

**FOR
LEASE**

**7056 SUNRISE BLVD
CITRUS HEIGHTS, CA**

+/- 1,085 SF RETAIL SPACE AVAILABLE

BAD BAKERS

Tasty
MONGOLIAN BARBEQUE

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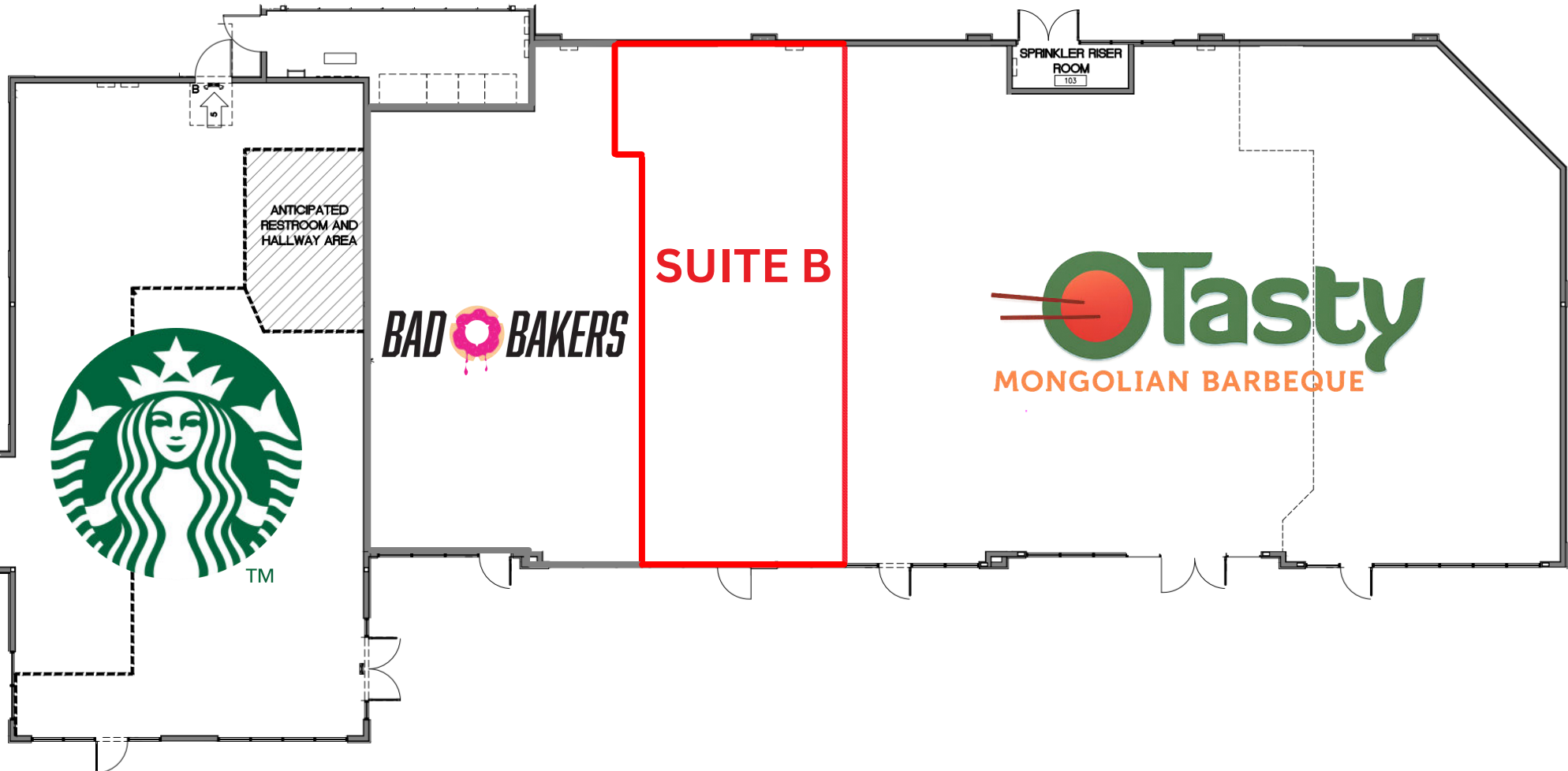
ROME
REAL ESTATE GROUP

COPPERWOOD SQUARE SHOPPING CENTER

SUITE	SIZE	LEASE RATE	NNN COSTS	NOTES
B	+/- 1,085 SF	\$2.75 PSF, NNN	\$1.05, PSF	LANDLORD TO DELIVER BRAND NEW NAIL SALON SPACE Q2 2025

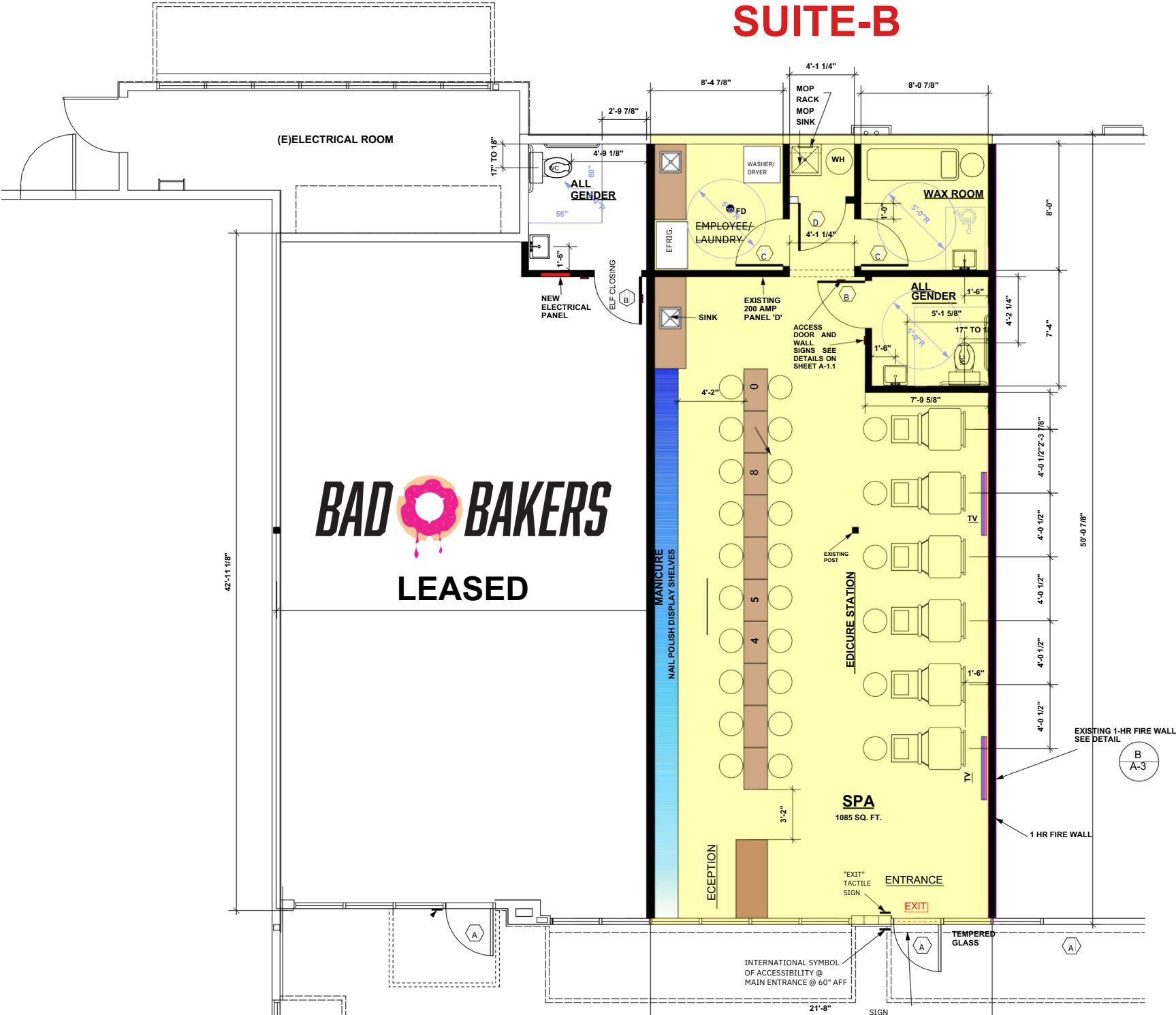
- **Prime Location:** Positioned at the signalized intersection of Sunrise Blvd and Old Auburn Blvd, this property offers unmatched visibility and accessibility.
- **High Traffic Counts:** With over 40,000 cars passing daily, the location ensures constant exposure to potential customers.
- **Excellent Tenant Mix:** Anchored by Food Maxx, Planet Fitness, and Dollar Tree, the center also includes a Starbucks drive-through, making it a go-to destination for daily needs.
- **Brand-New Construction:** This pad building boasts modern design and functionality, offering a fresh and appealing space for businesses.
- **Monument and Building Signage:** Highly visible signage opportunities are available, ensuring businesses stand out along Sunrise Blvd.
- **Convenient Public Transit Access:** Located on a bus route, the property is easily reachable for commuters and shoppers alike.
- **Grocery-Anchored Shopping Center:** The presence of a grocery store draws consistent foot traffic, benefiting all tenants in the center.
- **Tremendous Visibility:** The building's placement along Sunrise Blvd ensures it catches the eye of passing drivers and pedestrians.

JOIN THE FOLLOWING RETAILERS IN THE CENTER AND ADJACENT CENTERS!



SUITE B: CONCEPTUAL NAIL SALON FF&E PLAN

SUITE-B



SITE PLAN

PROPERTY





SUNRISE BLVD, 37,724 ADT

SUNGARDEN DR, 35,200 ADT

AUBURN BLVD



SAN JUAN AVE



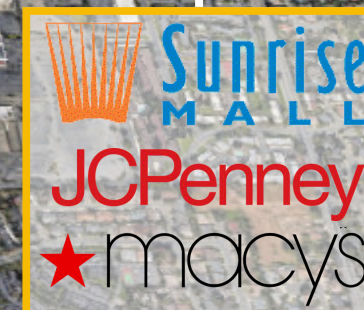
SUNRISE BLVD

PROPERTY
LOCATION

MADISON AVE



GREENBACK LN



DEMOGRAPHIC SUMMARY REPORT

7056 SUNRISE BLVD, CITRUS HEIGHTS, CA 95610



POPULATION 2024 ESTIMATE

1-MILE RADIUS 19,374
5-MILE RADIUS 326,952
10-MILE RADIUS 894,466

POPULATION 2029 PROJECTION

1-MILE RADIUS 19,547
5-MILE RADIUS 332,677
10-MILE RADIUS 918,039



HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS \$98,457.00
5-MILE RADIUS \$106,963.00
10-MILE RADIUS \$115,273.00

HOUSEHOLD INCOME 2029 MEDIAN

1-MILE RADIUS \$77,654.00
5-MILE RADIUS \$85,035.00
10-MILE RADIUS \$90,407.00



POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	13,235	218,552	540,973
BLACK	700	13,243	46,646
HISPANIC ORIGIN	3,838	59,042	164,810
AM. INDIAN & ALASKAN	221	3,123	8,186
ASIAN	745	21,062	96,128
HAWAIIAN/PACIFIC ISLAND	114	1,465	4,337
OTHER	4,358	69,507	198,196

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS RETAIL SUITE



Chase Burke

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