GQN ORTH REAL ESTATE

Call, Text or Email...

 5056 Sunrise Blvd.
 #1 | Fair Oaks, CA

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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

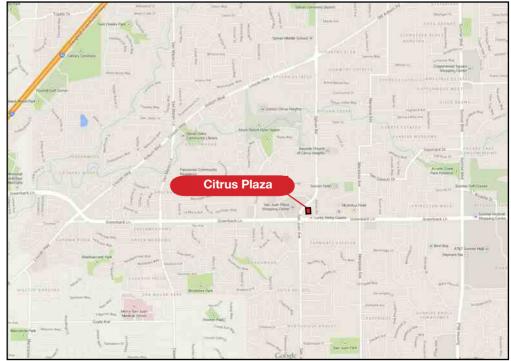
Comments

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.

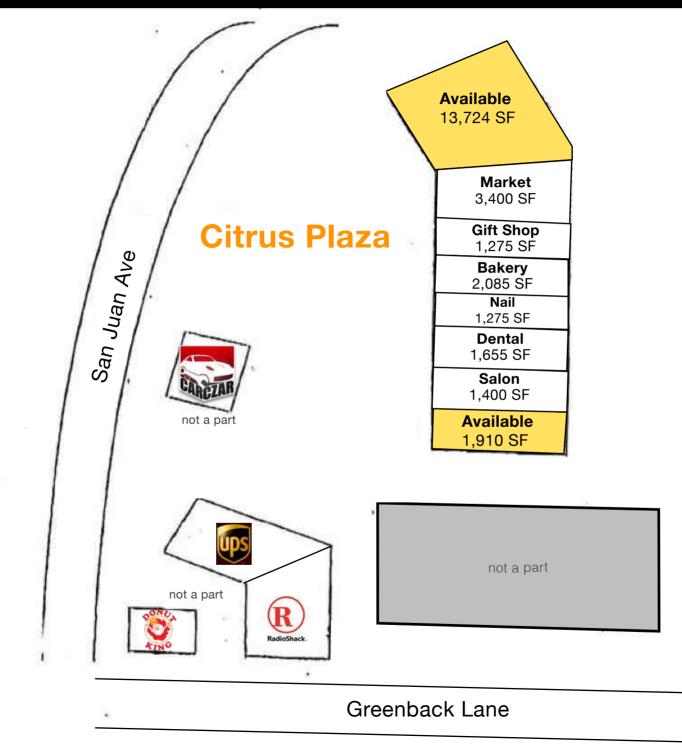
Traffic Counts

San Juan Ave - 25,646 ADT





Site Plan



Citrus Plaza | Citrus Heights, CA

