



Marshalls.







BevMo!

# 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



carter's



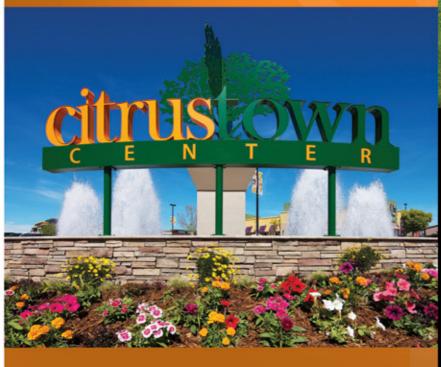
## **Center Highlights:**

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 outdoor stage. In addition, the center monument signs and







## 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.



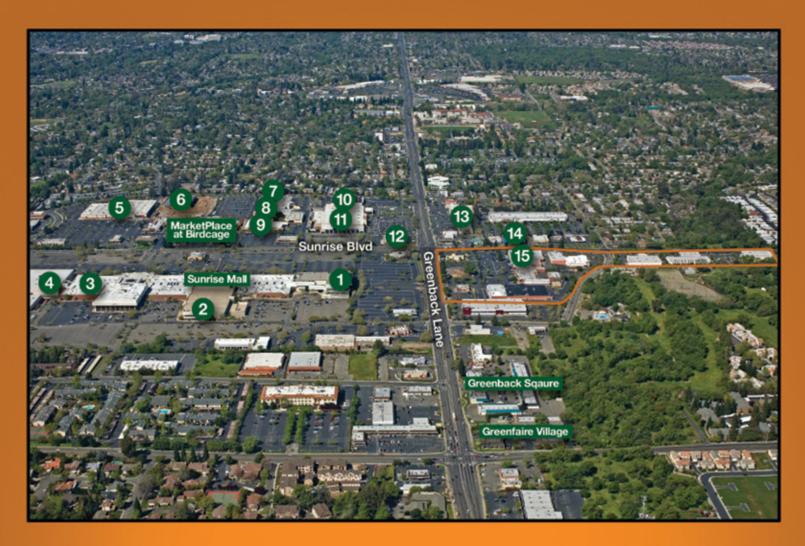
## Demographics:

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:

\$601M
\$79M
\$1.2B
\$1B
\$647M
\$8.3B
\$432M

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



- 1 ★macys
- 2 JCPenney
- 3 UNITED/IRTISTS
- 4 Sears
- 5 O TARGET

- 6 SPORTS AUTHORITY
- 7 Michaels
- 8 BEST
- 9 OLD NAVY
- 10 Toys Rus

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

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