

COPPERWOOD SQUARE

100% Leased

6986-7040 Sunrise Blvd | Citrus Heights, CA



BRENDA BENTER
SR VICE PRESIDENT LEASING
bbenter@rmrginc.com | 714-460-1500

JAI DYN PHONRATH
LEASING ASSOCIATE
jphonrath@rmrginc.com | 714-821-2172



SITE PLAN

COPPERWOOD SQUARE



| # | TENANT | SF |
|------|-----------------|----|
| 6986 | Country Waffles | |
| 7040 | R-Vida Cantina | |

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AREA INFO

COPPERWOOD SQUARE







100% LEASED

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

SHADOW ANCHORED BY:



| |  POPULATION |  DAYTIME POPULATION |  TOTAL HOUSEHOLDS |  AVG HH INCOME |
|---------|---|---|---|--|
| 1 Mile | 21,605 | 8,890 | 8,273 | \$108,080 |
| 3 Miles | 139,456 | 73,980 | 55,058 | \$113,269 |
| 5 Miles | 327,714 | 193,585 | 128,187 | \$124,753 |



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AREA MAP

Westfield Galleria at Roseville
JCPenney ★ **macy's** ★ **H&M**
HOLLISTER **NORDSTROM**

Roseville Center
Walmart Supercenter **BIG 5** SPORTING GOODS **TARGET**
Jack in the box **Chevys** FRESH MEX **petco**

Placer Center Plaza Shopping Center
ROSS DRESS FOR LESS **SKECHERS** **Office DEPOT** **HOBBY LOBBY**
Carl's Jr. **HARBOR FREIGHT** **T Mobile** **DEL TACO**

Citrus Town Center
BevMo! **Marshalls** **Panera** BREADS
BLACK ANGUS STEAKHOUSE **HALF PRICE BOOKS** **Wendy's**
PETSMART **Staples**

SUBJECT PROPERTY
 6986-7040
 Sunrise Blvd
 Citrus Heights, CA

COSTCO WHOLESALE **Applebee's** DRILL + BAR
Walmart Supercenter **AT&T**

San Juan Plaza Shopping Center
Sam's CLUB **ecothrift** **BR** bekin hobbins
SAFeway **O'Reilly** AUTO PARTS

BIG 5 SPORTING GOODS **BUFFALO WILD WINGS** **HARBOR FREIGHT**
Firestone COMPLETE AUTO CARE **RED LOBSTER** FRESH FISH-LIVE LOBSTER
TEXAS **CHUCK E. MATTRESS CHEESE** **FIRM**

Marketplace At Birdcage
TARGET **ULTA** BEAUTY **LOWE'S** **Walmart** Neighborhood Market
OLD NAVY **HomeGoods** **Chick-fil-A**
pet food express **Bath & Body Works** **PRADA EXPRESS** **BEST BUY** **jamba**
HOBBY LOBBY **SKECHERS** **Carne's** CUBAN FRESH **CHUZE** FITNESS
BARNES & NOBLE **THE VITAMIN SHOPPE** **WORLD MARKET**

Sunrise Mall
T Mobile **FAMOUS** footwear
KAY JEWELERS **JCPenney**

McCLELLAN PARK

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