



CA BRE #00357904

# COPPERWOOD SQUARE SHOPPING CENTER RETAIL SPACE AVAILABLE

7064 - 6960 Sunrise Blvd, Citrus Heights, CA

Corner of Sunrise & Woodmore Oaks

1,200 - 4,200 SQUARE FEET AVAILABLE



JOIN THE FOLLOWING RETAILERS IN THE CENTER AND ADJACENT CENTERS!



planet fitness



metroPCS

SALLY BEAUTY



FOR MORE INFORMATION:

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[www.raystoneinc.com](http://www.raystoneinc.com)

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## Copperwood Square Shopping Center highlights include:

- Strong co-tenancy with regional and national tenants.
- Planet Fitness's expanded and open in 25,000 s.f.
- Adjacent to new Starbuck's drive through.
- Located at a signalized intersection and bus stop Route 21.
- Densely populated area!
- Monument Signage Available!
- Country Hill Montessori School adjacent serves parents of children ages 2 - 8 years old.
- Rates starting at \$1.50 per square foot per month, plus NNN
- NNN estimates = \$0.52 per square foot , per month

Demographics	1 Mile	3 Mile	5 Mile
Population	20,124	141,915	324,421
Average HH Income	\$76,550	\$86,479	80,728

**TRAFFIC COUNT = 40,463 cars per day**



Copperwood Square is a recently renovated, established neighborhood shopping center serving the dense population of over 141,900 households within a 3 mile radius!

The property is anchored by Food Maxx, Dollar Tree and Planet Fitness. Food Maxx has continued increase sales over prior years. In the northwest corner adjacent to the property is a newly developed property with a Starbuck's drive-thru.

Copperwood is located on Sunrise which has, on average, over 40,463 cars driving per day and located at a busy signalized intersection of Sunrise and Woodcreek Road.

## FOR MORE INFORMATION:

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## SITE MAP

CURRENT TENANTS	SQ FT
7064 Temple Garden Chinese Restaurant	1,786
7062 Primo Insurance	1,091
7060 Metro T-Mobile	1,120
7058 Smoke and Vape Palace	1,400
7056 AVAILABLE	1,400
7054 Puerto Rican/Honduran Restaurant	1,600
7052 Hair Salon	1,200
7050 AVAILABLE	1,400
NAP Country Hill Montessori	
7044 D Gentle Touch Pet Salon	1,400
7044C AVAILABLE	1,400
7044B AVAILABLE	1,400
7044A AVAILABLE	1,400
7012 Planet Fitness	25,100
7000 Dollar Tree	16,520
6982 Food Maxx	41,674
6952 Keys Plus kiosk	144
6994 Dentist	3,200
6980 Nail Salon	1,200
6978 AVAILABLE—former Optometrist	1,200
6976 Sallys Beauty Supply	1,600
6974 Thai Orchid	2,000
6972 AVAILABLE	2,000
6970 Dos Rios Taqueria	1,600
6968 Tony's Deli & Liquor	2,355
6964 Chase Cleaners	4,000
6960 Premiere School of Dance	4,000
6454 Bank of America—ATM	200



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**AERIAL OF SPACE AVAILABLE**



MS = Monument Signage

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### MAP OF AREA



Within 1 Mile Copperwood Shopping Center: Sunrise Mall, Birdcage Mall, Manor Care Health Services, Sunrise Tech Center, San Juan High School,

The Court at Citrus Heights Assisted Living. 3 miles from Bella Vista High School and 4 miles from Mercy San Juan Medical Center

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