

CENTURY 21
Select Real Estate, Inc.



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AVAILABLE
FOR LEASE

7919 PEBBLE BEACH DR.

Citrus Heights, CA 95610

+/-2,087 SF

SUBJECT

PEBBLE BEACH DR

SUNRISE BLVD +/-43,000 VPD

Turn-Key & Customizable Offices - Open Floor Plans & Conference Rooms

THE PROPERTY

7919 PEBBLE BEACH DR. CITRUS HEIGHTS, CA 95610

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



CITRUS HEIGHTS
SUNRISE /
MADISON



+/-2,087 SF



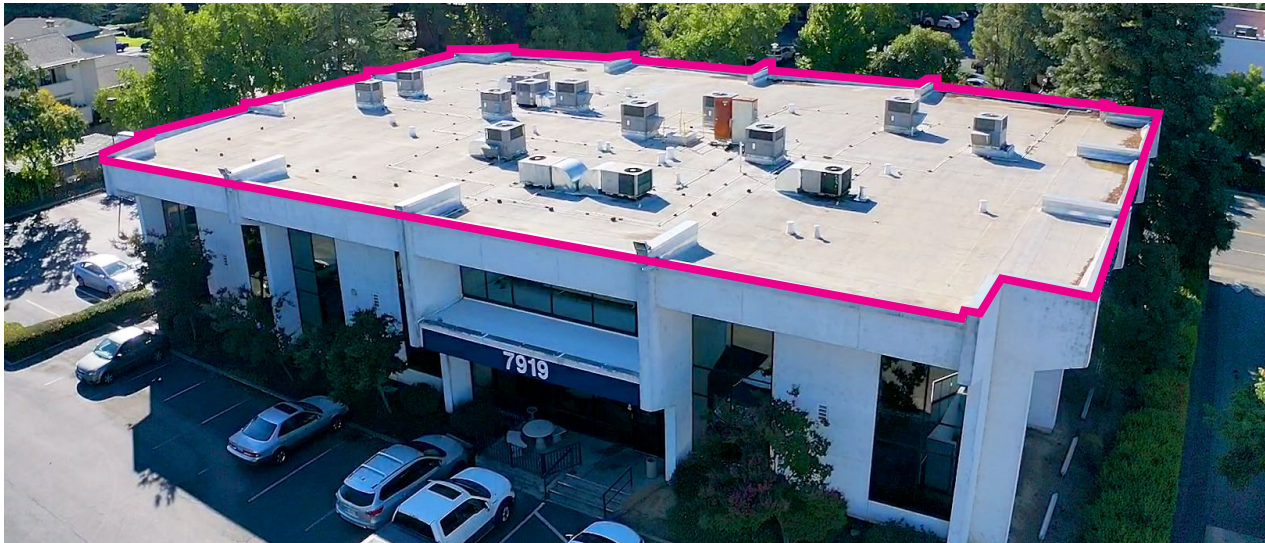
BP -
Professional
Office



OFFICE
MEDICAL



\$1.45 FSG -



7919

PEBBLE BEACH DR.



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FOR LEASE





SUBJECT

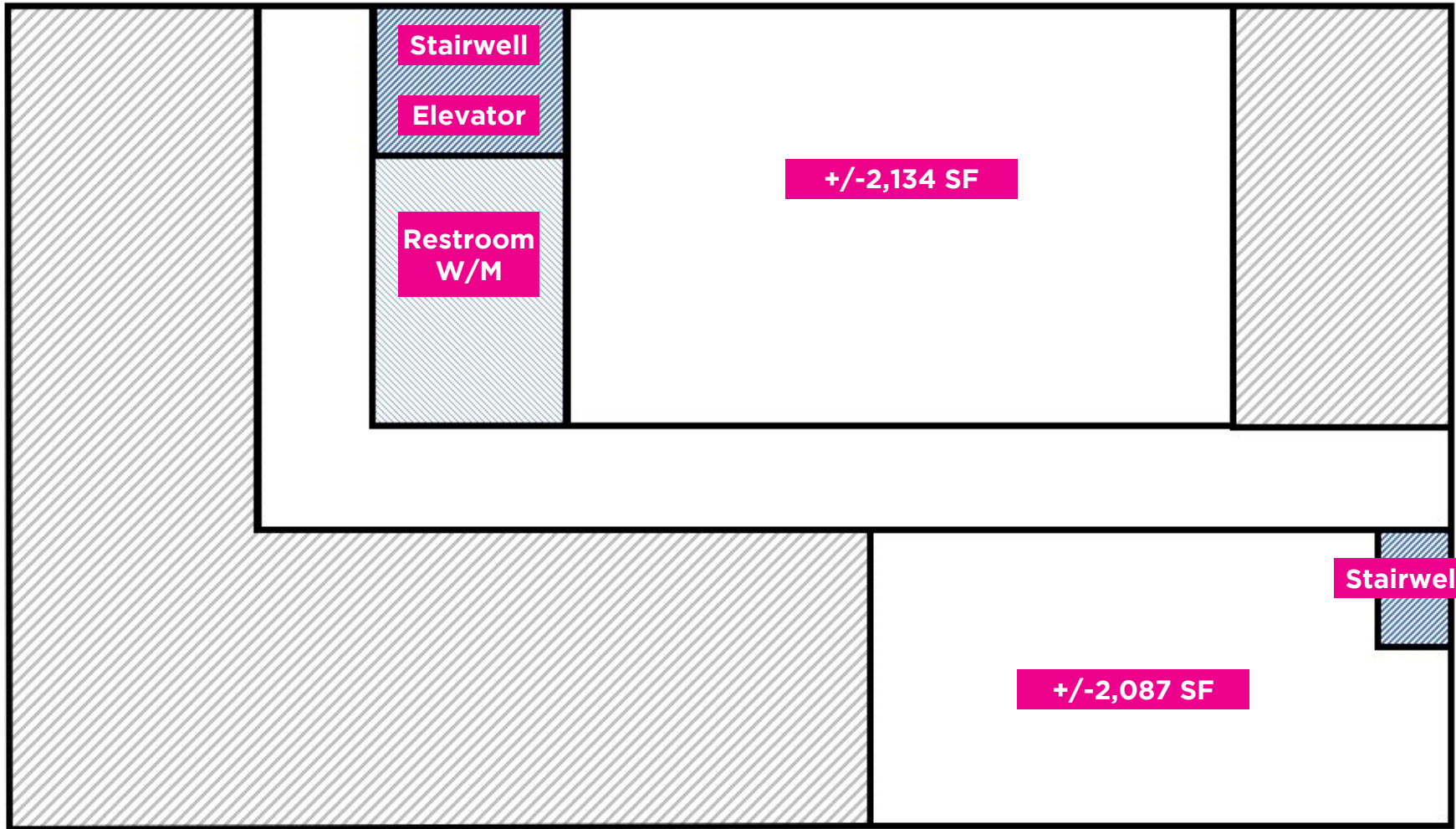
PEBBLE BEACH DR

SUNRISE BLVD +/- 43,000 VPD

KINGSWOOD DR

BIRDCAGE ST

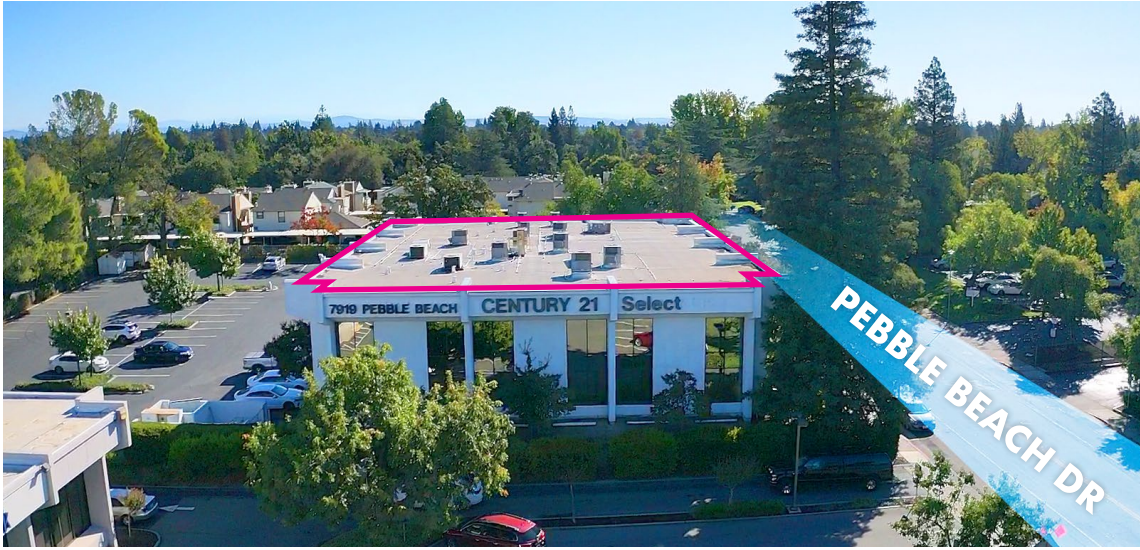
SECOND FLOOR



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7919
PEBBLE BEACH DR.



THE BUILDING

This two-story building sits tall on the northeast corner of Sunrise Blvd. and Pebble Beach Dr. This intersection accumulates over roughly 43,000 VPD where the neighboring national retailers surround the area. This building consists of over 19,000 SF of office space with a majority leased. There are multiple restrooms on

both floors next to the stairwell and elevator. Systems furniture can be negotiated depending on terms for one of the vacancies that range from +/-1,432 SF - +/-2,134 SF. This building offers a common area break room and numerous parking stalls available for commuters immediately turning off of Sunrise Blvd.

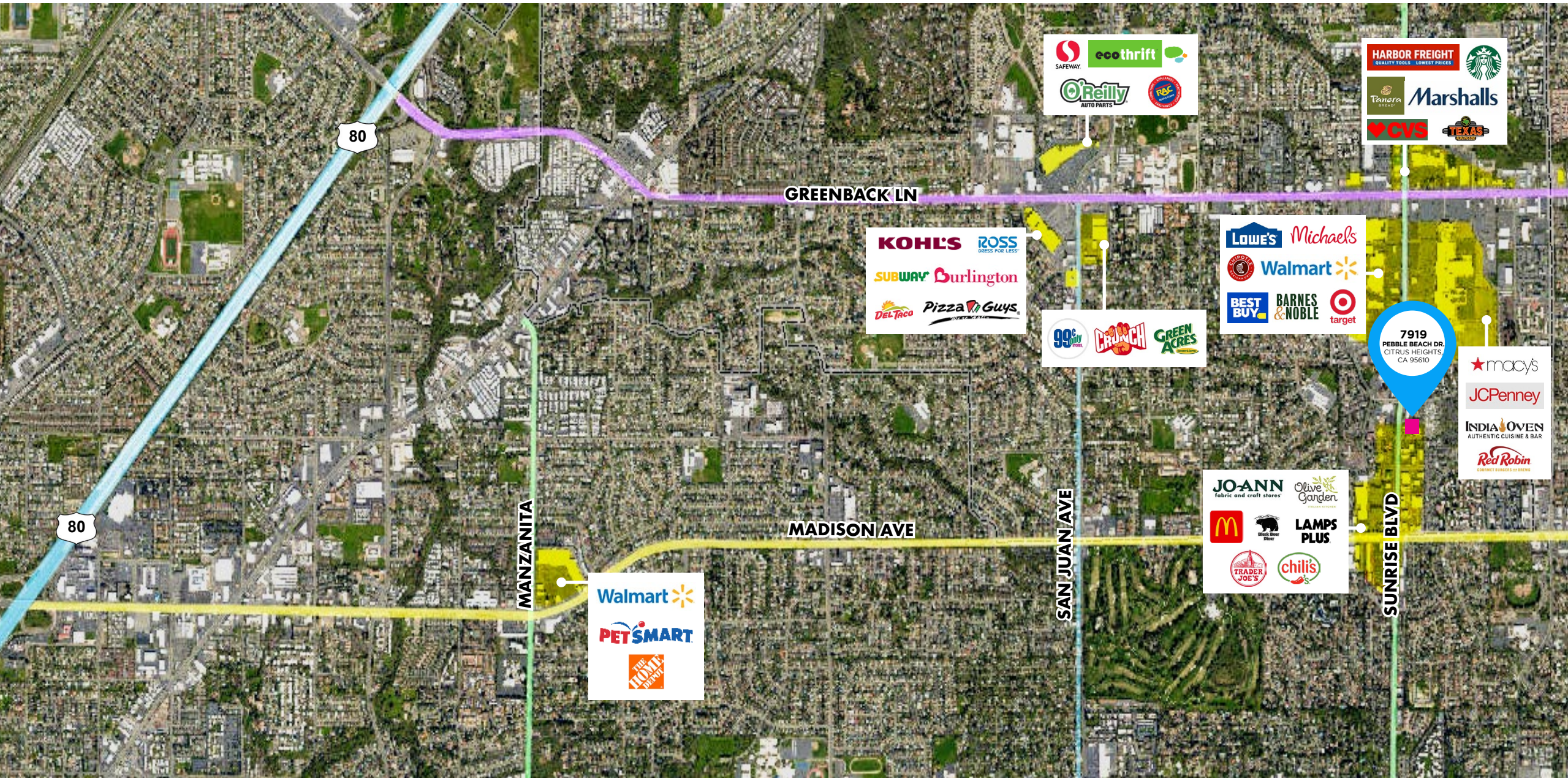




THE AREA

This property is located at 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 beginning in 1990 with a majority of the residents generate between \$75,000 - \$125,000 of monthly house hold income. Roughly 72% of the residents own their homes with an immediate 2-mile population of roughly.





80

80

GREENBACK LN

MADISON AVE

MANZANITA

SAN JUAN AVE

SUNRISE BLVD

SAFeway ecothrif
 O'Reilly AUTO PARTS

HARBOR FREIGHT QUALITY TOOLS • LOWEST PRICES
 Starbucks
 Panera
 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

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 PEBBLE BEACH DR.
 CITRUS HEIGHTS,
 CA 95610

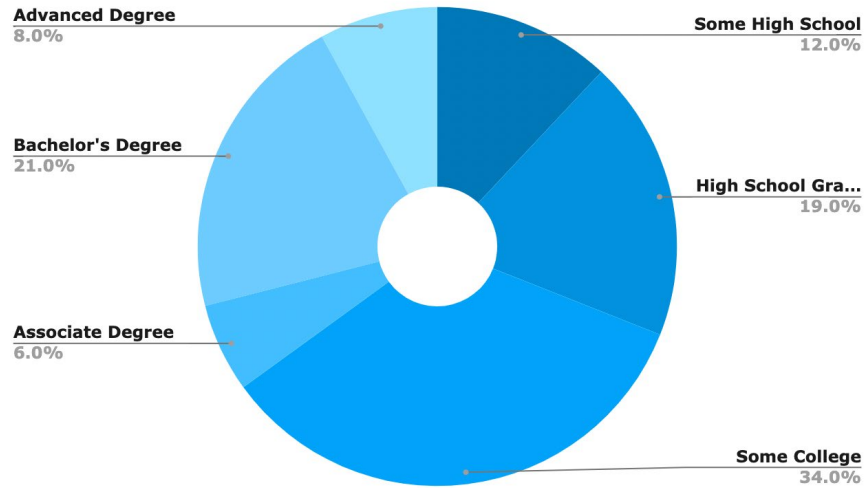
macy's
 JCPenney
 INDIA OVEN AUTHENTIC CUISINE & BAR
 Red Robin

Walmart
 PET SMART
 THE HOME DEPOT

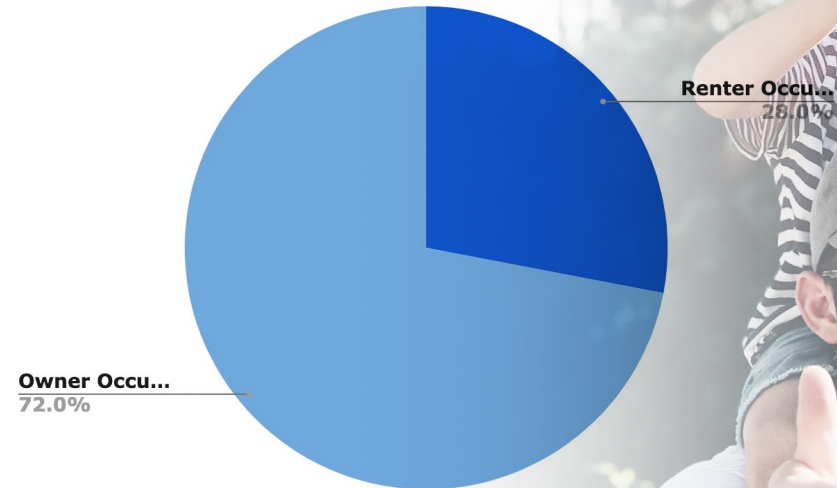
JO-ANN fabric and craft stores Olive Garden
 McDonald's LAMPS PLUS
 TRADER JOE'S chili's

DEMOGRAPHICS I

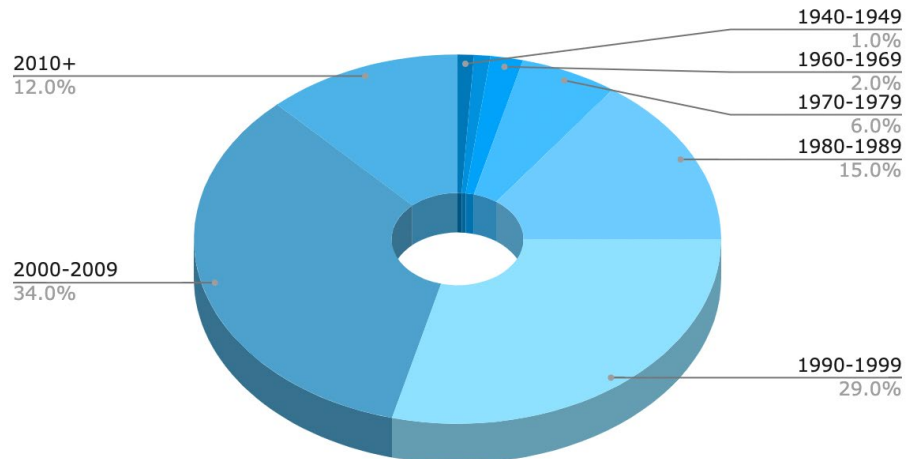
EDUCATIONAL ATTAINMENT



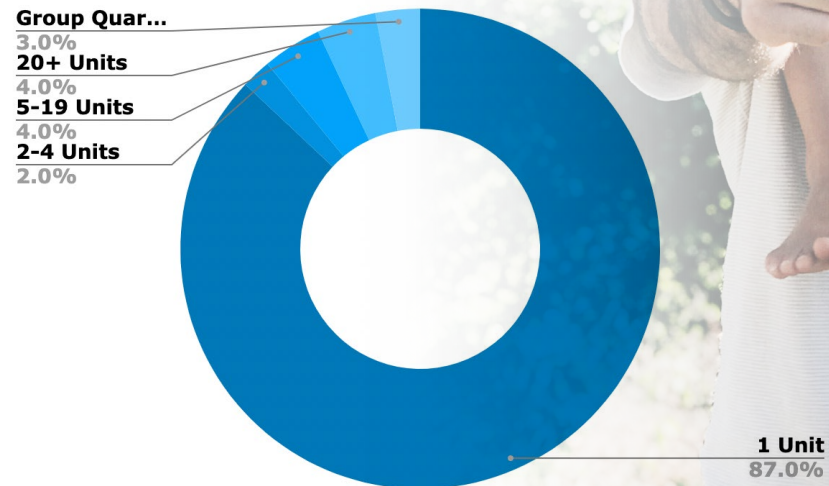
HOUSING OCCUPANCY



HOMES BUILT BY YEAR

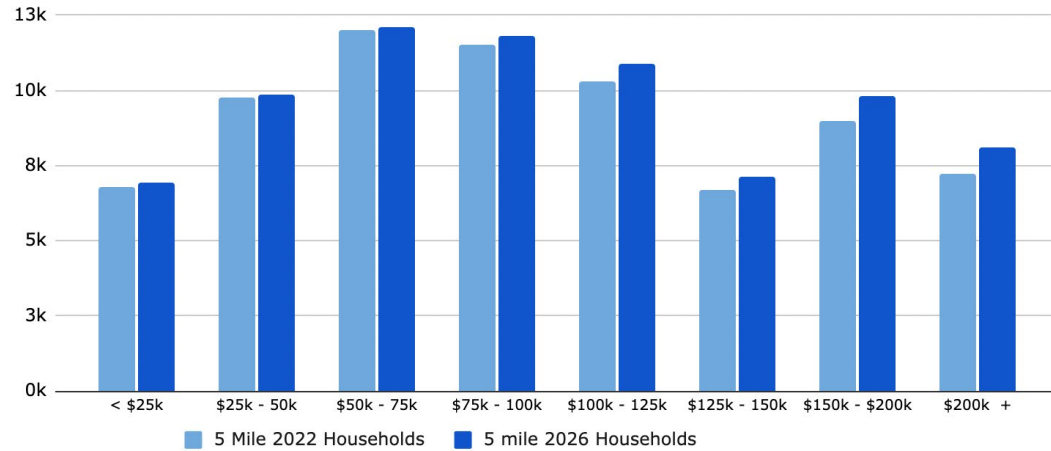


HOUSING TYPE



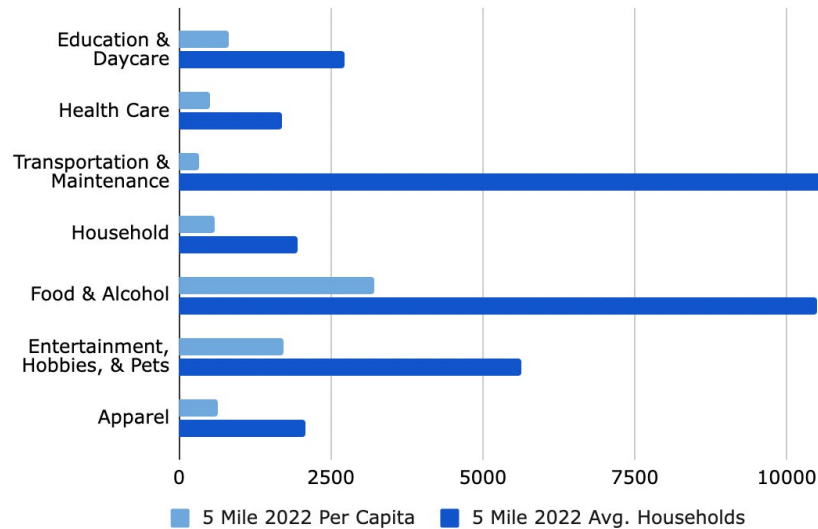
DEMOGRAPHICS II

MONTHLY HOUSE HOLD INCOME

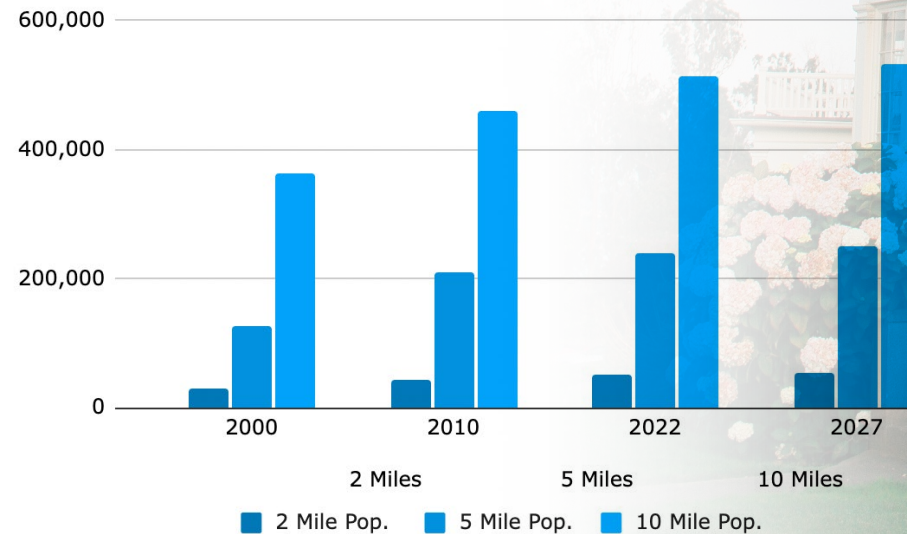


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	28,765	127,890	362,027
2010	43,432	208,895	460,440
2022	51,387	239,338	513,519
2027	53,812	249,465	533,077

PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION



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