



SIZE

98,366 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
15,067	130,833	321,414
<b>Households</b>		
6,383	52,847	125,281
<b>Median HH Income (\$)</b>		
85,369	88,990	84,025

MAJOR TENANT(S)

Trader Joe's  
 CorePower Yoga  
 Massage Envy  
 Pacific Dental Services  
 Mountain Mike's Pizza

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

5315-5353 Sunrise Boulevard | Fair Oaks, CA 95628

PROPERTY HIGHLIGHTS

- 98,366-square-foot shopping center anchored by Trader Joe's
- Other national tenants include Pacific Dental, Club Pilates, Massage Envy, LensCrafters Quest Diagnostics, Lamps Plus, Chili's, European Wax Center, Yogurtland and Amazing Lash Studio
- Population exceeds 130,800 in a three-mile radius with an average household income over \$112,200
- Located on the corner of Madison Avenue and Sunrise Boulevard



# QUAIL POINTE

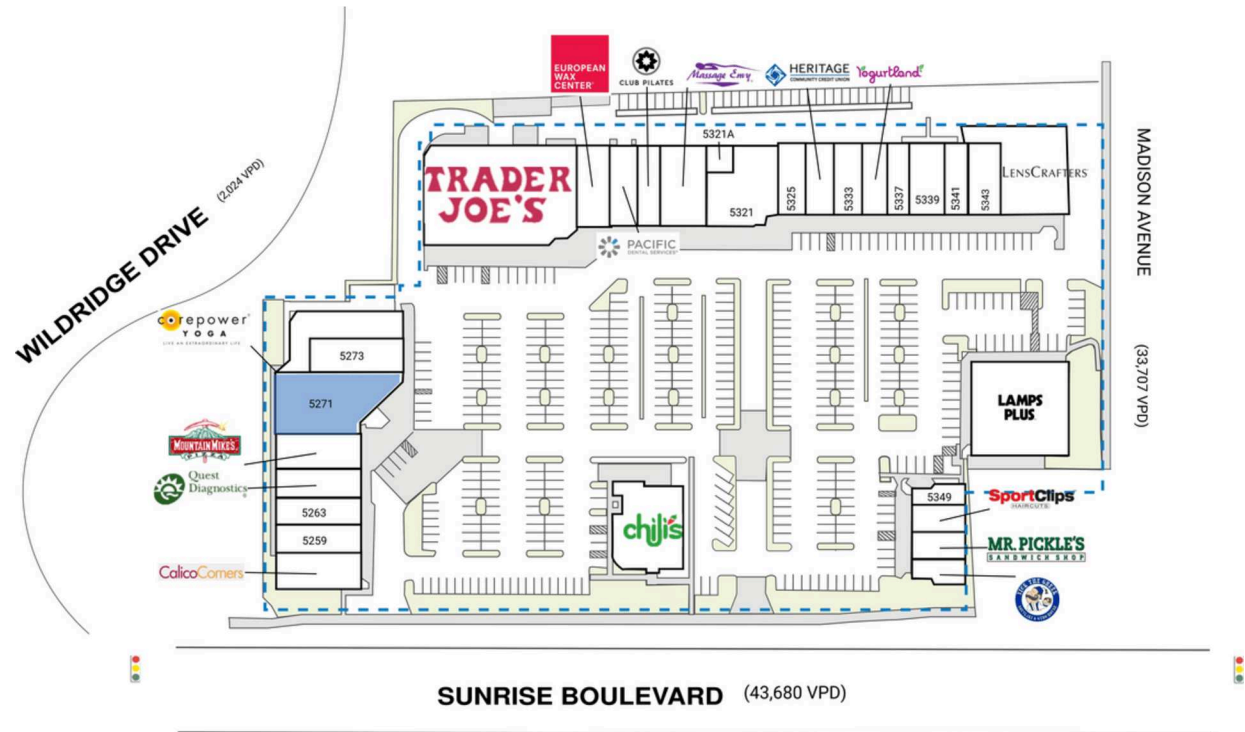
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SPACE	TENANT	SQ. FT.		SQ. FT.
5255	Calico Corners	5,090 SF	5325 Neptune Society of Northern CA	2,795 SF
5259	Willo Salon Spa	2,100 SF	5329 Heritage Community Credit Union	2,952 SF
5263	Cho Cho's	2,000 SF	5333 Alex's Comfort Shoes	2,638 SF
5265	Quest Diagnostics	1,502 SF	5335 Yogurtland	1,692 SF
5267	Mountain Mike's Pizza	3,000 SF	5337 Wild Bird & Garden Center A	1,260 SF
<b>5271</b>	<b>COMING AVAILABLE</b>	<b>5,731 SF</b>	5339 Wild Bird & Garden Center B	1,649 SF
5273	Dynasty Nails	1,258 SF	5341 Madison Sunrise Dental	1,599 SF
5275	CorePower Yoga	5,376 SF	5343 Amazing Lash	2,227 SF
5303	Chili's	5,000 SF	5345 LensCrafters	7,025 SF
5309	Trader Joe's	12,579 SF	5347 Lamps Plus	10,002 SF
5313	European Wax Center	2,085 SF	5349 Sushimo	1,621 SF
5315	Pacific Dental Services	3,350 SF	5351 Sport Clips	864 SF
5317	Club Pilates	1,949 SF	5353 Mr. Pickles	855 SF
5319	Massage Envy	3,360 SF	5355 Nick the Greek	1,542 SF
5321	Chando's Tacos	4,000 SF	<b>TOTAL SQ. FT.</b>	<b>98,366</b>
5321A	Lamps Plus Storage	865 SF		

**SITE LEGEND**

- Available
- Leased (not occupied)
- Occupied
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

# QUAIL POINTE

5315-5353 Sunrise Boulevard | Fair Oaks, CA 95628



# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 38.662751

Longitude: -121.273686

Quail Pointe Citrus Heights, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	15,067	130,833	321,414
	2028 Projected Population	15,339	132,781	325,276
	2010 Census Population	14,249	124,359	299,643
	2000 Census Population	14,243	125,686	303,367
	1990 Census Population	13,552	121,067	289,462
	Historical Annual Growth 1990 to 2000	0.50%	0.38%	0.47%
	Historical Annual Growth 2000 to 2010	0.00%	-0.11%	-0.12%
	Estimated Annual Growth 2010 to 2023	0.41%	0.37%	0.51%
	Projected Annual Growth 2023 to 2028	0.36%	0.30%	0.24%
	Median Age	42.4	43.0	41.6
Households	Q4 2023 Estimated Households	6,383	52,847	125,281
	2028 Projected Households	6,498	53,648	126,836
	2010 Census Households	6,089	50,158	118,054
	2000 Census Households	6,104	50,085	118,110
	1990 Census Households	5,740	46,534	110,474
	Historical Annual Growth 1990 to 2000	0.62%	0.74%	0.67%
	Historical Annual Growth 2000 to 2010	-0.02%	0.01%	0.00%
	Estimated Annual Growth 2010 to 2023	0.34%	0.38%	0.43%
	Projected Annual Growth 2023 to 2028	0.36%	0.30%	0.25%
	Population per Household	2.33	2.46	2.54
Population by Race	White	65.1%	68.7%	64.7%
	Black or African American	4.0%	3.0%	4.4%
	Asian & Pacific Islander	5.1%	5.0%	6.4%
	Other Races	7.5%	7.2%	7.3%
	Hispanic Population	18.3%	16.2%	17.2%
Income	Average Household Income	\$104,721	\$112,255	\$106,108
	Median Household Income	\$85,369	\$88,990	\$84,025
	Per Capita Income	\$44,891	\$45,668	\$41,759
Education (Age 25+)	Elementary	2.6%	2.9%	3.2%
	Some High School	4.7%	4.0%	4.6%
	High School Graduate	19.2%	21.9%	23.4%
	Some College	28.1%	27.0%	27.4%
	Associates Degree Only	13.0%	11.4%	11.0%
	Bachelors Degree Only	22.1%	21.1%	20.0%
	Graduate Degree	10.3%	11.6%	10.4%
Business	Number of Businesses	900	4,998	12,023
	Total Number of Employees	4,871	31,802	93,394
	Employees per Business	5.41	6.36	7.77
	Residential Population per Business	16.74	26.18	26.73

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.