

# SUNRISE MALL

6041 Sunrise Blvd, Citrus Heights, CA 95610

## PROPERTY

Demographics	1 mile	3 miles	5 miles
Population	22,658	139,899	328,423
Avg. HH Income	\$94,176	\$120,420	\$120,452
Total Households	9,395	55,934	129,461

## HIGHLIGHTS

- Located in the heart of California's state capitol region
- Sunrise Mall benefits greatly from a densely populated trade area
- Sunrise Mall serves as the anchor of the 10-block, 2.9 million square foot Sunrise Marketplace retail district
- Situated in northern California's Central Valley and Sierra Nevada regions, the Mall anchors a retail corridor strategically located in the heart of one of the fastest growing regions in the United States

## NOTES

- GLA: 1,113,142 SF
- Availabilities: Anchor, Inline, Outparcel
- Traffic Count: 43,983 VPD Sunrise Blvd.

## ANCHORS

- JC Penney



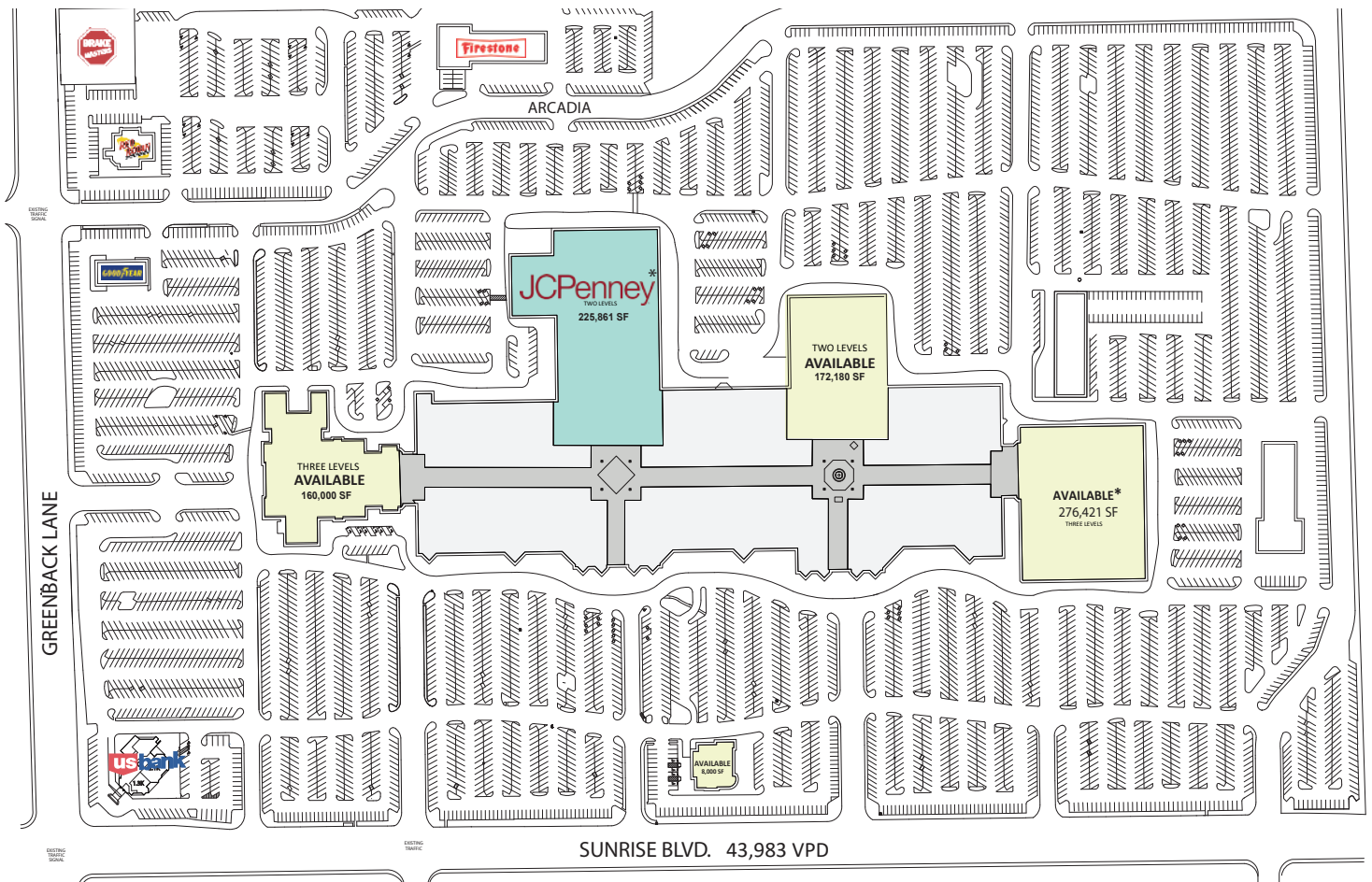
**MASON**  
ASSET MANAGEMENT

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## SITE PLAN



\*NOT OWNED

LEASED AVAILABLE



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## LEASE PLAN



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LEASED AVAILABLE



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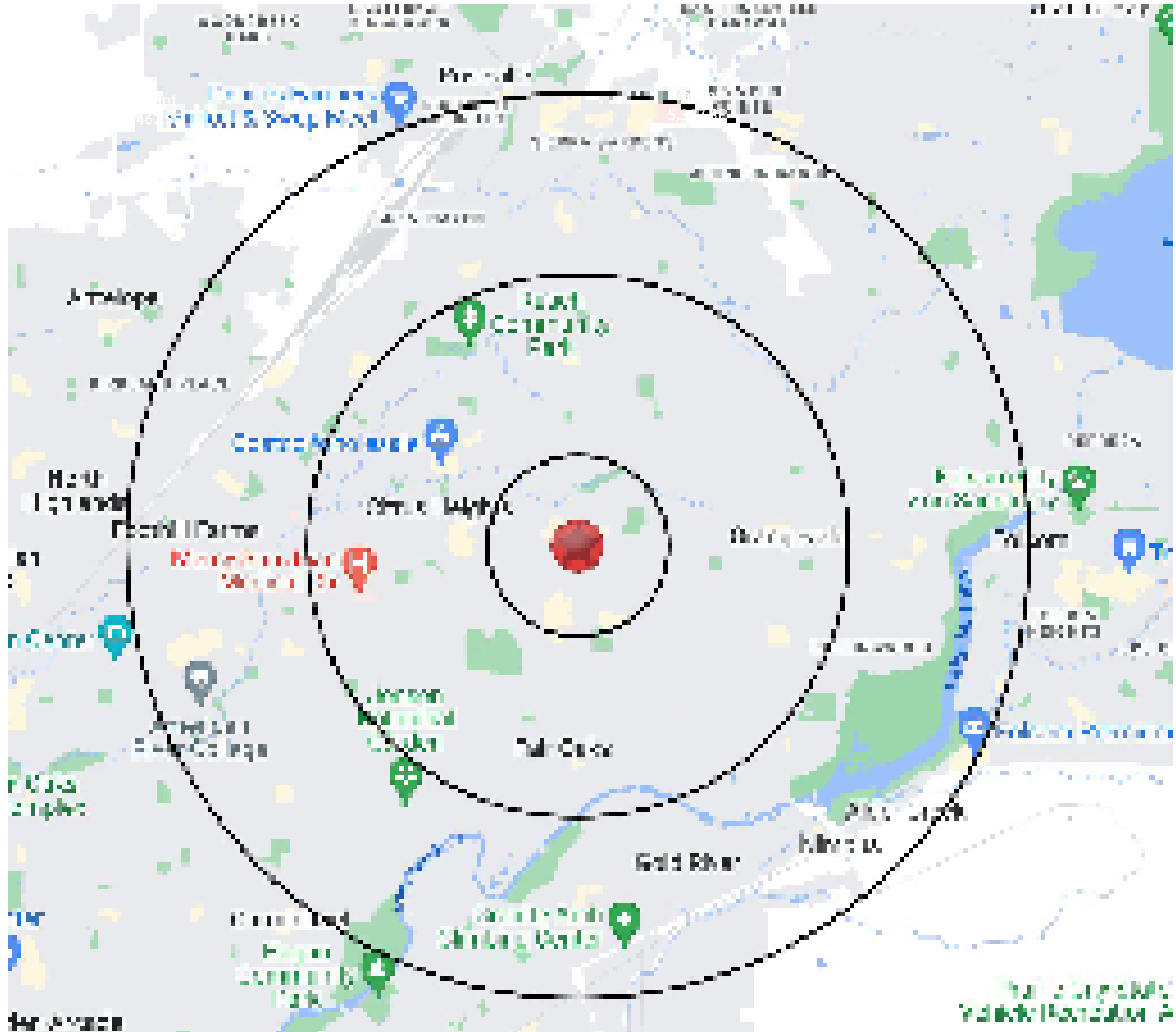
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## RADIUS MAP



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