MANZANITA PLACE
4100-4120 MANZANITA AVE
CARMICHAEL, CA
FULLY LEASED RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.

COMPLETELY REMODELED

EXCLUSIVELY REPRESENTED BY:

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VIEW VIRTUAL TOUR

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www.ethanconradprop.com

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FEATURES:

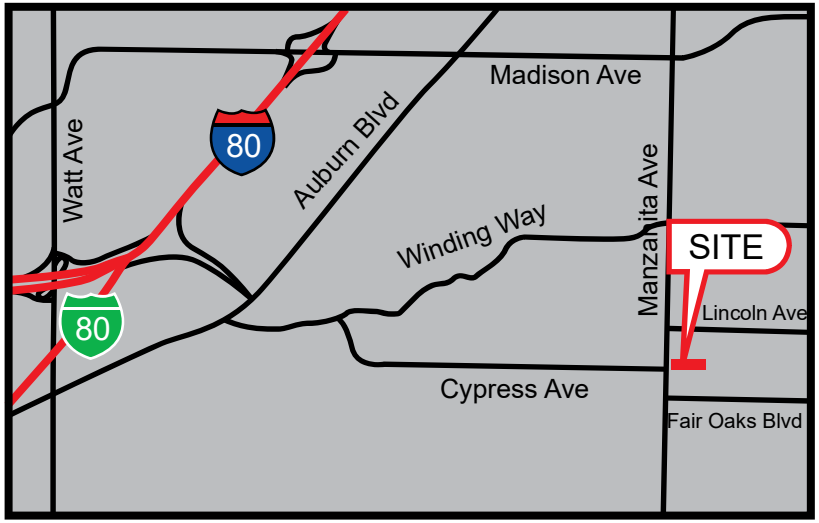
- Excellent visibility on Manzanita Ave
- Main retail thoroughfare in Carmichael
- Strong day and evening population
- Monument signage available
- Located on a major signalized intersection

PROPERTY DETAILS:

Located at the intersection of Manzanita Ave and Fair Oaks Blvd in Carmichael, a well established community. Surrounded by densely populated residential area with strong demographics.

Anchored by Safeway and Rite Aid, across the street from Bel Air Shopping Center.

LEASE RATE:
Fully Leased



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2021 Avg. Population:	16,117	140,494	371,290
2021 Avg. HH Income:	$89,600	$87,566	$87,355

Avg. Daily Traffic Count: Manzanita & Fair Oaks: 33,908

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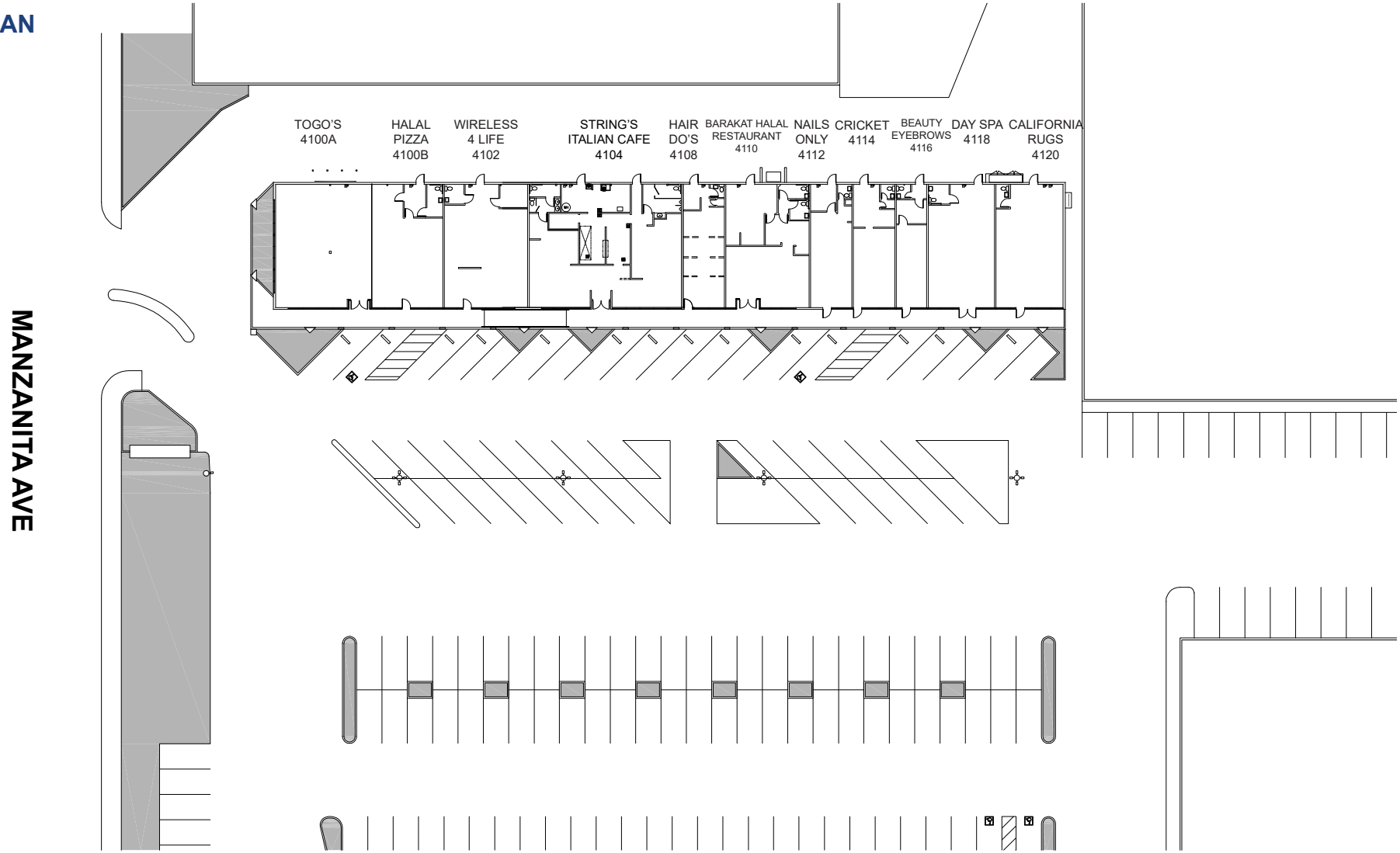
SITE PLAN



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