

Sunrise MALL

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CITRUS HEIGHTS, CALIFORNIA

Sunrise Mall, located within the Sacramento metropolitan area, is one of the area's largest and most successful enclosed super regional shopping centers. Originally constructed in 1971, Sunrise had an interior renovation 1999 and recently added a new food court with fireplace and 500 seats near JCPenney and Macy's Men and Home.



KEY PROPERTY FACTS

- Sunrise Mall is a 1,200,000 sf super regional shopping center anchored by **Macy's, Macy's Men & Home, JCPenney** and **Sears**
- Sunrise Mall features **over 115 shops, services, specialty retailers** and **eateries**
- New tenants added to existing store lineup; **Tilly's, Georgiou, Verizon, National University, Subway** and **Exclusive Wireless**
- **Ample parking** with over 5,500 spaces available
- Dining options range from Pizza, Chinese, Subs and Mexican venues in a comfortable setting in the food court to "sit down" casual dining such as **Red Robin, La Bou Café & Bakery** and **Elephant Bar**
- Women's specialty fashion include among others: **Victoria's Secret, New York & Company, Wet Seal, Lane Bryant, Express** and **Christopher & Banks**
- Mall amenities including new restrooms, children's play area and **new food court dining**



TRADE AREA

- Sunrise Mall's trade area is home to 631,761 residents with an average family household income of \$87,275
- Conveniently located between downtown Sacramento and Roseville, Citrus Heights is an easy commute to nearly all major employment zones in the greater Sacramento area
- Citrus Heights is a shopping destination offering a wide selection of retail, dining and service establishments
- Sunrise Mall is located on the corner of Sunrise Boulevard and Greenback Lane; two of metropolitan Sacramento's busiest streets
- Sunrise Mall is accessible from I-80 or Highway 50 from most locations in the greater Sacramento area

TRAFFIC COUNT:

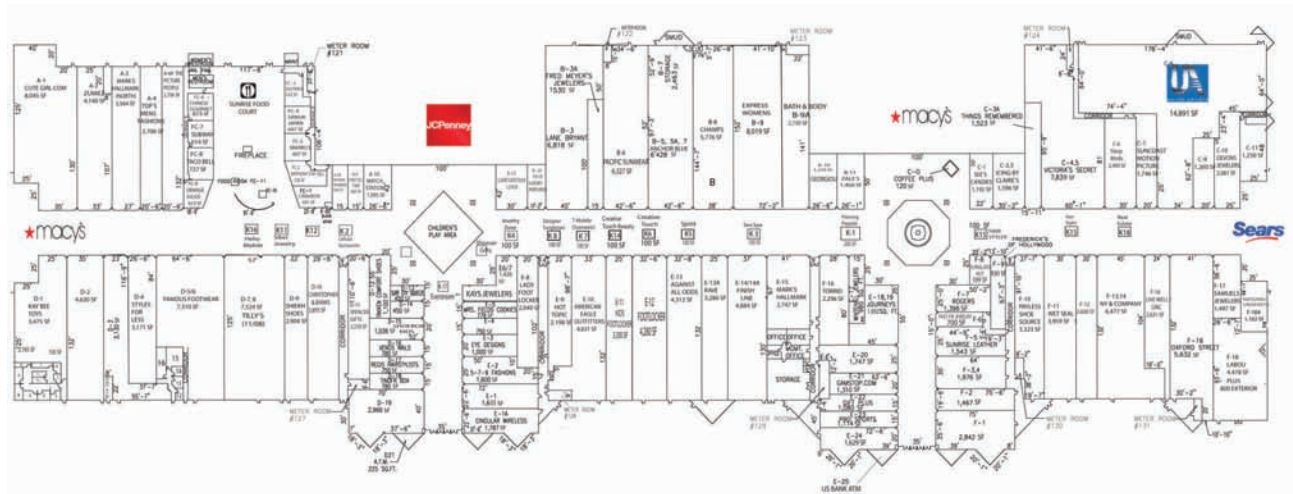
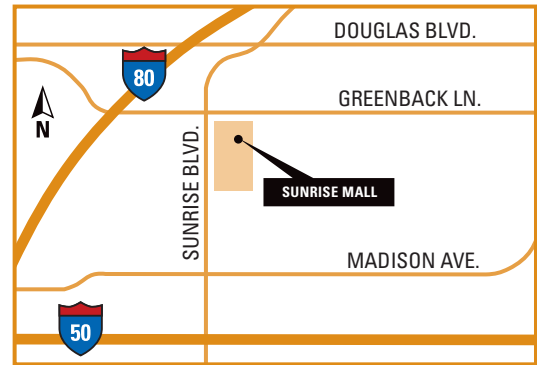
Sunrise Blvd	66,700 CPD
Greenback Lane	47,000 CPD

TRADE AREA DEMOGRAPHICS:

Population	631,761
Households	227,931
Average Household Income	\$87,275
Median Age	36

Source: 2008 H. Blount Hunter Retail & Real Estate Research

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STEADFAST

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