

Large Anchor Space Available
±13,742 SF



Monument Signage Available

Citrus Plaza | 6240 San Juan Ave

Citrus Heights, CA

Exclusively Listed By

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Property Information

Large Anchor Space Available on San Juan Ave

2 spaces available ±1,910 SF - ±13,724 SF

High traffic location with great parking

Demographics

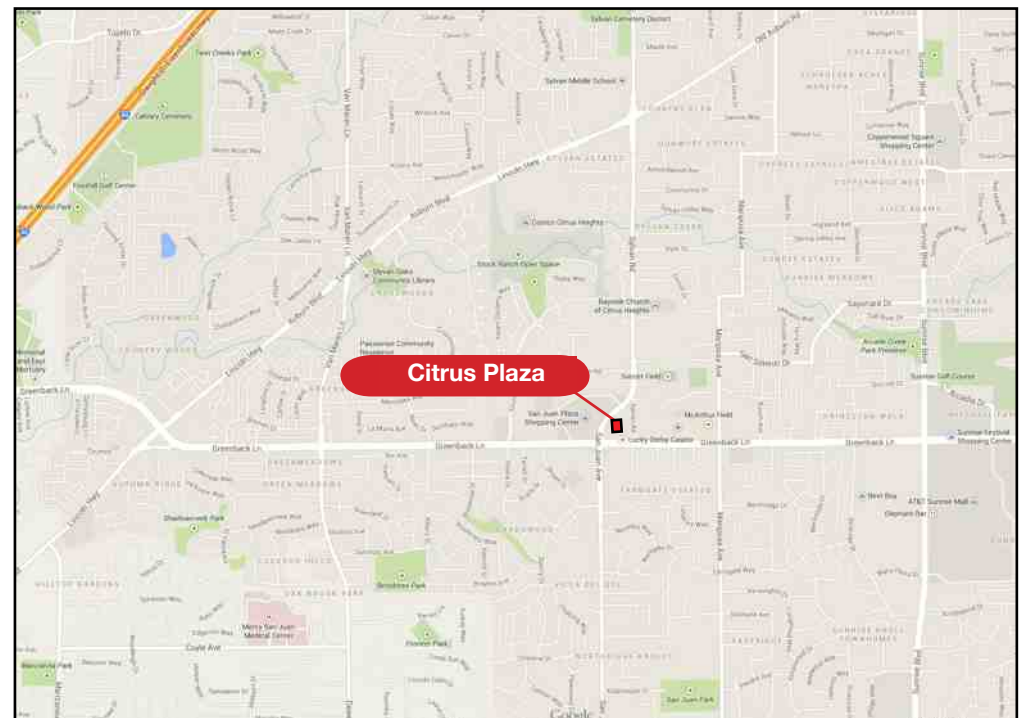
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	20,052	149,001	363,326
Income	\$60,301	\$67,921	\$71,635
Daytime Pop	5,357	58,388	146,202

Comments

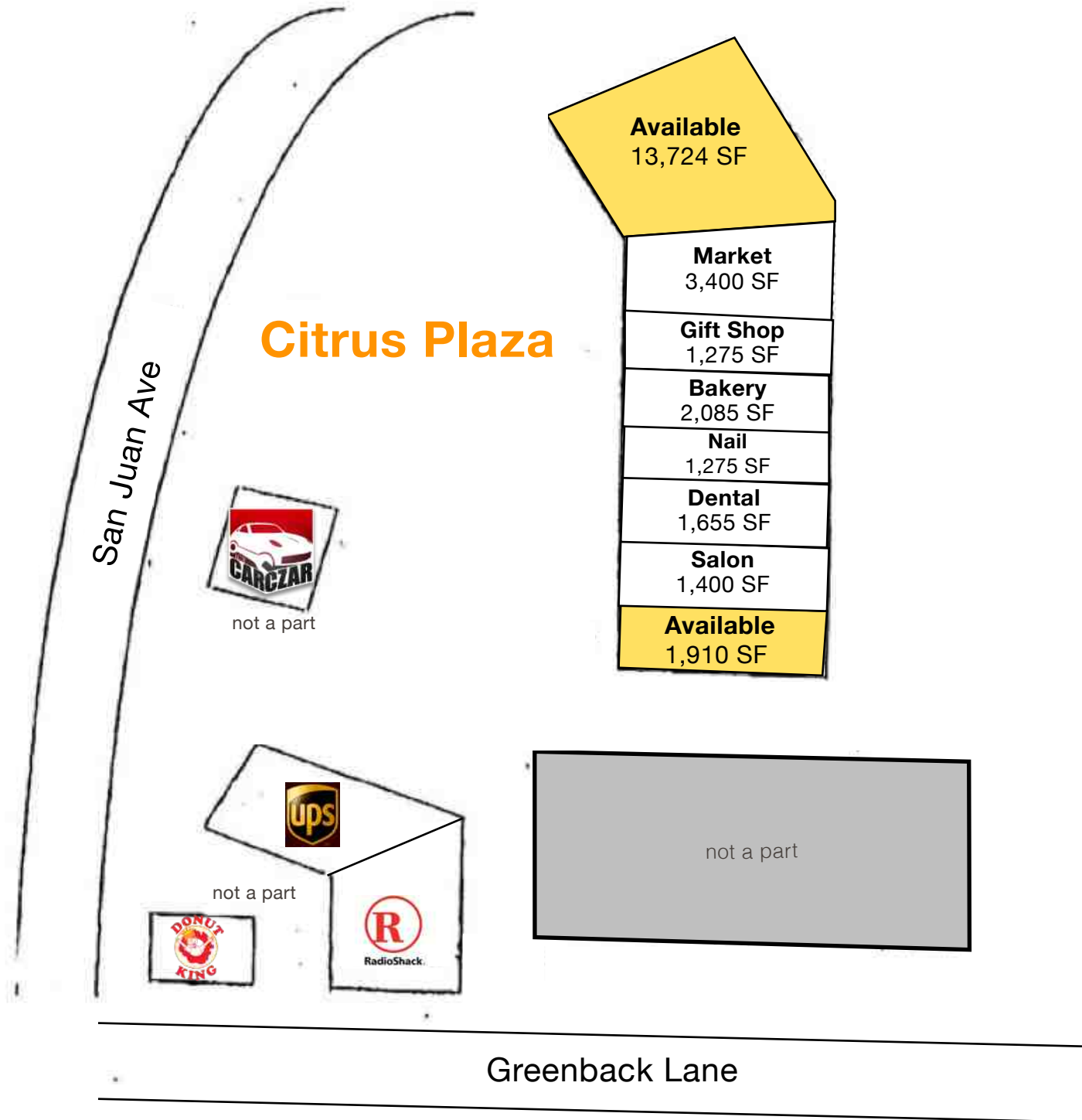
Citrus Plaza is approximately a ±26,724 square feet neighborhood shopping center. It is located along side San Juan Ave across from a Raley's and Dollar Tree Anchored Center. It provides a large illuminated monument sign. The site has a total of 88 on-site parking spaces. The center is located to attract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

Traffic Counts

San Juan Ave - 25,646 ADT



Site Plan



Citrus Plaza | Citrus Heights, CA

