# GQN ORTH REAL ESTATE

### Call, Text or Email...

 5056 Sunrise Blvd.
 #1 | Fair Oaks, CA

 O - 916.678.0880
 F - 916.880.5566

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## Citrus Plaza | 6240 San Juan Ave

#### **Exclusively Listed By**

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## Citrus Heights, CA



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## **Property Information**

Large Anchor Space Available on San Juan Ave 2 spaces available  $\pm 1,910$  SF -  $\pm 13,724$  SF High traffic location with great parking

Demographics	<u>1 Mile</u>	3 Mile	5 Mile
Population	20,052	149,001	363,326
Income	\$60,301	\$67,921	\$71,635
Daytime Pop	5,357	58,388	146,202

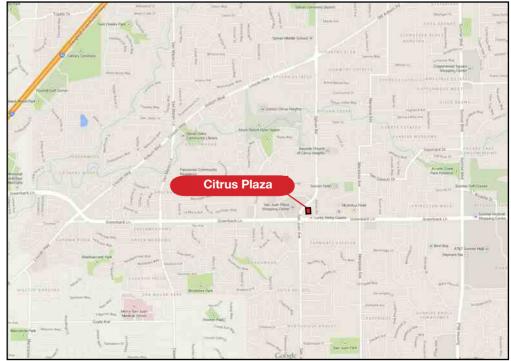
## Comments

Citrus Plaza is approximately a ±26,724 square feet neighborhood shopping center. It is located along side San Juan Ave across from a Raley's and Dollar Tree Anchored Center. It provides a large illuminated monument sign The site has a total of 88 on-site parking spaces. The center is located to attract customers from surrounding commercial, office and residential traffic generators.

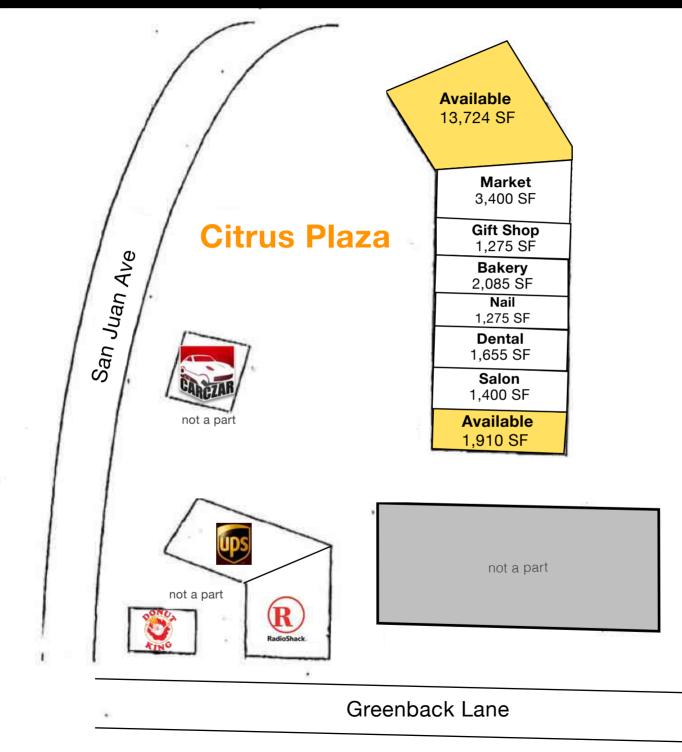
## **Traffic Counts**

San Juan Ave - 25,646 ADT





### Site Plan



## Citrus Plaza | Citrus Heights, CA

