

Copperwood Square

6956 Sunrise Boulevard
NEC Sunrise Boulevard & Woodmore Oaks Drive

Citrus Heights, California



- Prime Retail Location
- Strong Traffic Counts
- Densely Populated Area

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



RED MOUNTAIN GROUP

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.

Copperwood Square
6956 Sunrise Boulevard
Citrus Heights, California

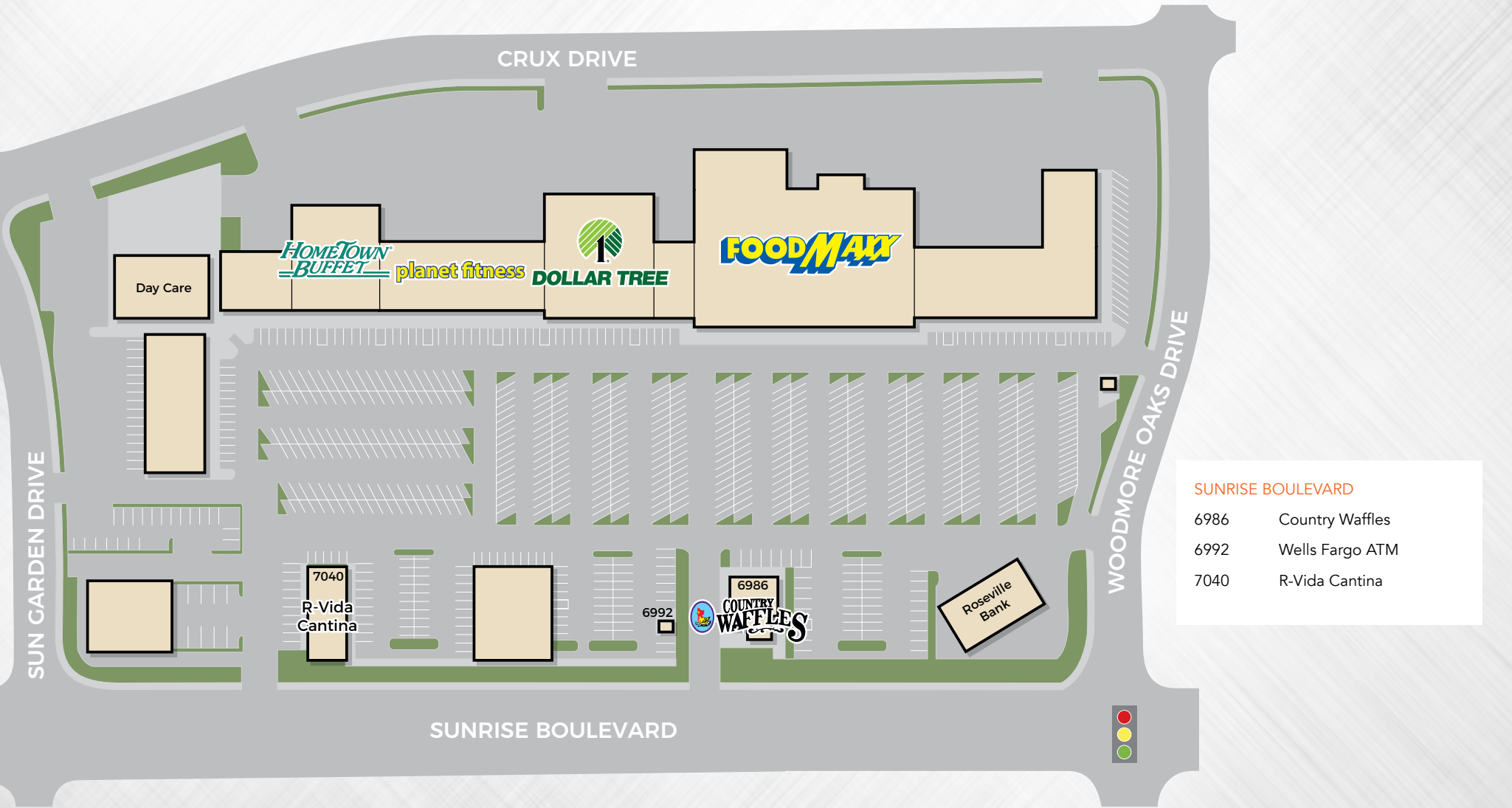
For more information:
Brenda Benter
714-460-1500
bbenter@rmrginc.com



RED MOUNTAIN GROUP

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

SITE PLAN



SUNRISE BOULEVARD	
6986	Country Waffles
6992	Wells Fargo ATM
7040	R-Vida Cantina

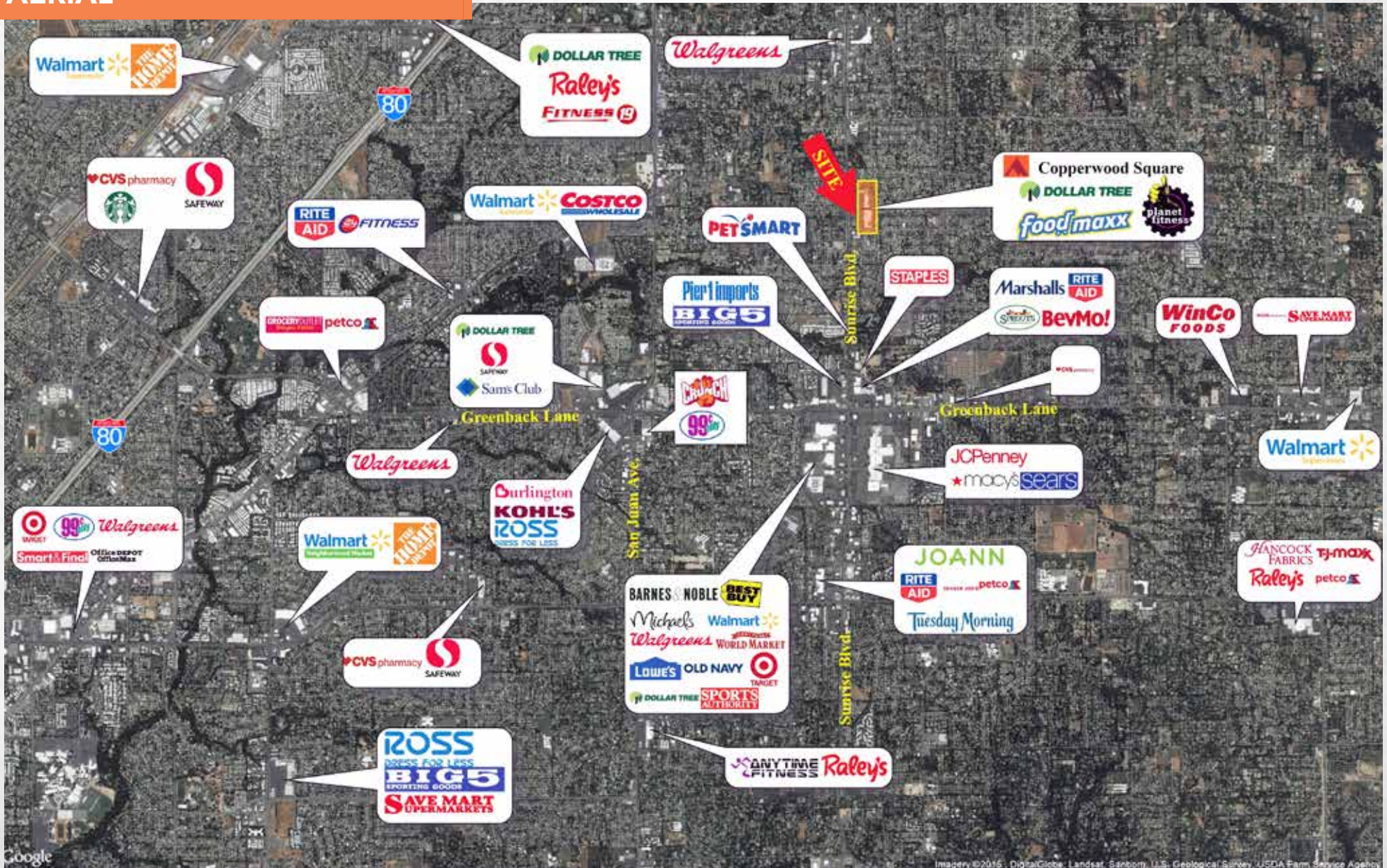
This information is provided without warranty or representation to its accuracy.

Copperwood Square
 6956 Sunrise Boulevard
 Citrus Heights, California

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

 **RED MOUNTAIN GROUP**
 1234 E. 17th Street
 Santa Ana, California 92701
 www.redmountaingroupinc.com

AERIAL



Copperwood Square
6956 Sunrise Boulevard
Citrus Heights, California

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



RED MOUNTAIN GROUP

1234 E. 17th Street
Santa Ana, California 92701

www.redmountaingroupinc.com