

MANZANITA OAKS CENTER

4141 MANZANITA AVE

CARMICHAEL, CA

FOR LEASE

1,312 SF - 2,331 SF RETAIL SUITES

ETHAN CONRAD

PROPERTIES INC.

NOW OPEN!



**DUNKIN'
DONUTS**

MANZANITA
OAKS
4141

AVAILABLE 779-1000

MOUNTAIN MIKE'S
PIZZA

916-488-7676

AVAILABLE 779-1000

Arthur Murray
Dance Centers

Airbrush Tanning

Rainbow
By F&J
AIR SYSTEMS

Curves

MASSAGE

KABOB & GYRO

HALAL MARKET

AVAILABLE 779-1000

COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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FEATURES:

- Excellent visibility on Manzanita Ave
- Strong day and evening traffic
- Monument signage available
- Located at the signalized intersection Manzanita Ave and Lincoln Ave
- Dunkin' Donuts drive-thru now open!
- Surrounded by dense residential population

PROPERTY DETAILS:

This center has excellent visibility from Manzanita Ave and is located on a very busy corridor adjacent to a Bel Air anchored Shopping Center and just across the street from a Safeway anchored Shopping Center.

This tremendous location is surrounded a number of by well-known national tenants including: Rite Aid, Ace Hardware, Dollar Tree, Taco Bell, Goodwill, Round Table Pizza, McDonald's, Denny's and Noah's Bagels.

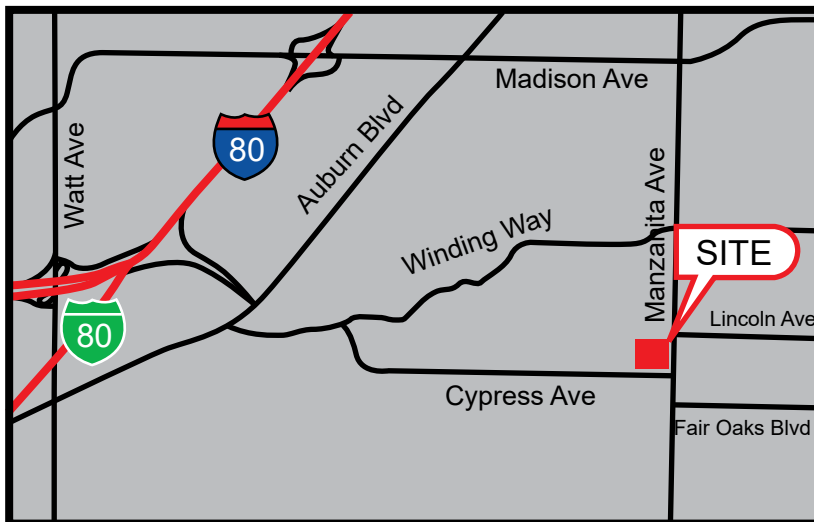
LEASE RATES:

Suite 105	1,312 SF	\$2,558.00, NNN (\$1.95 PSF)
Suite 160	2,331 SF	\$4,172.00, NNN (\$1.79 PSF)

NNN costs are approximately \$0.51 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	17,119	149,498	381,422
2023 Average HH Income:	\$89,108	\$86,493	\$87,392
Traffic Count @ Manzanita Ave:	33,908		



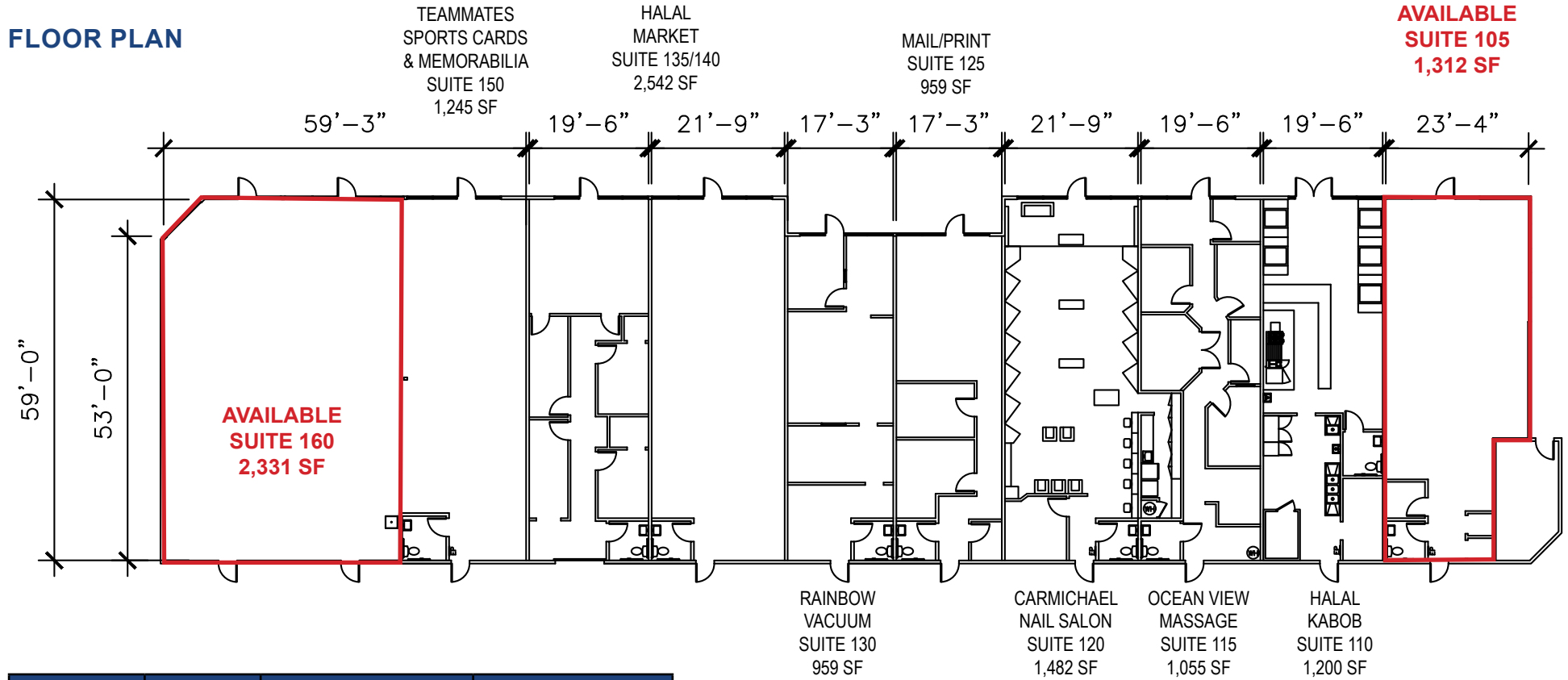
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FLOOR PLAN

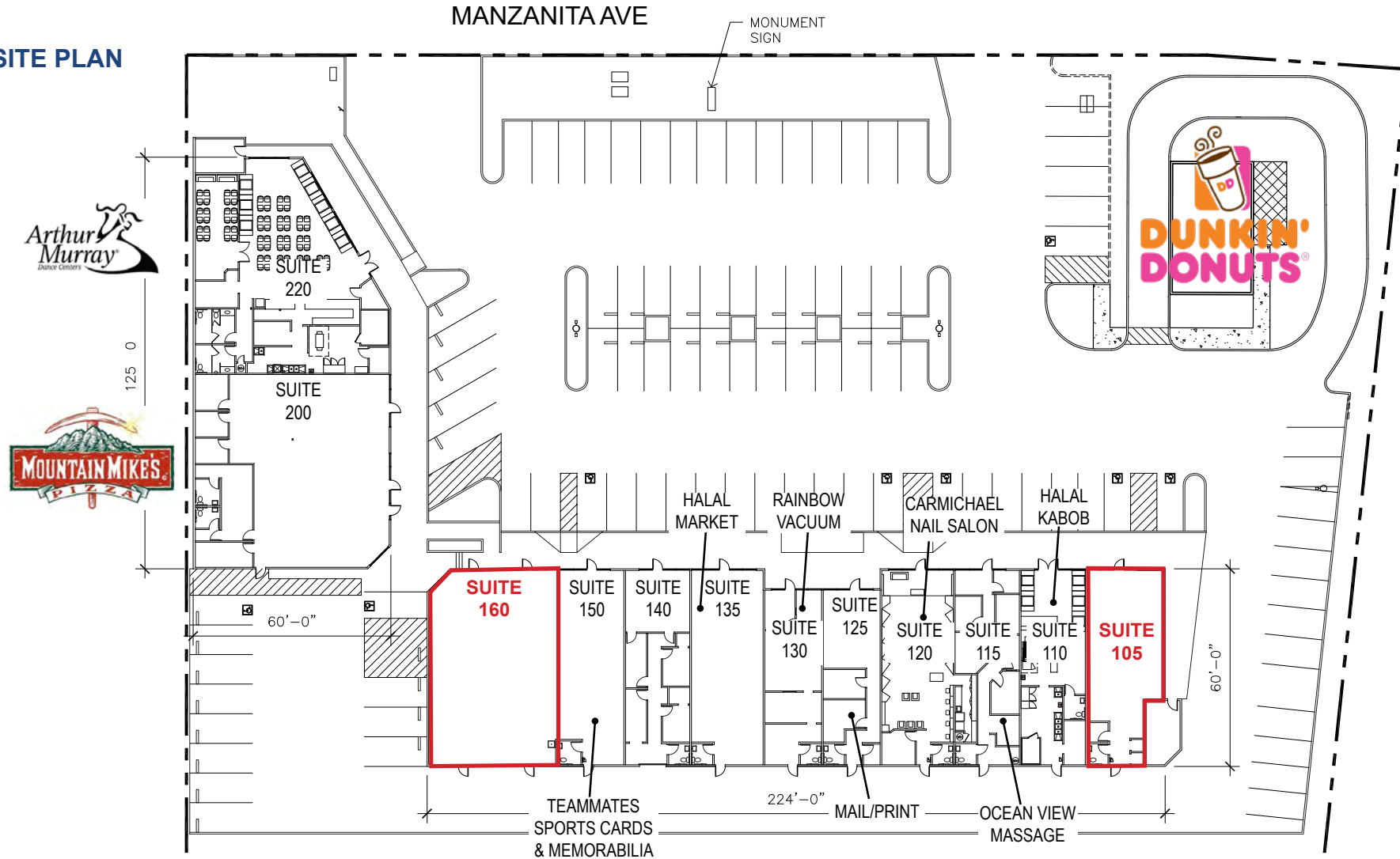


Suite	SF	Lease Rates	Monthly Rent
105	1,312	\$1.95 PSF, NNN	\$2,558.00
160	2,331	\$1.79 PSF, NNN	\$4,172.00
NNN costs are approximately \$0.51 PSF.			

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SITE PLAN

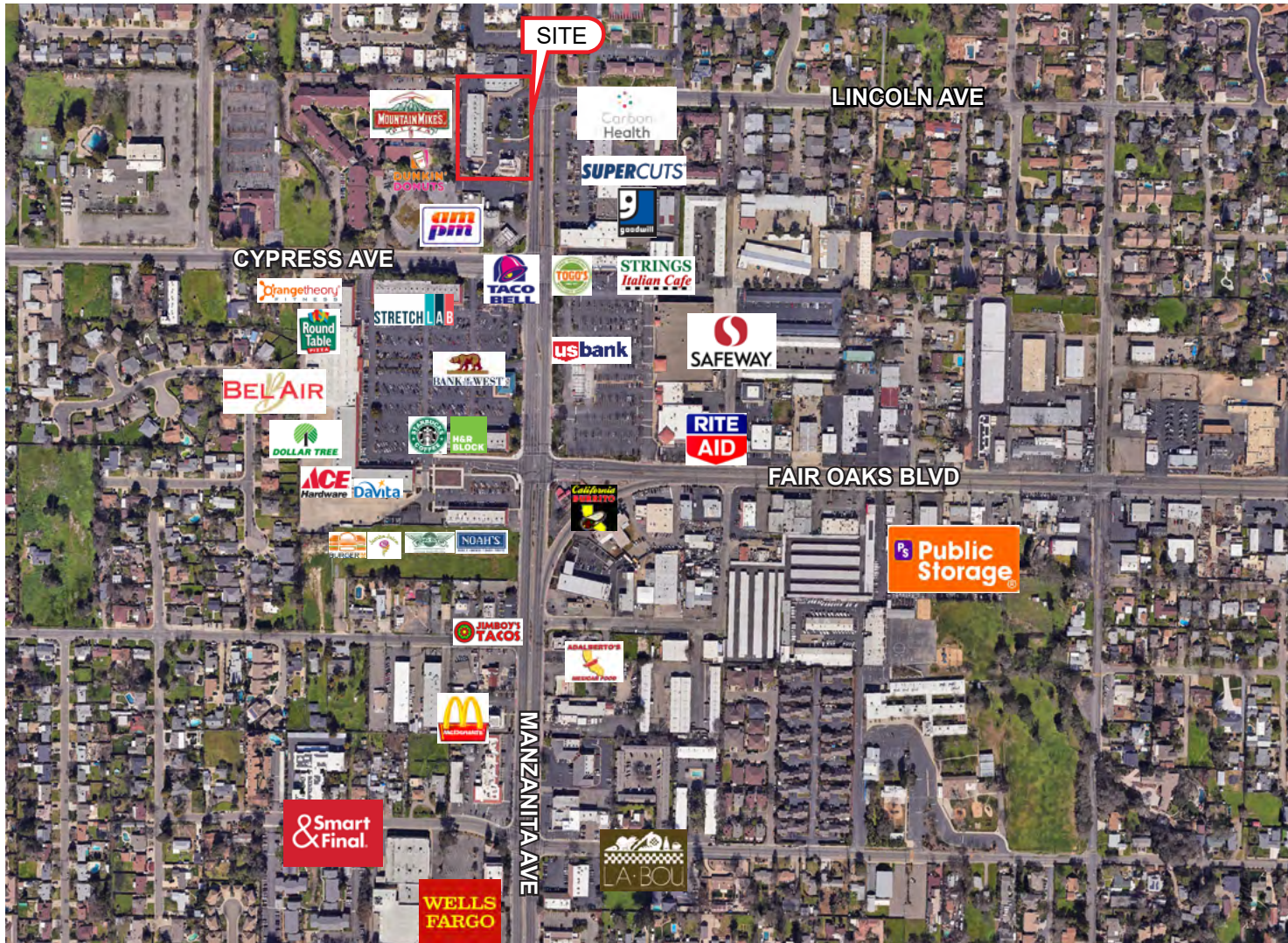


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