

# RESTAURANT SUB-LEASE | Sunrise Marketplace

5406 Sunrise Blvd  
Citrus Heights, CA 95610

3,000 SF

Offered Exclusively by:

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COMMERCIAL



## HIGHLIGHTS

- Rare sub-lease opportunity for fast-food restaurant to quickly open
- Established Smart & Final anchored shopping center
- 80,000 vehicles per day at Sunrise/Madison intersection and 19,086 employees within a 2 mile radius
- \$440,000,000 in annual retail sales with more than 15,000,000 consumer visits annually to the stores along Sunrise Blvd between Greenback & Madison

## RESTAURANT SUB-LEASE | OVERVIEW

CORE Commercial is pleased to present this opportunity to sub-lease this 3,000 square feet of restaurant space located at 5406 Sunrise Blvd, Citrus Heights CA in the thriving and vibrant shopping district known as Sunrise Marketplace which encompasses a collection of over 400 stores, restaurants and services in the Sunrise/Madison/Greenback business corridor.

The space is currently leased by Moe's Restaurant providing a perfect sub-lease opportunity for a fast-food restaurant to quickly open for business in the established Smart & Final anchored shopping center, known as Capital Nursery Plaza, located at the corner of one of the major intersections in the greater Sacramento area.



Map source: [www.sunrisemarketplace.com/map/](http://www.sunrisemarketplace.com/map/)



## RESTAURANT SUB-LEASE | SITE LOCATION



This 3,000 square foot space provides a great venue for attracting the 19,000 employees within two miles of this location, most of whom work for the 400 retailers located between Greenback Lane and Madison Blvd along Sunrise Blvd. These 400 retailers are generally open from 9:00 or 10:00 in the morning through 9:00 in the evening, making it a 12 hour day during which more than 19,000 employees and 15,000,000 annual shoppers add a meal to their time in the Marketplace.



# RESTAURANT SUB-LEASE | LOCATION & MARKET DATA

## ABOUT SUNRISE MARKETPLACE

The Sunrise Marketplace Business Improvement District was formed in 1999 to create a unified destination of the hundreds of stores, businesses and restaurants in this 10-block area. It's been a win-win for both the businesses and consumers.

Over the years the streets have been animated with vibrant banners, distinctive signage and festive holiday decor. SMP worked with the city to make median improvements including the addition of 80 palm trees and colorful flowers. To generate excitement and create awareness, the BID has hosted many events over the years.

Your business benefits from a regular schedule of advertising, including robust social media advertising and active Facebook, Pinterest and Instagram pages. Your business is also promoted on the Sunrise Marketplace website, social media sites and popular map guides. Additionally, the association touts your achievements to the media and helps advertise your events, grand openings and promotions.

Source: [www.sunrisemarketplace.com](http://www.sunrisemarketplace.com)



### DEMOGRAPHICS

Distance	1 mi	2 mi
Estimated 2017 Population	16,185	63,507
Average Household Income	\$89,026	\$92,423
Total Businesses	1,010	2,491
Total Employees	9,515	19,086
Median Age	41.2	40.0
Sunrise Blvd Traffic	42,000 VPD	
Traffic at Intersection	80,000 VPD	



# RESTAURANT SUB-LEASE | PHOTOS





# RESTAURANT SUB-LEASE | RETAIL AERIAL



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