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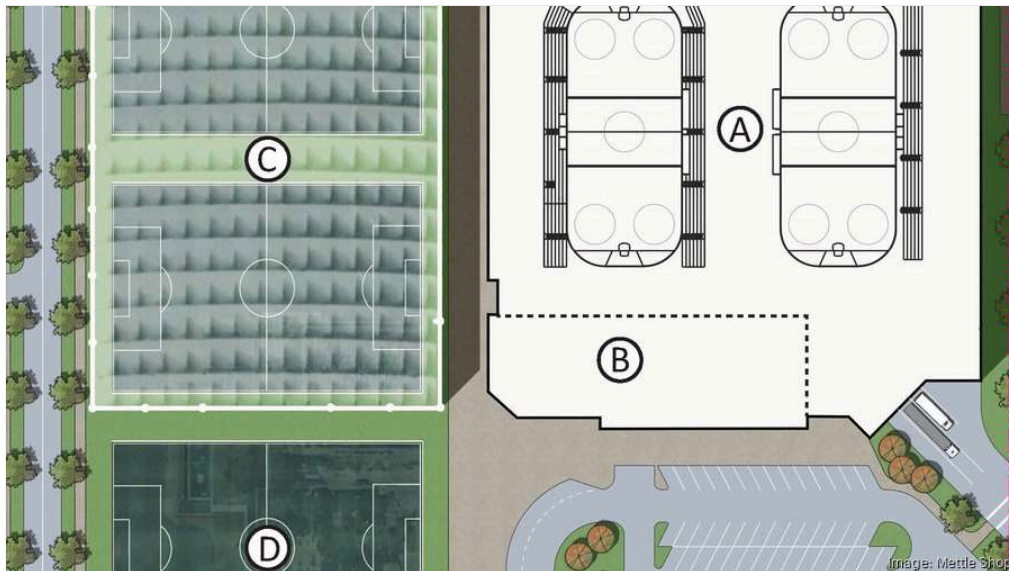
BREAKING

With sale pending, \$400M Sunrise Mall redevelopment planned

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Commercial Real Estate

Developer Tallen eyes \$400M Sunrise Mall redevelopment with sports complex as anchor



The planned Sunrise Sports Center along Greenback lane will anchor the planned redevelopment of Sunrise Mall in Citrus Heights, said Terry Tallen, whose development company Tallen Capital Partners LLC is planning to buy about 50 acres of the mall over the next year.

COURTESY METTLE SHOP



By [Ben van der Meer](#) – Senior Reporter, Sacramento Business Journal
Mar 6, 2026

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Story Highlights

- Terry Tallen's Tallen Capital Partners will redevelop about 50 acres of Sunrise Mall.
- Mettle Shop will build a 4,000-seat arena and sports complex at the northern end.
- The redevelopment project could conservatively cost approximately \$400 million, Tallen said.

The pending new owner of about 50 acres of Sunrise Mall in Citrus Heights said his vision for redeveloping the site includes making it a destination for the region if not farther.

Terry Tallen, founder and CEO of Tallen Capital Partners LLC, said he's seeing [Mettle Shop's Sunrise Sports Center](#) as an anchor tenant for the mall, with development such as restaurants and apartments planned as well.

"We were pursuing this project before we heard of Mettle Shop, but this is going to be a very unique, cutting-edge facility," Tallen said. "I think they'll generate more traffic than any retailer could."

Tallen confirmed he's in escrow to buy about 50 acres of Sunrise Mall owned by Great Neck, New York-based Namdar Realty Group, with plans to then sell about 14 acres of that to Mettle Shop for the sports complex.

He said he's hoping to close escrow and start work on mall redevelopment within the next year, though he acknowledged big development projects often take longer and cost more than first planned. He said he couldn't disclose the purchase price, citing a non-disclosure agreement. A press representative for Namdar Realty didn't immediately return an email seeking comment on Friday.

Between now and then, though, Tallen Capital Partners will flesh out plans for the land outside of Sunrise Sports Center, which will be at the northern end of the mall along Greenback Avenue, he said.

Mettle Shop announced Friday morning that its sports complex, [previously planned](#) for Folsom Ranch, would instead be at the mall with components including a 4,000-seat arena, a 126,000-square-foot covered turf field, a bar and restaurant, and an additional outdoor turf space.

On the southeast portion of his piece, Tallen said, he's envisioning somewhere between 250 and 350 apartments. To the north, along Sunrise Boulevard, will be restaurants and entertainment uses to complement Sunrise Sports Center. A

separately owned piece along Sunrise [planned to have a hotel](#) would fit within that, he said.

"There are a lot of moving parts here, but that allows us to curate the leasing and site plan for the rest of the parcel," he said. "It's all subject to user demand, but so far, the market is speaking favorably to us."

Tallen Capital Partners is also in negotiations to acquire the 18 acres on the northeast side of the mall owned by Sunrise Mall's only remaining anchor tenant, [JCPenney](#). A message sent Friday to JCPenney's media relations department was not immediately returned.

Real estate investor Ethan Conrad, who owns the southern portion of the mall, has also had it listed for sale since Citrus Heights city officials [expressed doubt](#) last year about his proposal to add more retail to the entire mall site. Tallen said he hasn't had discussions with Conrad about acquiring those 21 acres but said it could become a target down the road.

Tallen Capital Partners is not [the pending buyer](#) of the long-running Sunrise Rollerland roller rink, which is just east of Sunrise Mall, Tallen said.

The cost of redeveloping Sunrise Mall will depend on how much land Tallen Capital actually ends up owning, he said, but he put the cost conservatively at about \$400 million.

"We go into it with a very practical and experienced eye," said Tallen, whose San Diego-based firm develops retail projects and projects with a mix of uses in California and the Midwest.

Before founding the firm, Tallen said, he was familiar with the Sacramento region as an executive with a real estate investment trust with local assets and also as a partner in what was then Birdcage Walk, a retail property across Sunrise Boulevard from Sunrise Mall.

"We have a very good experience with the market," he said, adding Citrus Heights' approved redevelopment plan for the mall [called Sunrise Tomorrow](#) is also helpful.

Redeveloping Sunrise Mall is among the largest projects Tallen Capital Partners has ever tackled, he said. But with Sunrise Sports Center now on board, he can also incorporate his non-business interest of promoting youth sports participation.

A college football player at Indiana University, Tallen is also on the national board of directors for the Positive Coaching Alliance.

"One of my business passions is merging with one of my philanthropic passions," he said. "We hope to do things that will inspire and motivate and give exposure to young athletes."