

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





SALLY BEAUTY.



FOR MORE INFORMATION:

Natalie Hinkel nhinkel@raystoneinc.com CA DRE# 01346275



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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 Max 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.

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CA BRE #00357904

COPPERWOOD SQUARE SHOPPING CENTER RETAIL SPACE AVAILABLE

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SITE MAP





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MS

= Monument Signage

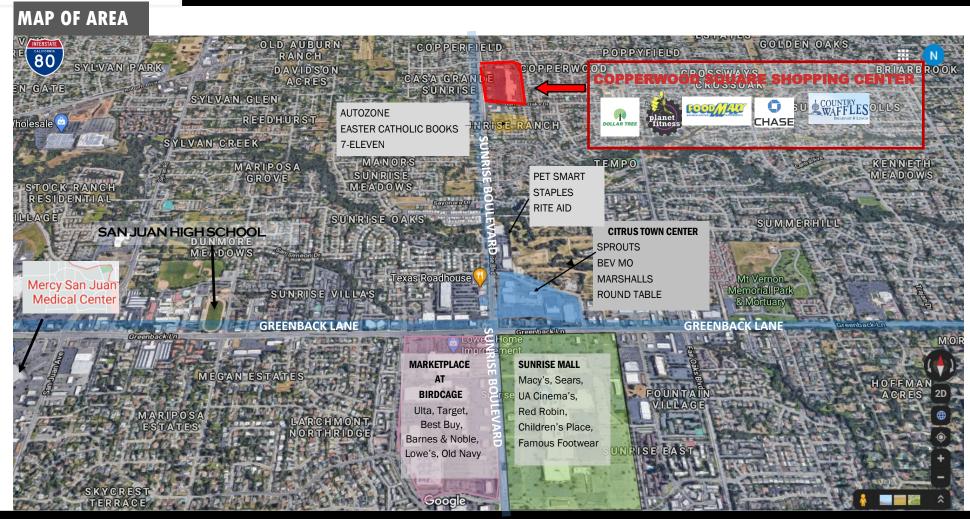
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Within 1 Mile Copperwood Shopping Center: Sunrise Mall, Birdcage Mall, Manor Care Health Services, Sunrise Tech Center, San Juan High School,

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

FOR MORE INFORMATION