

Copperwood Square

6986 - 7040 Sunrise Boulevard
NEC Sunrise Boulevard & Woodmore Oaks Drive

Citrus Heights, California



- Prime Retail Location (100% Leased)
- Strong Traffic Counts
- Densely Populated Area

Brenda Benter
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RED MOUNTAIN
GROUP
ANYTHING IS POSSIBLE

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

	3 mile	5 mile
Estimated Population (2021)	142,981	330,485
Estimated Average Household Income (2021)	\$95,583	\$104,527

Source: Applied Geographic Solutions 2021

Center anchored by

FOODMAXX



planet fitness



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

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SITE PLAN



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

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AERIAL



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