



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!



FOR MORE INFORMATION:

Natalie Hinkel
nhinkel@raystoneinc.com
CA DRE# 01346275

Carol Sitzenstatter
csitzenstatter@raystoneinc.com
CA DRE#00892998

(916) 649-7500

www.raystoneinc.com
CA DRE # 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

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.

Availability:

Size

7050 Sunrise	+/-1,400 SF
7058 Sunrise	+/- 1,400 SF
7044B, 7044C, 7044 D Sunrise	+/- 1,400 - 4,200 SF
6972 Sunrise	+/- 2,000 SF
6966 Sunrise	+/- 1,600 SF
6978 Sunrise	+/-1,200 SF Optometrist space

NNN's are \$0.53 (estimated) per square foot, per month. Please call for pricing

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. Planet Fitness has expanded and this site is their newest state of the art location in the chain! In the northwest corner adjacent to the property is a property under development 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:

Natalie Hinkel
nhinkel@raystoneinc.com
CA DRE# 01346275

Carol Sitzenstatter
csitzenstatter@raystoneinc.com
CA DRE#00892998

(916) 649-7500

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

CURRENT TENANTS	SQ FT	
7064	Temple Garden Chinese Restaurant	1,786
7062	Primo Insurance	1,091
7060	Metro PCS	1,120
7058	AVAILABLE	1,400
7056	Smoke Shop	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 Saloon	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
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
6966	AVAILABLE	1,600
6964	Chase Cleaners	2,400
6960	Premiere School of Dance	4,000
6454	Bank of America—ATM	200

SITE MAP



FOR MORE INFORMATION:

Natalie Hinkel
nhinkel@raystoneinc.com
CA DRE# 01346275

Carol Sitzenstatter
csitzenstatter@raystoneinc.com
CA DRE#00892998

(916) 649-7500



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

AERIAL OF SPACE AVAILABLE



MS = Monument Signage

FOR MORE INFORMATION:

Natalie Hinkel
nhinkel@raystoneinc.com
CA DRE# 01346275

Carol Sitzenstatter
csitzenstatter@raystoneinc.com
CA DRE#00892998

(916) 649-7500



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

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

FOR MORE INFORMATION

(916) 649-7500

www.raystoneinc.com
CA DRE # 00357904