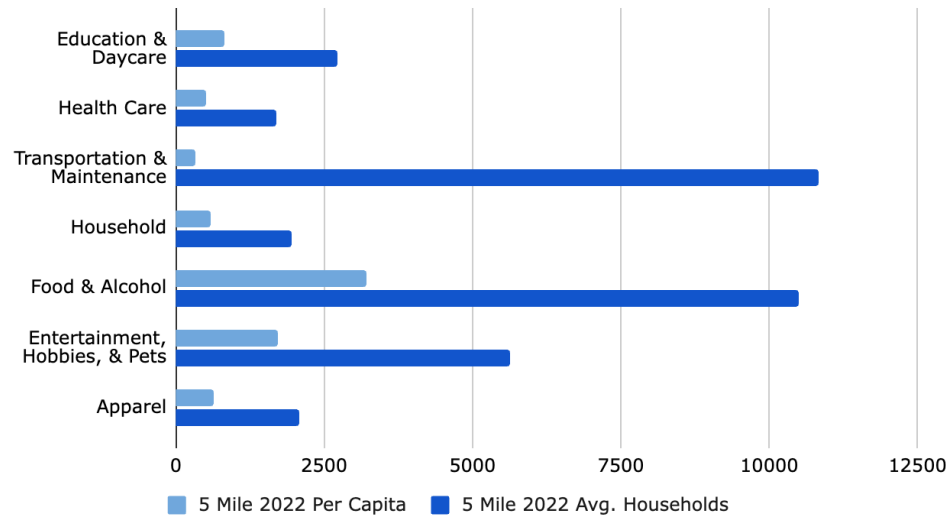
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

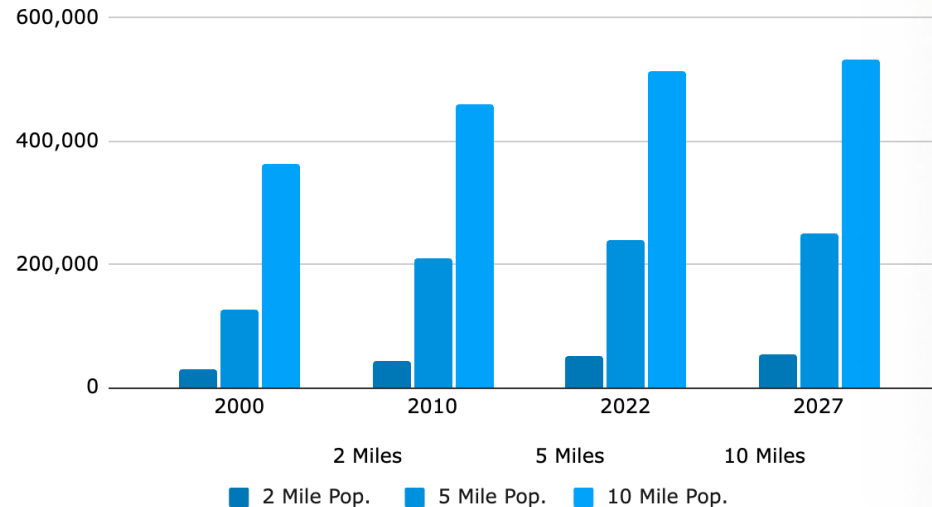


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	28,765	127,890	362,027
2010	43,432	208,895	460,440
2022	51,387	239,338	513,519
2027	53,812	249,465	533,077

PER CAPITA & AVG. HOUSEHOLD SPENDING



POPULATION



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LEASE

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