

# Copperwood Square

6986 - 7040 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



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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 (2021)	21,432	142,981	330,485
Estimated Average Household Income (2021)	\$88,268	\$95,583	\$104,527

Source: Applied Geographic Solutions 2021

Center anchored by



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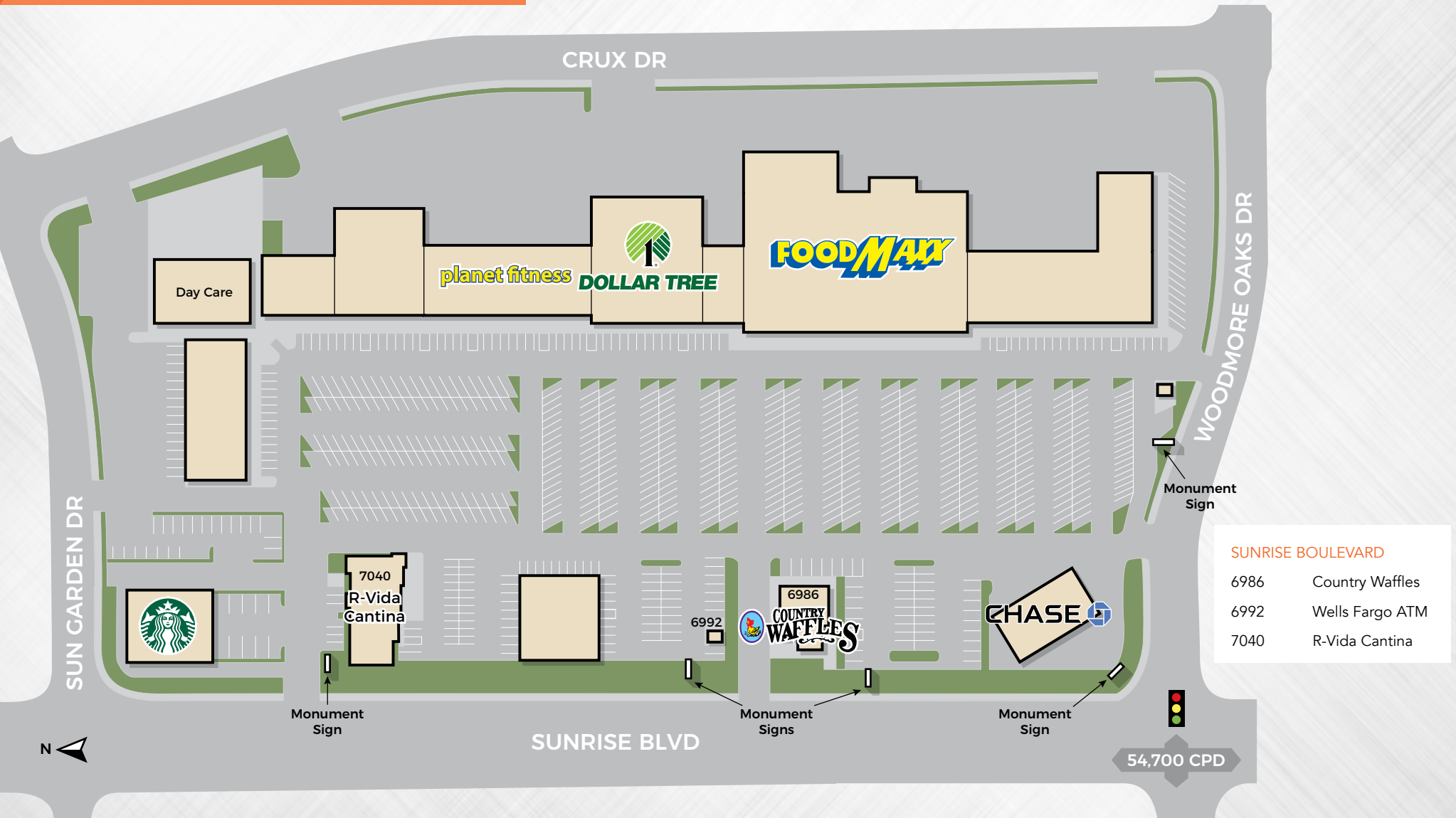


RED MOUNTAIN GROUP

1234 E. 17th Street  
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# SITE PLAN



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