

# 60 60

BUILDING



## OFFICES FOR LEASE

Frontage on Fair Oaks Blvd. & Sunrise Vista Drive

📍 6060 Sunrise Vista | Citrus Heights, CA 95610

• **PRIVATE EXECUTIVE OFFICES FROM \$395.00 PER MONTH**

• **OFFICE SUITES FROM ±1,000 SF TO ±15,000 SF**



# 6060 BUILDING



## LEASE SUMMARY

Full service lease - utilities included. Community-centric location within walking distance to restaurants, shopping and Sunrise Marketplace.

## AVAILABLE OFFICES





### PRIVATE EXECUTIVE OFFICES

- $\pm 110$  SF to  $\pm 1,000$  SF
- From \$395.00 per month

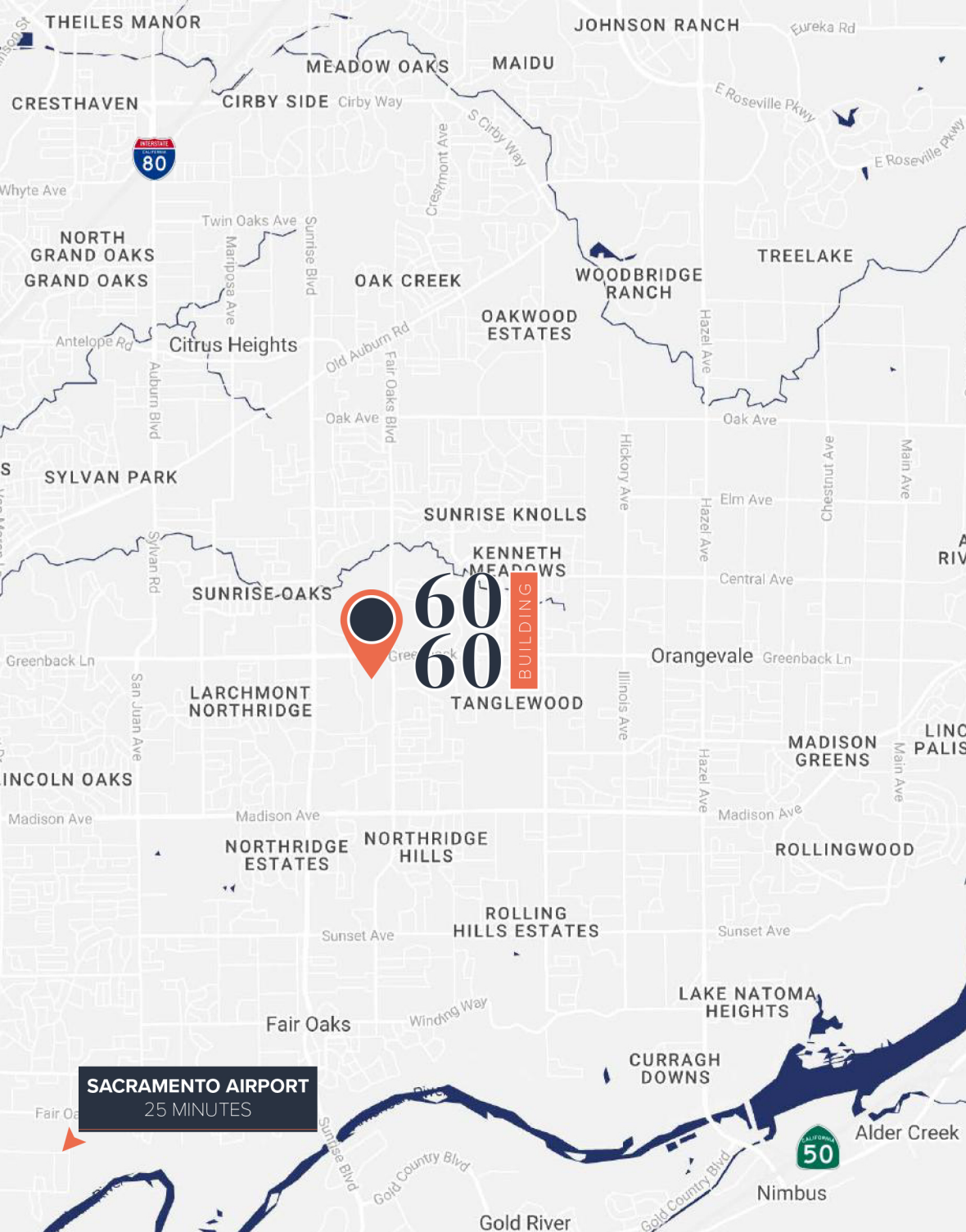
### OFFICE SUITES

- $\pm 1,000$  SF to  $\pm 15,000$  SF
- Starting at \$1.45 per SF

## PROPERTY HIGHLIGHTS

-  Close proximity to restaurants, shopping, and schools
-  Ample parking
-  24/7 access available
-  On-site manager

-  Conference rooms
-  Mail service
-  Frontage on Fair Oaks Blvd. & Sunrise Vista Dr.
-  Mature landscaping



## SUNRISE VISTA OFFERS QUICK ACCESS TO ALL POINTS OF THE COMPASS.

**The area is dominated by the Sunrise Marketplace Business Improvement District**, an area along Sunrise Boulevard stretching from Madison Avenue to Greenback Lane and encompassing the retail regional destinations: Sunrise Mall (being redeveloped under the Sunrise Tomorrow Plan), Marketplace at Birdcage, Citrus Town Center and Sunrise Village Shopping Center along with several smaller centers and numerous strip retail centers.

**Well established dense infill location.** According to the City of Citrus Heights, within the city limits is approximately 98% built out, creating strong barriers to entry within the market.

**Adjacent to the largest concentration of retail in central Sacramento County**, offering tenants an abundance of amenities including retail, restaurants, quick serve restaurants, salons, grocery stores and more. The property's location offers unrivaled access to conveniences and the variety of services available to its tenants.

**Centralized location. Sunrise Vista offers quick access to all points of the compass.** 4 miles East is the affluent community of Folsom, 4 miles west is Interstate-80, 4 miles to the north is another affluent community of Roseville, 4 miles to the south and southwest are affluent parts of Carmichael and Fair Oaks.



**SUNRISE MARKETPLACE  
ENCOMPASSES A COLLECTION  
OF OVER 400 STORES,  
RESTAURANTS AND SERVICES  
IN THE SUNRISE/GREENBACK  
BUSINESS CORRIDOR**



Source: <https://sunrisemarketplace.com/map>



SUNRISE BLVD

GREENBACK LN

FAIR OAKS BLVD




**6060 Building is located in a community-centric area,** offering tenants an abundance of amenities including retail, restaurants, quick serve restaurants, salons, grocery stores and more.





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FOR MORE INFORMATION,  
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