



6240 San Juan Ave | Citrus Heights, CA

Citrus Plaza Shopping Center

±13,742 SF | ~10% CAP

REDUCED!!



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Financial Summary

ADDRESS	6240 San Juan Ave Citrus Heights, CA
PARCEL COUNTY	Sacramento County
PARCEL NUMBER	243-0020-044-0000
PRICING	\$2,500,000
CAPITILAZATION RATE	Approximately 10% CAP
CURRENT NOI	Approximately \$20,000 Monthly
YEAR BUILT	1985
GROSS LEASABLE AREA	26,724 SF
PARCEL SIZE	91,323 SF
NEARBY TENANTS	Safeway, Dollar Tree, Crunch Fitness, Kohls, Marshalls, Ross

The Offering

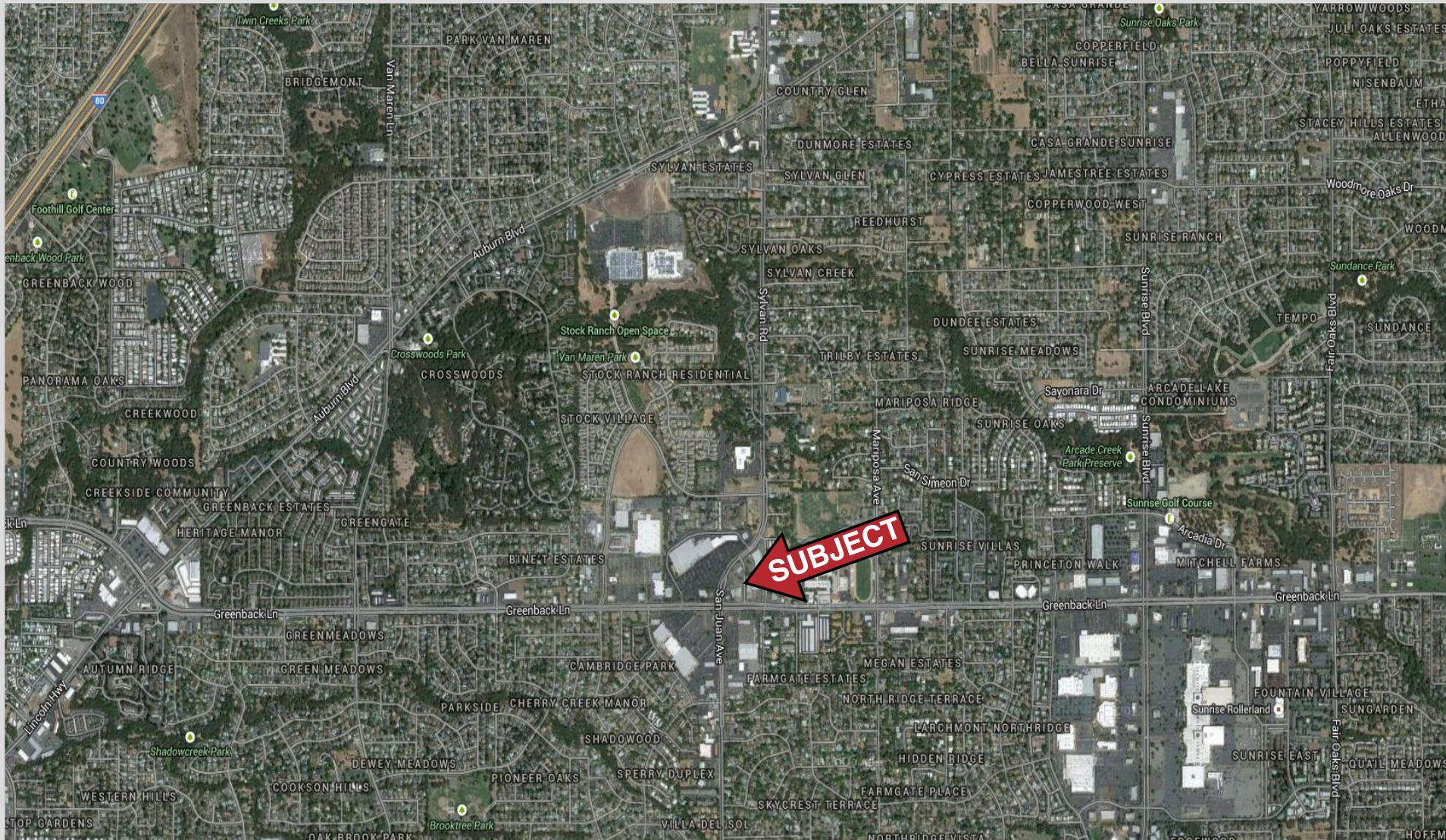
Citrus Plaza is approximately a ±26,724 square feet neighborhood shopping center. It is located along side San Juan Ave across from a Raley's and Dollar Tree Anchored Center. It provides a large illuminated monument sign. The site has a total of 88 on-site parking spaces. The center is located to attract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



Citrus Plaza is a tremendous opportunity for an add-value investor in today's market. This mixed-use retail center enjoys exposure to high vehicular traffic counts from San Juan Avenue, one of Citrus Heights, California's most heavily traveled arterials.

Located at 6240 San Juan Avenue, Citrus Plaza is comprised of approximately 26,724 square feet of rentable space on a parcel of some 2.09 acres. The site has 610 feet of lineal frontage on San Juan Avenue with the L- Shaped building enhancing exposure for tenants. Signage includes an illuminated monument/pylon type with tenant identification along with illuminated tenant signage on the building façade. Access to the property is via a double-wide curb cut from San Juan Avenue. The site has a total of some 88 on-site parking spaces. Citrus Plaza appeals to a wide variety of convenience, hard-goods, and destination retailers as well as other uses who seek the convenience and exposure of a traditional retail center. The building is of wood construction and T1 11 siding exterior wall, with an attractive mansard-style roof detail which creates a canopy walkway for retail customer to shop at the center and stay out of the weather and elements. There is ample power, and separate meters for gas and electricity.

In 2008, Citrus Plaza lost its anchor tenant, Jo-Ann Fabrics. The anchor space is comprised of approximately 13,724 square feet on the end-cap and enjoys the best exposure to drive-by traffic on San Juan Avenue. The space is easily divisible into two spaces of equal size, enlarging the pool of prospective tenants for re-leasing this space. Today it is leased with a 6 month notice to terminate to San Juan Unified School District as a Storage Facility for a very below market rate.



	1.5 Miles	3 Miles	5 Miles
Population	20,279	149,001	363,326
Avg HH Income	\$60,301	\$67,921	\$71,635
Housing Units	5,357	58,388	146,202



2019 Monthly Cash Flow Statement**Income**

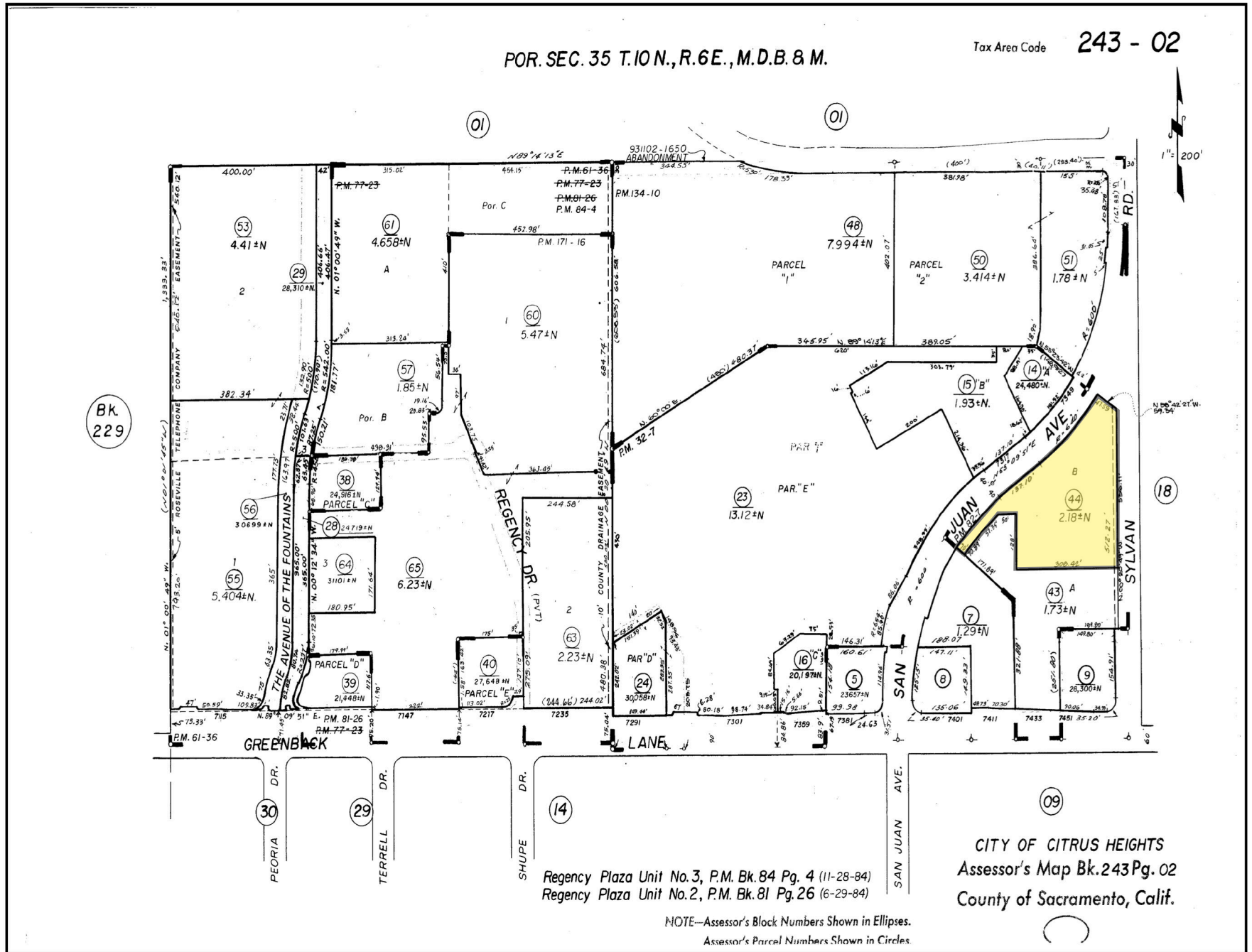
Rental Income	\$19,287.30
NNN	\$5,226.50
Total Income	\$24,513.80

Expenses

Management Fee & Assoc	\$500.00
Taxes - Property	\$2,500.00
Insurance Expenses	\$450.00
Utilities	\$250.00
Repairs & Maintenance	\$300.00
Total Expense	\$4,000.00

Net Monthly Income	\$20,713.80
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SUITE	TENANT	SIZE	FROM	THROUGH	MONTHLY RENT	CAM
A/B	Citrus Plaza Market	3,400	12/01/2015		\$3,826.00	\$1,607.80
C	Citrus Plaza Books and Gift	1,275	05/01/2012		\$1,676.00	\$602.92
D	Citrus Plaza Market Bakery	3,360	09/01/2017		\$4,170.00	\$1,571.14
F	Lyudmila Kravchuk	1,655	01/01/2004	04/30/2025	\$1976.47	\$782.41
G	Salon Fantasia	1,400	06/01/2017		\$1,596.86	\$662.23
H	Vacant	1,910				
I	SJUSD	13,724	02/13/2019	02/28/2023	\$5,694.15	\$0.00
Sign	Clear Channel	Billboard	04/01/2014		\$459.47	
					\$19,398.95	\$5,226.50



This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the (Property).

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and GQNorth Real Estate. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner or GQNorth Real Estate, nor any of their respective directors, officers, affiliates or representatives are any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or GQNorth Real Estate. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or GQNorth Real Estate.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to GQNorth Real Estate.

GQNorth



10018 Fair Oaks Blvd | Fair Oaks, CA 95628
O - 916.678.0880 F - 916.880.5566

Bob Shahlaie
(916) 708-5977
bob@gqnorth.com
DRE# 01441761

Nate Giwoff
(916) 524-6097
nate@gqnorth.com
DRE#01711295