

MANZANITA PLACE
4100 - 4120 MANZANITA AVE
CARMICHAEL, CA
FOR LEASE
1,080 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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916.779.1000

FEATURES:

- Excellent visibility on Manzanita Ave
- Strong day and evening traffic
- Monument signage available
- Located at the signalized intersection Manzanita Ave and Cypress Ave
- Surrounded by dense residential population

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:

Suite 4118* 1,080 SF \$2,365.00, (\$2.19 PSF, NNN)

NNN costs are approximately \$0.59 PSF.

*Available with 30 days' notice.

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		



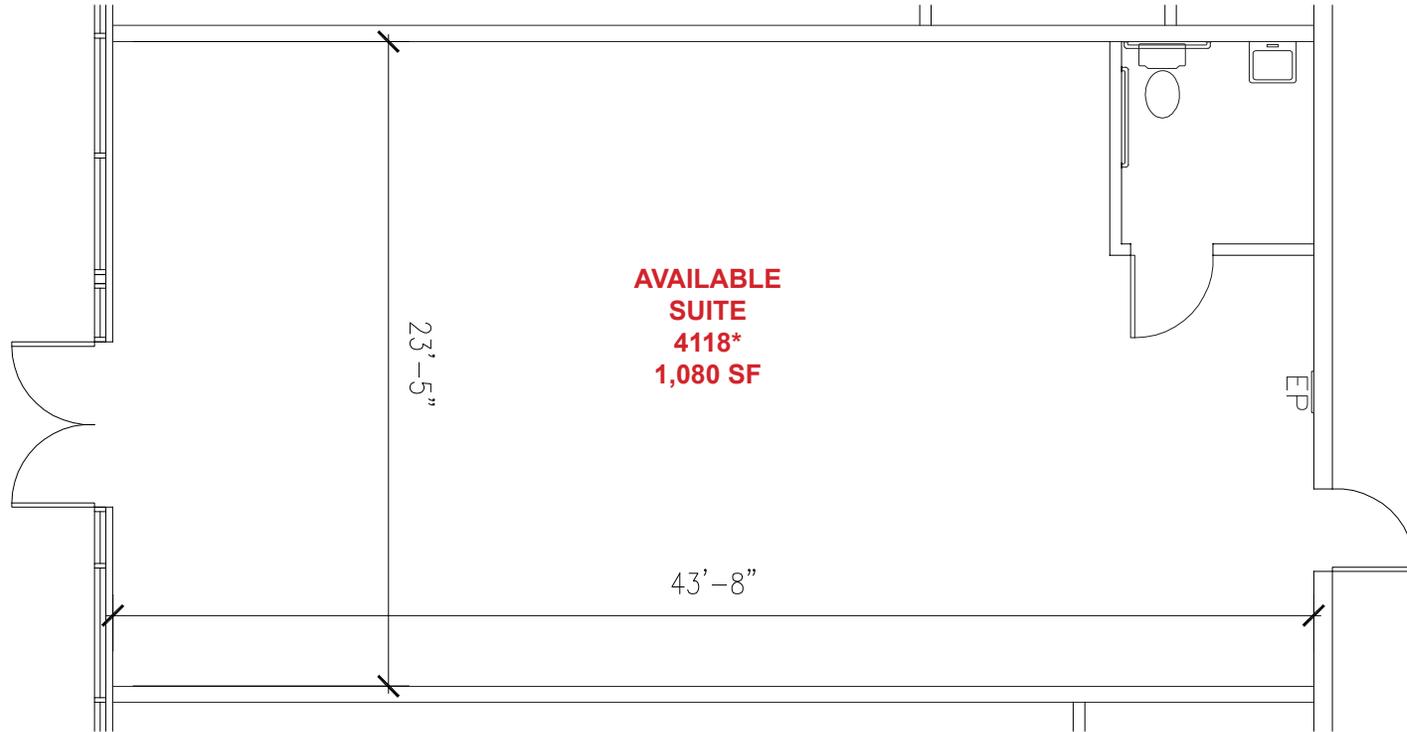
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN



Suite	SF	Lease Rates	Monthly Rent
4118*	1,080	\$2.19 PSF, NNN	\$2,365.00
NNN costs are approximately \$0.59 PSF. *Available with 30 days' notice.			

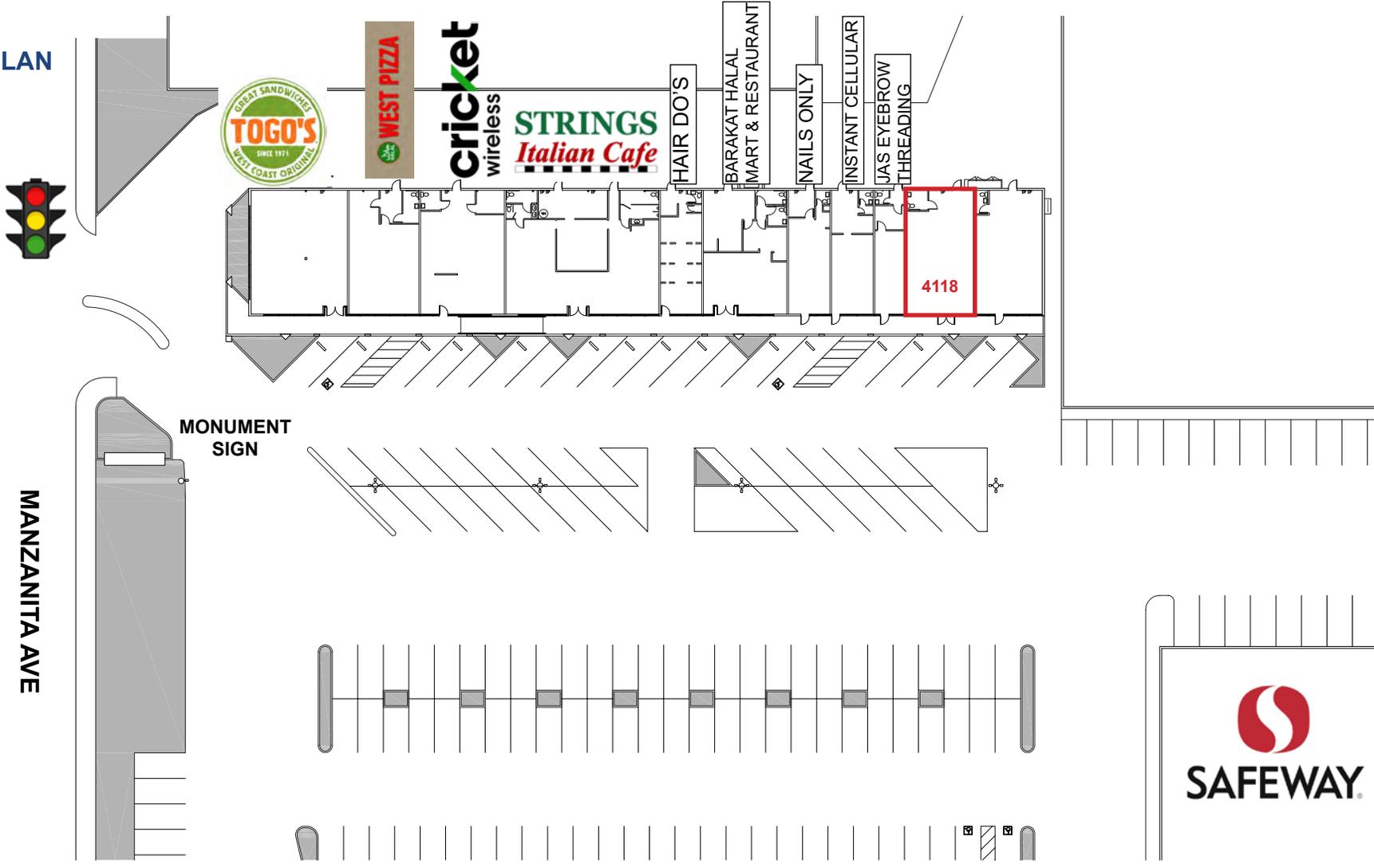
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SITE PLAN

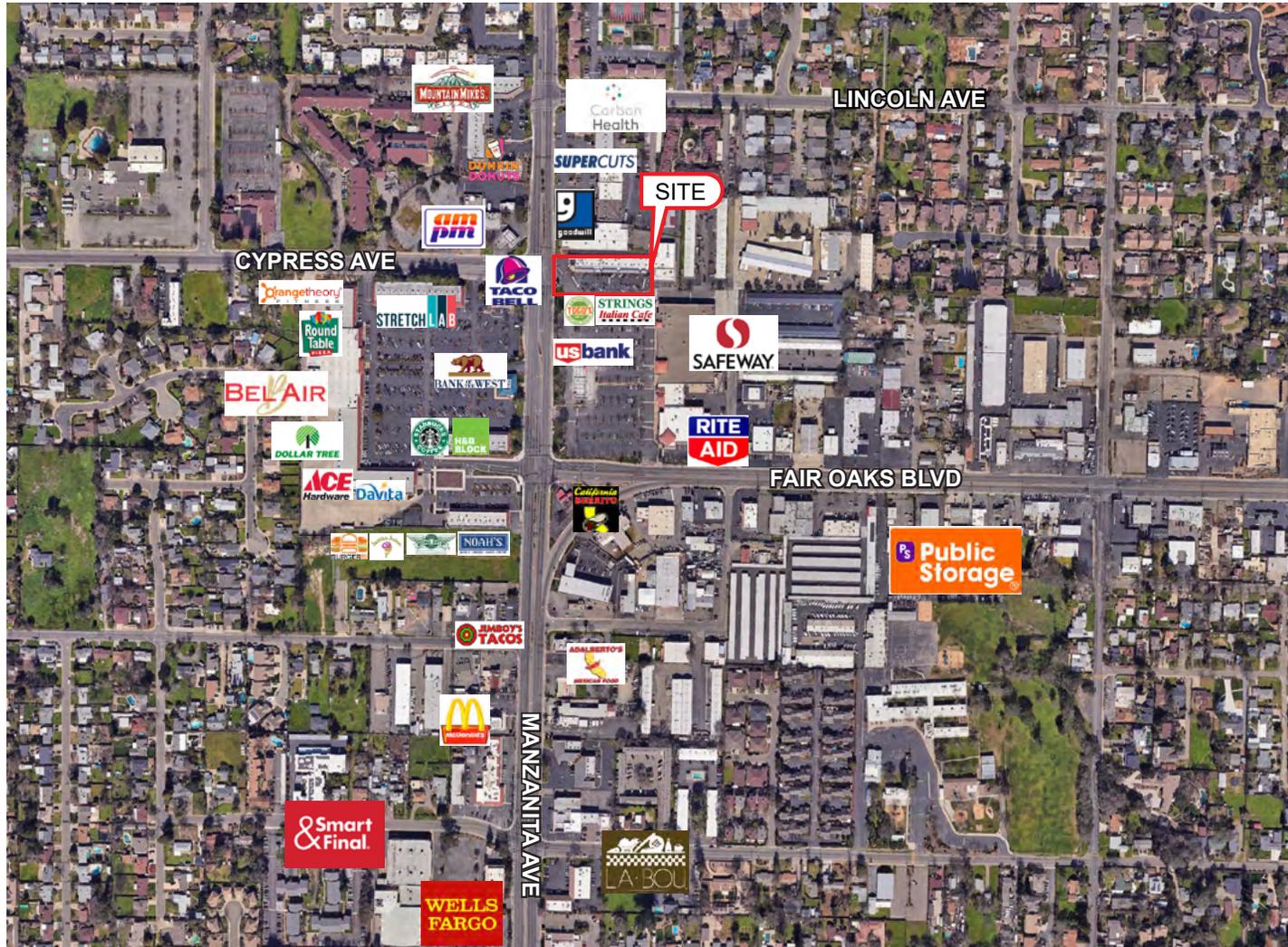


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