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See's Candies plans regional headquarters, store at former Citrus Heights credit union building

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Something sweet is in the works for a former credit union branch on Sunrise Boulevard in Citrus Heights.

Within months, interior and exterior work on the two-story building at 5499 Sunrise Blvd. will turn it into both a regional headquarters and new retail site for See's Candies.

"See's Candies is one of the most beloved retail brands in the industry," said Terry Tallen, CEO and founder of the building's owner, Tallen Capital Partners LLC, based in Walnut Creek. "And there's a lot of good food at that intersection."

The 10,621-square-foot building was formerly a Patelco Credit Union branch. Tallen and Citivest Commercial bought it from Patelco for \$2.01 million in May.



COURTESY TALLEN CAPITAL PARTNERS LLC

A former credit union branch at 5499 Sunrise Blvd. in Citrus Heights will become a flagship store and regional office for See's Candies, according to building owners Tallen Capital Partners LLC.

Tallen said the building's ground floor will be a flagship retail location for See's, while the upper floor will house a regional office, consolidated from three other locations in the Sacramento area. Some See's business-to-business operations for corporate sales will also work out of the building. The 101-year-old candy company, based in South San Francisco, did not return inquiries on the project.

Building plans have been submitted to the city, Tallen said, adding that his firm will handle exterior improvements, while See's will do its own tenant improvements on the interior.

"It's a key location in the greater Sacramento market," he said. "My understanding is they want to get open as soon as possible."

Though he hasn't negotiated a contract yet, Tallen said he'd estimate the cost of renovations would be seven figures. See's is leasing the building on a 15-year term and a triple-net structure, meaning it will handle most of the building responsibilities and costs.

Tallen Capital has done similar projects in the Sacramento area in the past, but not for a few years, Terry Tallen said. Redeveloping 5499 Sunrise Blvd. was a good way to get back into the market, he said.

The firm has other potential projects in the works in the region, he added.

Carol Therien of Walnut Creek-based Retail Pacific Inc. brokered both the building's sale and the lease to See's Candies.

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