# FORMER CHASE BANK

## 6950 SUNRISE BLVD. | CITRUS HEIGHTS, CA 95610

FOR LEASE

**HIGH PROFILE RETAIL PAD WITH DRIVE THRU**




EPIC
REAL ESTATE ADVISORS, INC.

**EPIC REAL ESTATE ADVISORS**
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## PROPERTY DETAILS

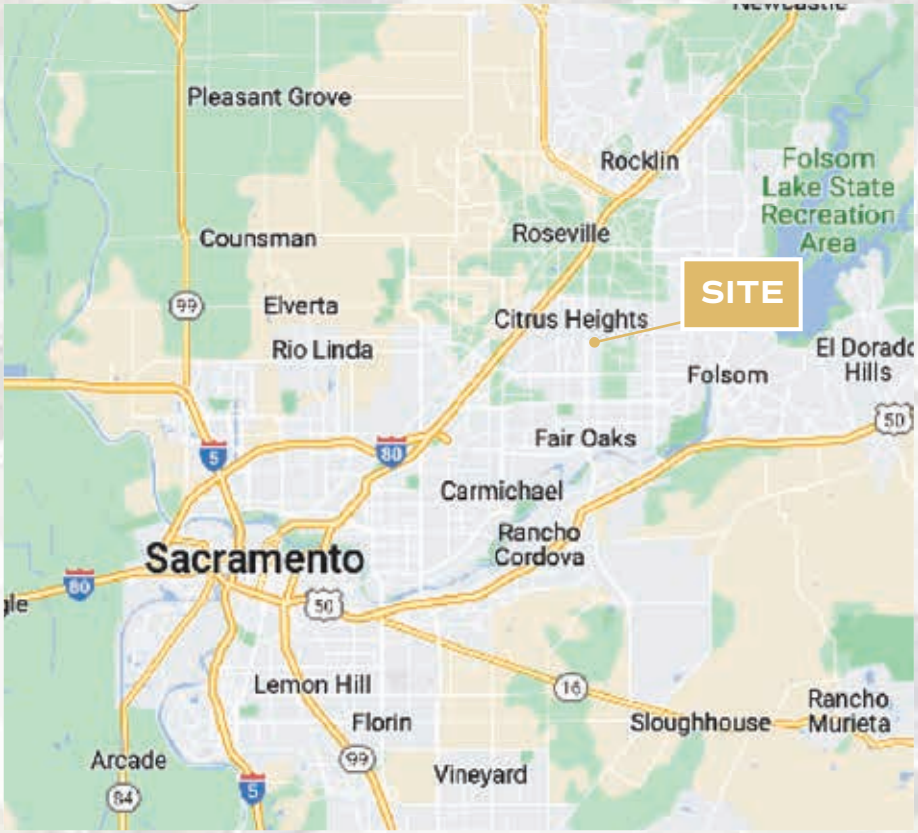
**Location** NEC Sunrise Blvd. & Woodmore Oaks Dr.

**Size** 4,982 square feet

**Co-Tenants**

## PROPERTY HIGHLIGHTS

- Former Freestanding Bank with drive thru
- Signalized hard corner
- Dense residential trade area




## DEMOGRAPHICS

| | 1 Mile | 2 Miles | 3 Miles |
|---|---|---|---|
| Population | 21,297 | 71,972 | 146,244 |
| Households | 8,034 | 27,867 | 56,952 |
| Avg. Household Income | $87,196 | $90,658 | $94,645 |
| Employees | 4,267 | 17,038 | 38,076 |

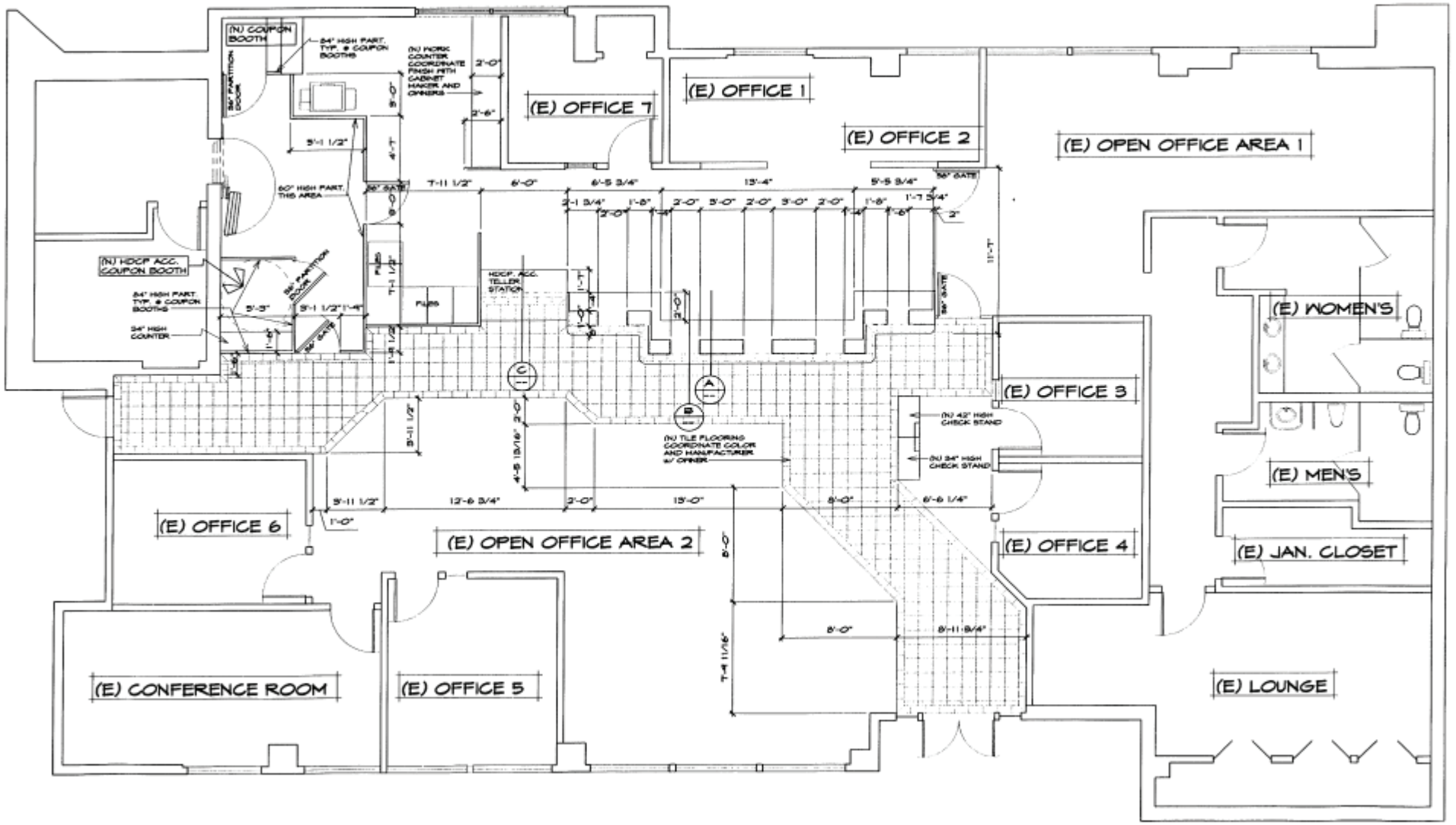
## TRAFFIC COUNTS

| | |
|---|---|
| Sunrise Blvd. | 40,463 ADT |

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## FLOOR PLAN

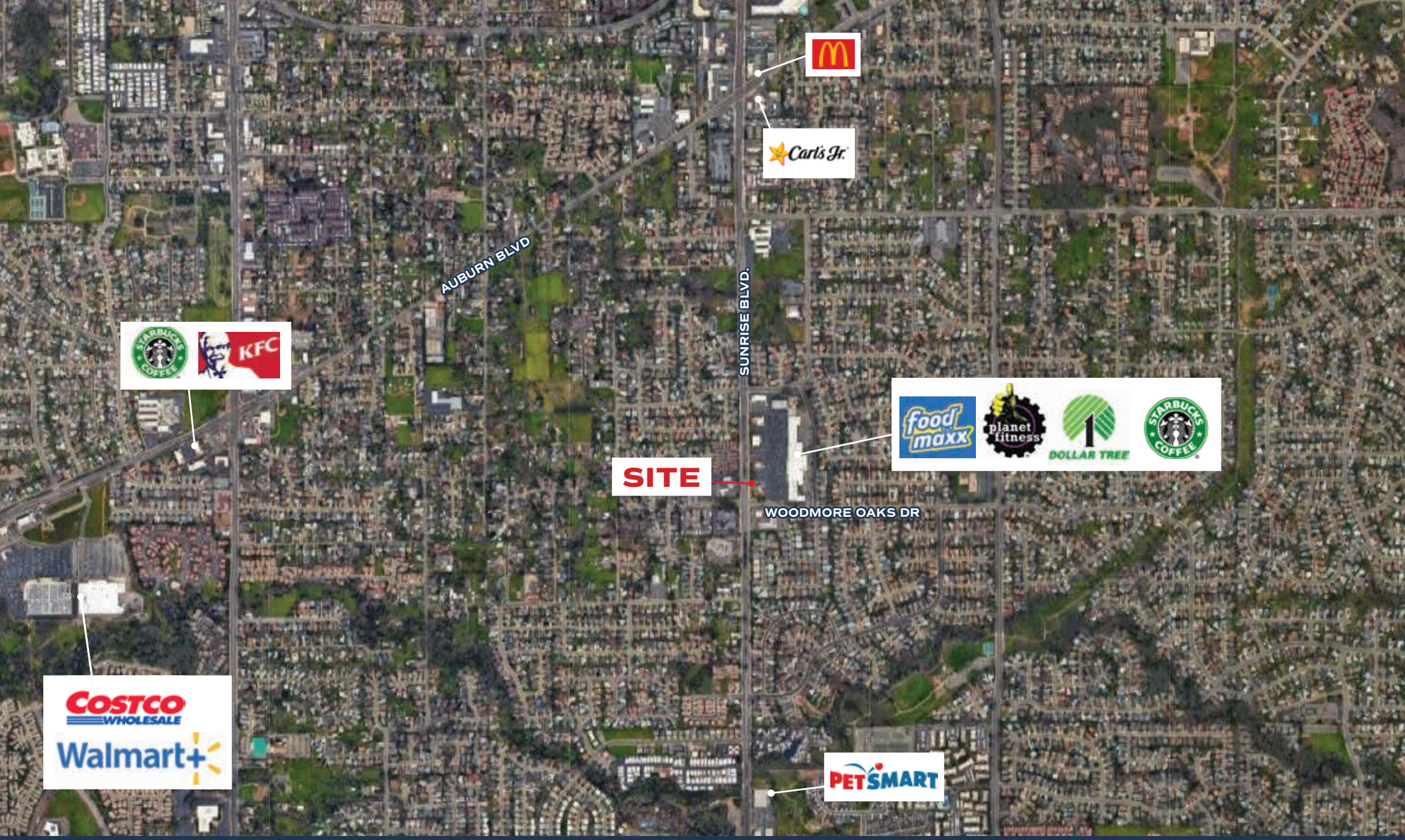



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SUNRISE BLVD.
WOODMORE OAKS DR.
STOP


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food maxx
planet fitness
DOLLAR TREE
AutoZone
SUNRISE BLVD.
SITE
WOODMORE OAKS DR.




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