

Copperwood Square

6956 Sunrise Boulevard
NEC Sunrise Boulevard & Woodmore Oaks Drive

Citrus Heights, California



- Fully Fixtured Restaurant Space for Lease (6,550 SF divisible)
- Prime Retail Location
- Strong Traffic Counts
- Densely Populated Area

For more information:
Brenda Benter
714-460-1500
bbenter@rmrginc.com



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PROPERTY HIGHLIGHTS

Features

- Prime Retail Location; Close Proximity to Sunrise Mall
- Strong Traffic Counts
- Densely Populated, In-fill Location
- Signalized Location
- Located on Sacramento's North/South Commercial Arterial serving Citrus Heights Area

Traffic Counts

Sunrise Boulevard /Woodmore Oaks Drive 54,700

Source: SitesUSA

Demographics

	1 mile	3 mile	5 mile
Estimated Population (2019)	21,432	142,981	330,485
Estimated Average Household Income (2019)	\$75,420	\$88,212	\$96,185

Source: Applied Geographic Solutions 2019

Center anchored by



Dollar Tree Stores, Inc.



This information is provided without warranty or representation to its accuracy.

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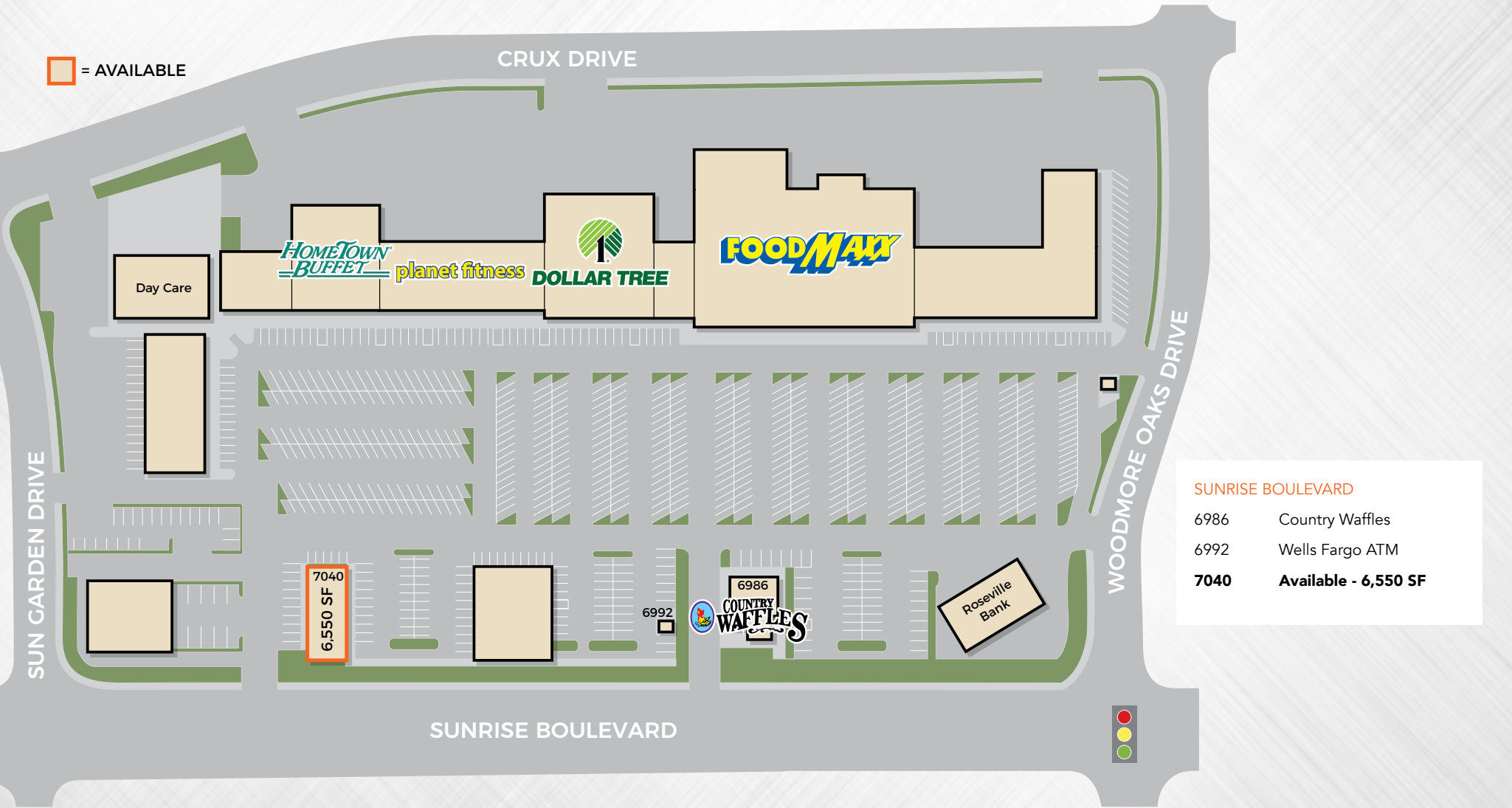


RED MOUNTAIN GROUP

1234 E. 17th Street
Santa Ana, California 92701
www.redmountaingroupinc.com

SITE PLAN

 = AVAILABLE



SUNRISE BOULEVARD	
6986	Country Waffles
6992	Wells Fargo ATM
7040	Available - 6,550 SF

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