

# 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

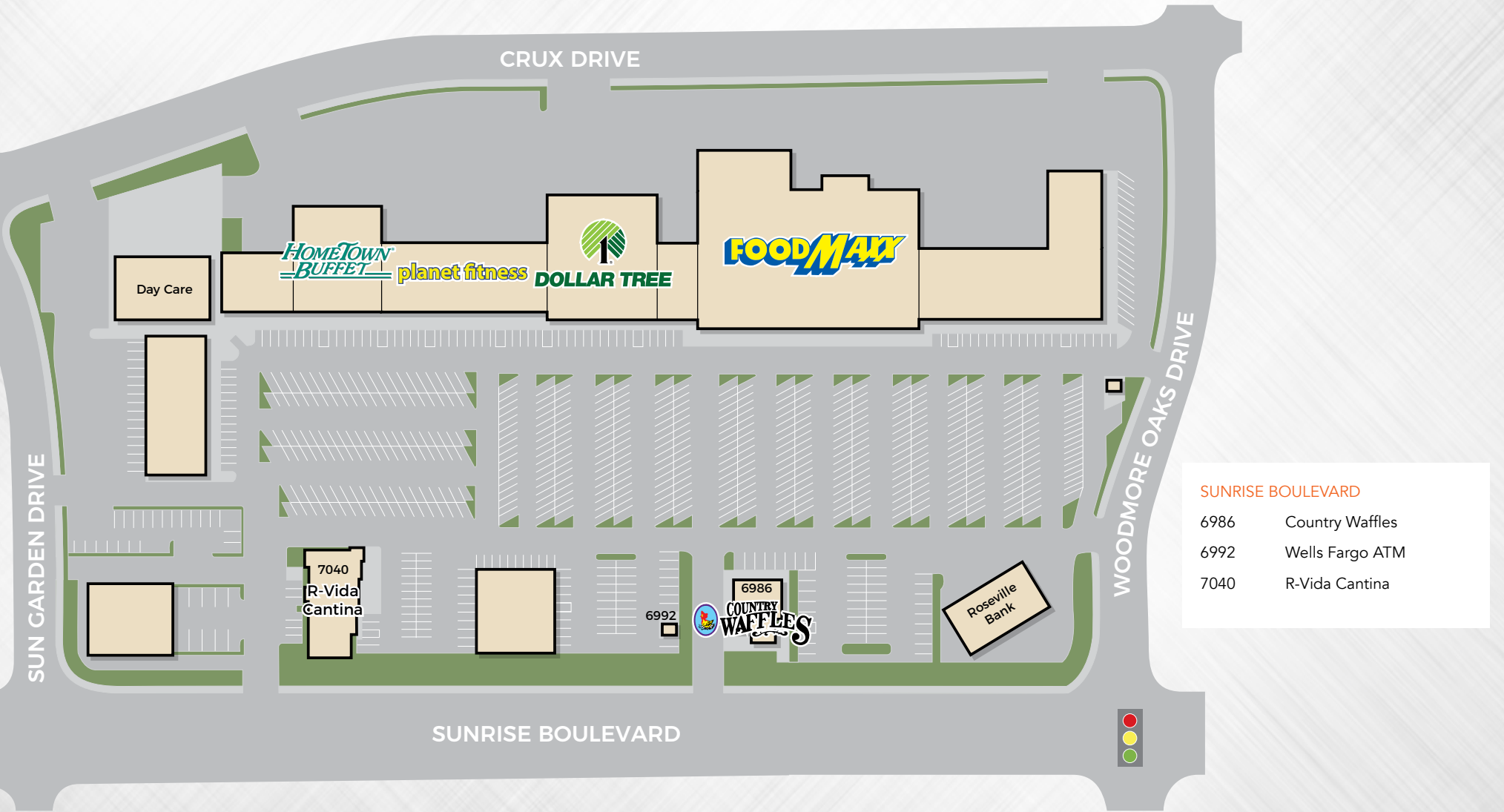
For more information:  
**Brenda Benter**  
714-460-1500  
bbenter@rmrginc.com



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



**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