



FREESTANDING BUILDING WITH DRIVE-THRU FOR SALE

5748 SUNRISE BLVD, CITRUS HEIGHTS, CA 95610

**FOR MORE
INFORMATION
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PROPERTY FEATURES

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SIZE

Lot: 1.39 AC
Building: ±8,501 SF

SALE PRICE

\$1,900,000

APN

233-0680-005

ZONING

Commercial

NEIGHBORING TENANTS

Target, Old Navy, Barnes and Noble, Walmart Neighborhood Market, Best Buy, Michaels and the Sunrise Mall

PROPERTY HIGHLIGHTS

- Former bank branch with drive-thru
- Great visibility
- Ample parking
- Rare opportunity

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	19,563	137,698	321,966
DAYTIME POPULATION	8,930	32,583	88,546
MEDIAN HOUSEHOLD INCOME	\$61,379	\$75,301	\$73,558

TRAFFIC COUNTS

SUNRISE BLVD. - ±43,577 ADT

KINGSWOOD DR. - ± 1,978 ADT



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