



**SPROUTS**
FARMERS MARKET

Marshalls

PET SMART



**Panera**
BREAD

BevMo!

STAPLES

carter's

**WING-STOP**
DINE-IN OR CARRY-OUT

**Take advantage
of this opportunity:**

Population: 305,951

AVG HH Income: \$78,254

Households: 119,826

Traffic Count: **95,876 cars/day**

Trade Area

Retail Sales: **\$13.9 Billion**

Center Highlights:

Sunrise Festival is now Citrus Town Center. Citrus Town Center is located at one of the busiest retail intersections in the Sacramento Valley. This prime location creates the perfect destination for shoppers.

In 2012, Citrus Town Center completed a nearly \$4M remodel. The remodel features all new

facades, colorful awnings, revitalized landscaping, outdoor seating area, wall murals and an outdoor stage. In addition, the center received all new monument signs and a signature water fountain with a rotating citrus tree.



Style and Feel:

Citrus Town Center. Your Center. Change in name. Change in perception. Change in possibility. Sunrise Festival is now Citrus Town Center and there are hundreds of reasons to make this center, your center.



Sunrise Boulevard & Greenback Lane
Citrus Heights CA 95610

The Trade Area:

Citrus Town Center is located in the City of Citrus Heights, California. This neighborhood shopping center is centrally located within a regional trade area between downtown Sacramento, Folsom and Roseville. Citrus Heights is also a short commute to nearly all greater Sacramento area neighborhoods. Citrus Town Center sits across from the 1.2M square foot Sunrise Mall and 338,000 square foot Sunrise MarketPlace at Birdcage. Other area retailers include: Macy's, JC Penny, Sears, Target, Lowes, Best Buy, Michael's, Toys R' Us and Sports Authority.



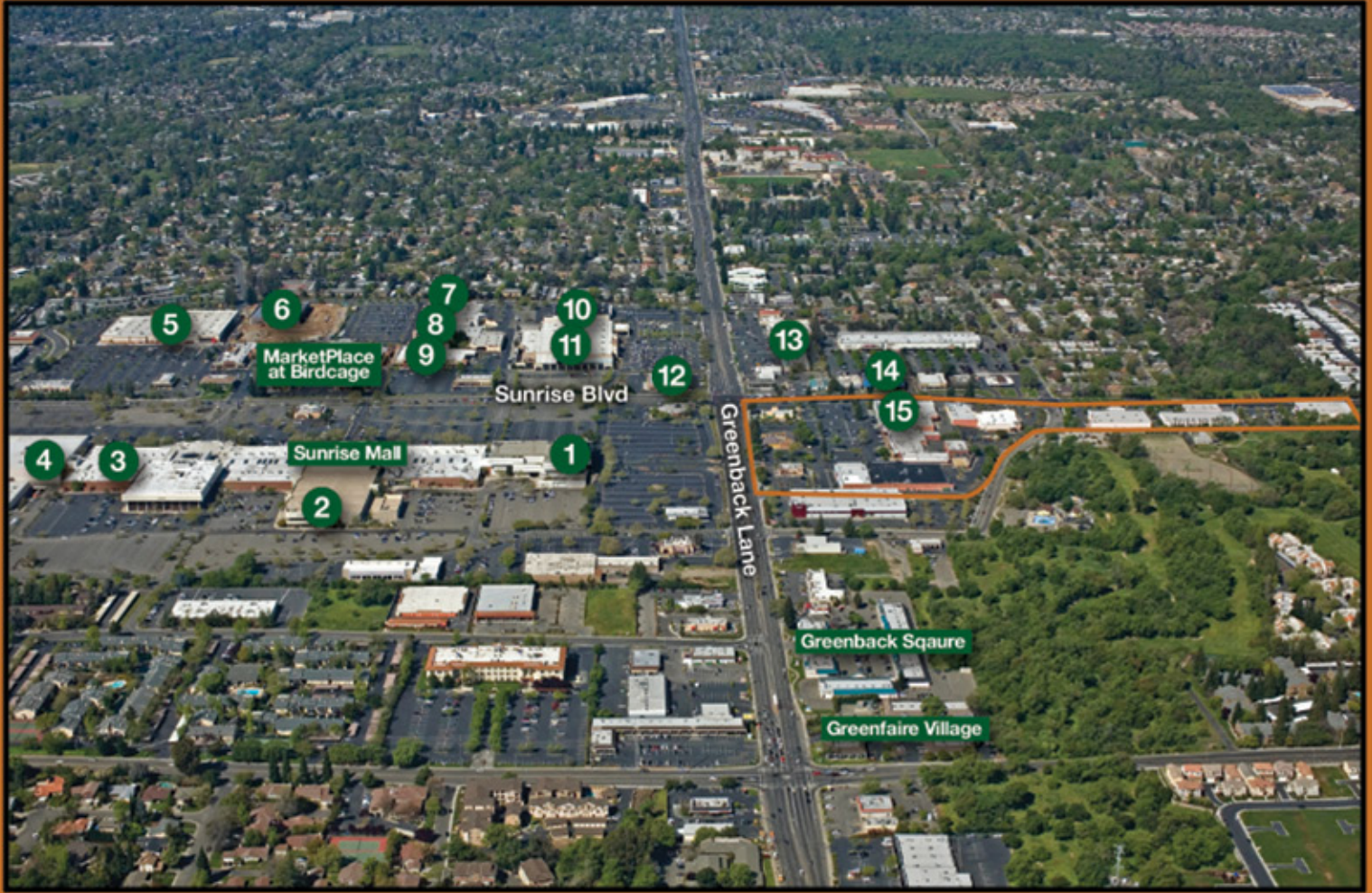
Demographics:

Population:	305,951
Average Household Income:	\$78,254
Households:	119,826
Traffic Count:	95,876 cars/day
Trade Area Retail Sales:	\$13.9 Billion

Trade Area Retail Sales by Category:

Apparel & Services	\$601M
Computers & Accessories	\$79M
Entertainment/Recreation	\$1.2B
Food at Home & Away	\$1B
House Hold Furnishings	\$647M
Retail Goods	\$8.3B
TV/Video/Audio	\$432M

Based on the Bureau of Labor Statistics, provided by ESRI.



- 1 ★ macy's
- 2 JCPenney
- 3 UNITED ARTISTS
Theatres
- 4 Sears
- 5 TARGET

- 6 SPORTS
AUTHORITY
- 7 Michaels
- 8 BEST
BUY
- 9 OLD NAVY
- 10 TOYS R US

- 11 LOWE'S
- 12 CVS/pharmacy
- 13 BIG 5
SPORTING GOODS
- 14 Pier 1 imports
- 15 SPROUTS
FARMERS MARKET

For more information on leasing opportunities, contact:
 Inter-Cal Real Estate
 (916) 489-4600
www.inter-cal.com



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Citrus Town Center

CITRUS HEIGHTS, CALIFORNIA



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