

**CRESTVIEW VILLAGE  
SHOPPING CENTER**  
**4708 - 4794 MANZANITA AVE**  
**CARMICHAEL, CA**  
FOR LEASE  
1,589 SF - 37,219 SF RETAIL SUITES

**ETHAN CONRAD**  
PROPERTIES INC.

NOW OPEN!

**five  
BELOW**



SAVE MART  
CONVERTED TO

**food  
maxx**

**UNDER  
CONSTRUCTION**

**MAJOR REMODEL COMPLETE**

EXCLUSIVELY REPRESENTED BY:

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**916.779.1000**

ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com



**FEATURES:**

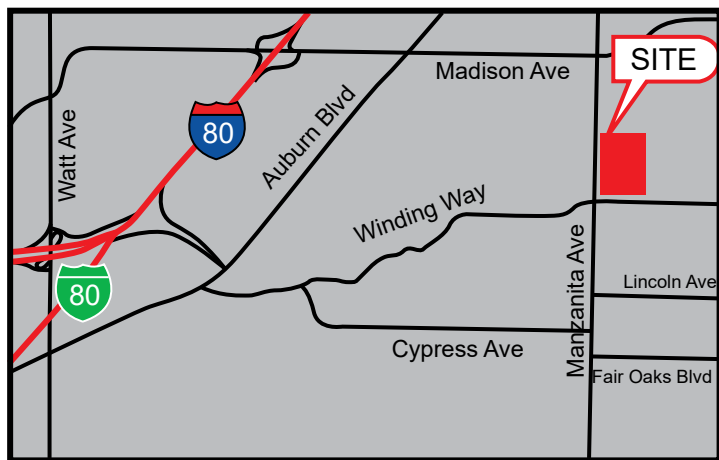
- Excellent visibility on Manzanita Ave
- Located on a major signalized intersection of Manzanita Ave and Winding Way
- Surrounded by strong residential population
- Strong day and evening traffic
- Monument signage available
- Anchored by FoodMaxx Grocery store
- Tanning salon/massage/day spa suite with tenant improvements available
- Restaurant suite available

**PROPERTY DETAILS:**

This center has excellent visibility from Manzanita Ave and Winding Way. Located on a very busy corridor anchored by FoodMaxx Grocery Store.

This tremendous location is surrounded by a number of well-known national tenants including: Home Depot, Safeway, Bel Air, Dutch Bros, Rite Aid, Ace Hardware, Dollar Tree, Taco Bell, Carquest Auto Parts, and McDonald's.

Near American River College and within walking distance of several schools including Del Campo High School, Will Rogers Middle School, and Thomas Kelly Elementary School.



**LEASE RATES:**

\$1.05 - \$1.89 PSF, NNN

NNN costs are approximately \$0.37 PSF.

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2023 Total Population (est):	17,049	155,479	387,867
2023 Average HH Income:	\$87,077	\$83,723	\$87,512
Traffic Count @ Manzanita Ave:	25,994		

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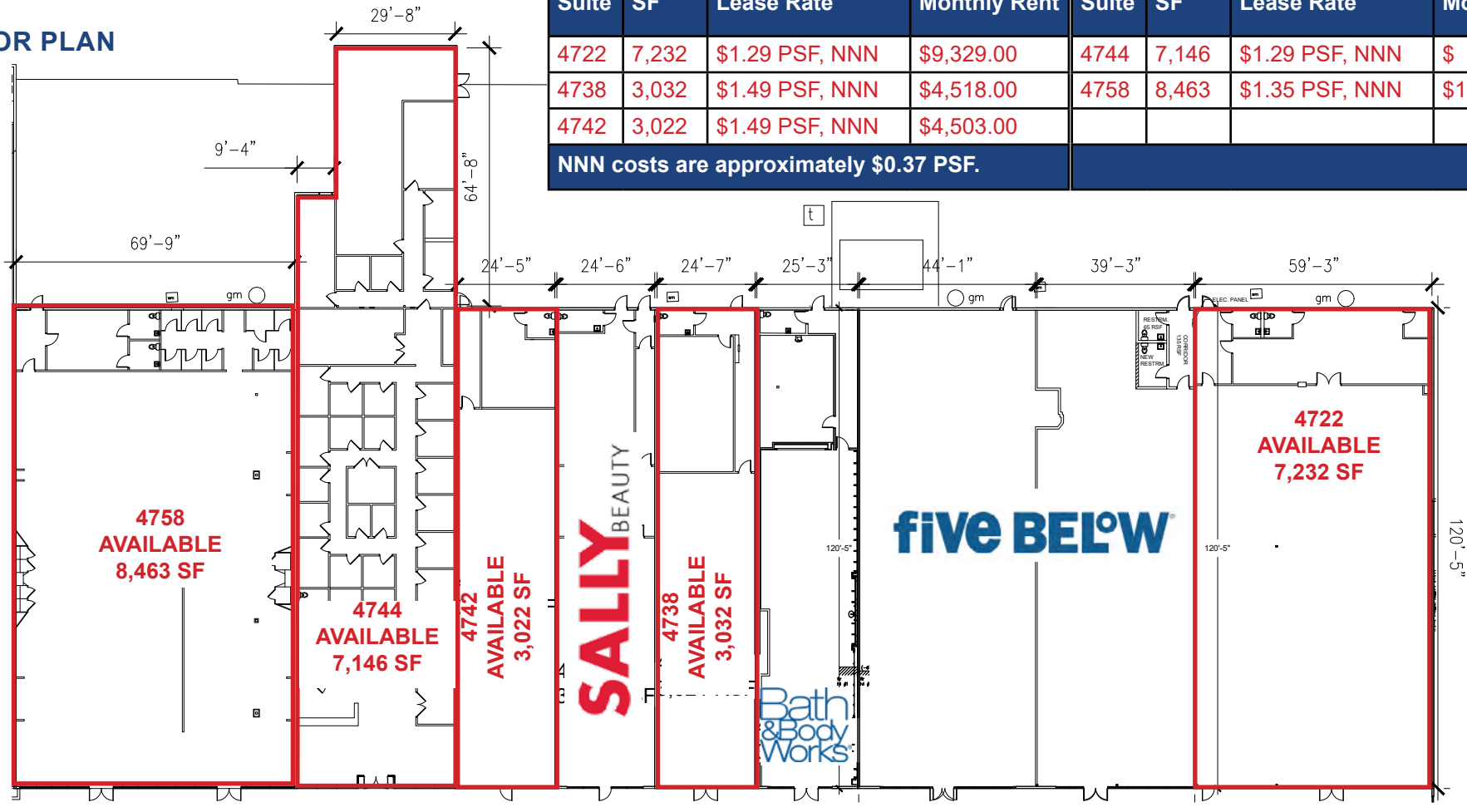
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**FLOOR PLAN**

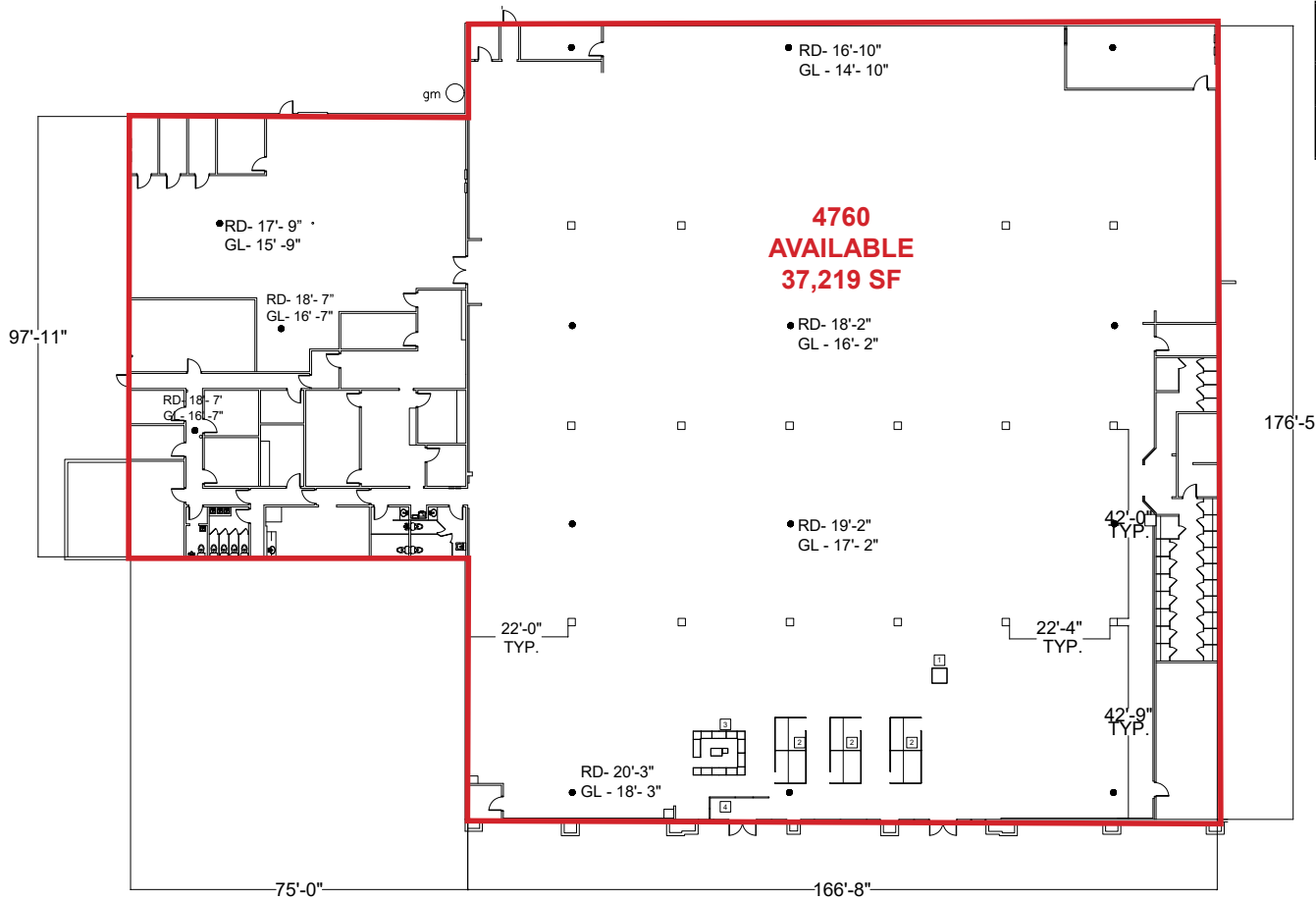


Suite	SF	Lease Rate	Monthly Rent	Suite	SF	Lease Rate	Monthly Rent
4722	7,232	\$1.29 PSF, NNN	\$9,329.00	4744	7,146	\$1.29 PSF, NNN	\$ 9,218.00
4738	3,032	\$1.49 PSF, NNN	\$4,518.00	4758	8,463	\$1.35 PSF, NNN	\$11,425.00
4742	3,022	\$1.49 PSF, NNN	\$4,503.00				
<b>NNN costs are approximately \$0.37 PSF.</b>							

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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
4760	37,219	\$1.05 PSF, NNN	\$39,080.00
NNN costs are approximately \$0.29 PSF.			

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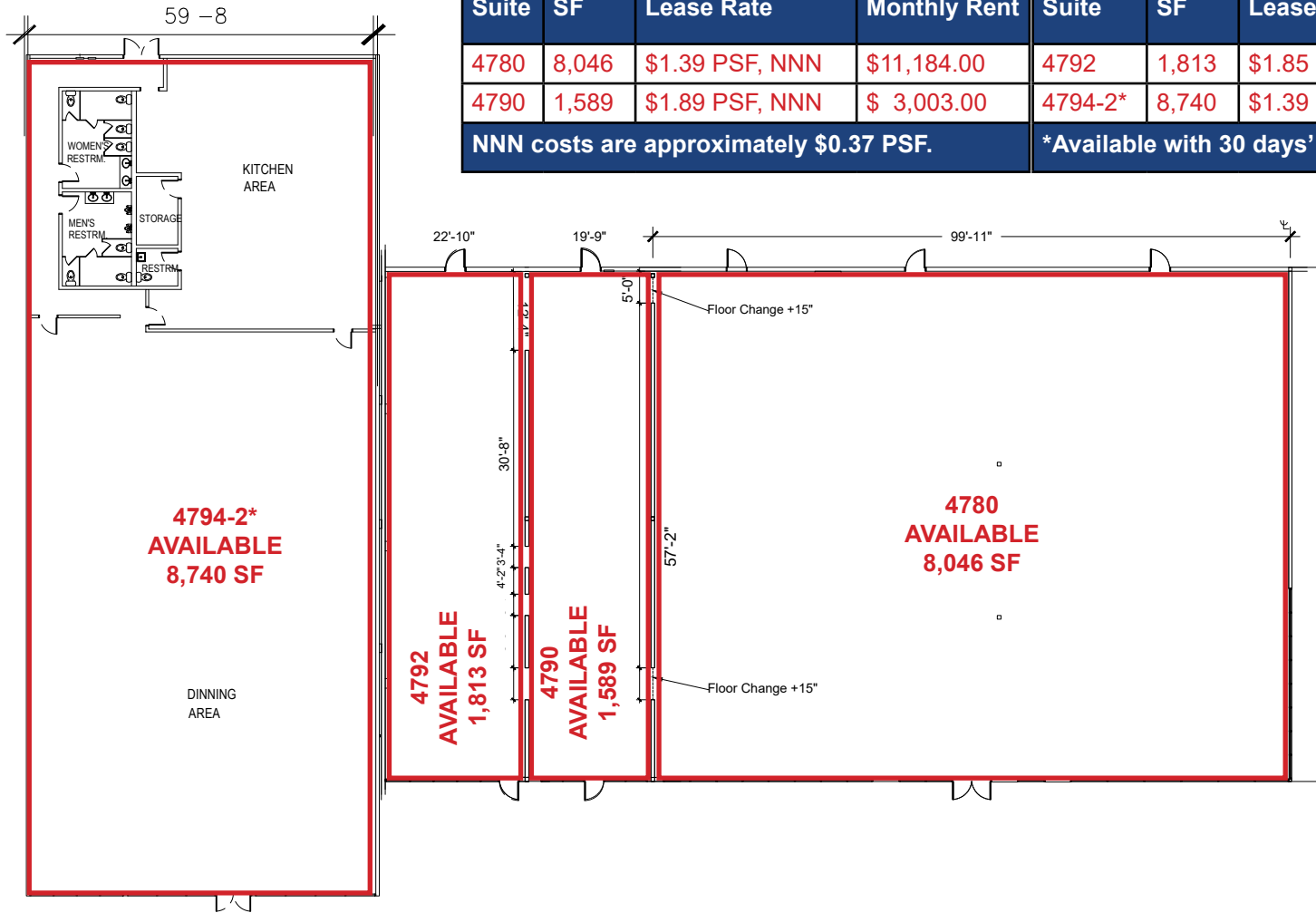
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Suite	SF	Lease Rate	Monthly Rent	Suite	SF	Lease Rate	Monthly Rent
4780	8,046	\$1.39 PSF, NNN	\$11,184.00	4792	1,813	\$1.85 PSF, NNN	\$ 3,354.00
4790	1,589	\$1.89 PSF, NNN	\$ 3,003.00	4794-2*	8,740	\$1.39 PSF, NNN	\$12,149.00
NNN costs are approximately \$0.37 PSF.				*Available with 30 days' notice.			

**SUITES**  
**4780/4790/4792**  
**CONTIGUOUS**  
**TOTALING**  
**11,448 SF**

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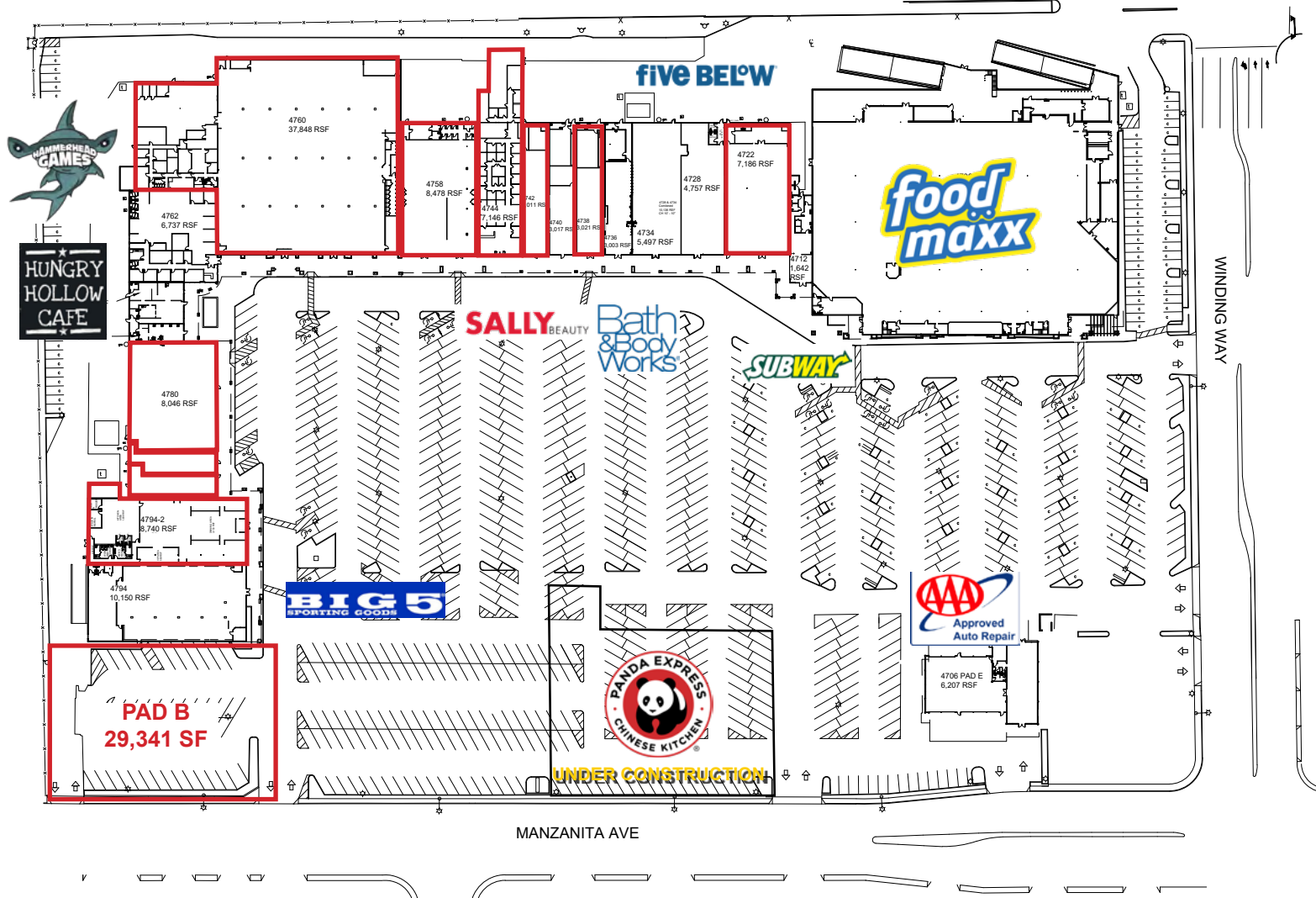
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## SITE PLAN



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