

CRESTVIEW VILLAGE SHOPPING CENTER

4708 - 4794 MANZANITA AVE

CARMICHAEL, CA

FOR LEASE

1,589 SF - 37,848 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.

NOW OPEN!

**five
BELOW**



**UNDER
CONSTRUCTION**

SAVE MART
CONVERTED TO

**food
maxx**

MAJOR REMODEL COMPLETE

VIEW VIRTUAL TOUR

VIEW VIRTUAL TOUR - RESTAURANT

EXCLUSIVELY REPRESENTED BY:

Chase Burke
DRE: #01879336
chase@romecre.com

Andy Jonsson
DRE: #02076108
andy@romecre.com

Ulysses Laman
DRE: #02120485
ulysses@romecre.com

ROME
REAL ESTATE GROUP

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:

	1 Mile	3 Mile	5 Mile
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		

ETHAN CONRAD PROPERTIES, INC.

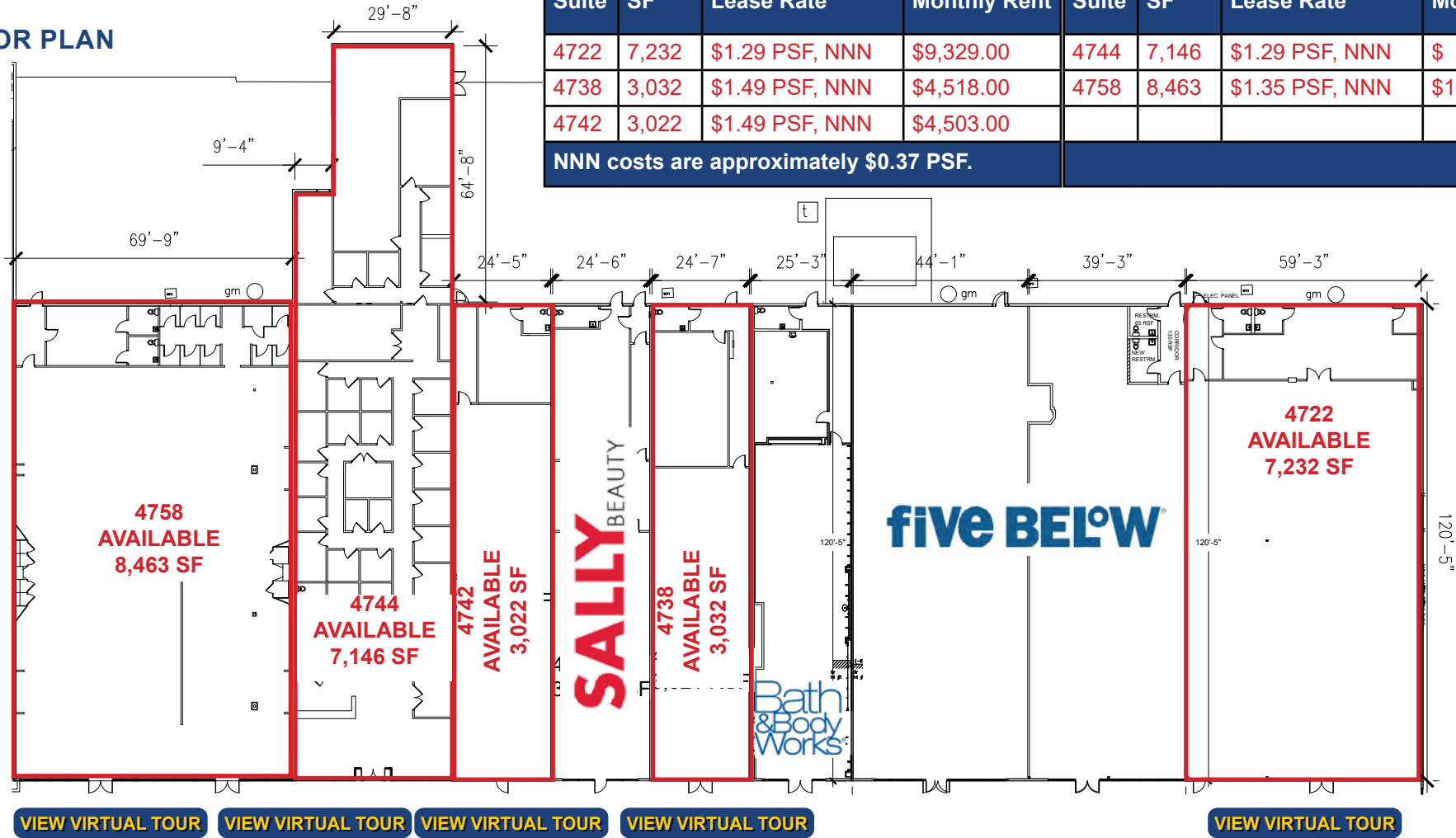
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

FOR LEASE

CRESTVIEW VILLAGE SHOPPING CENTER
4708 - 4794 MANZANITA AVE
 CARMICHAEL, CA

FLOOR PLAN

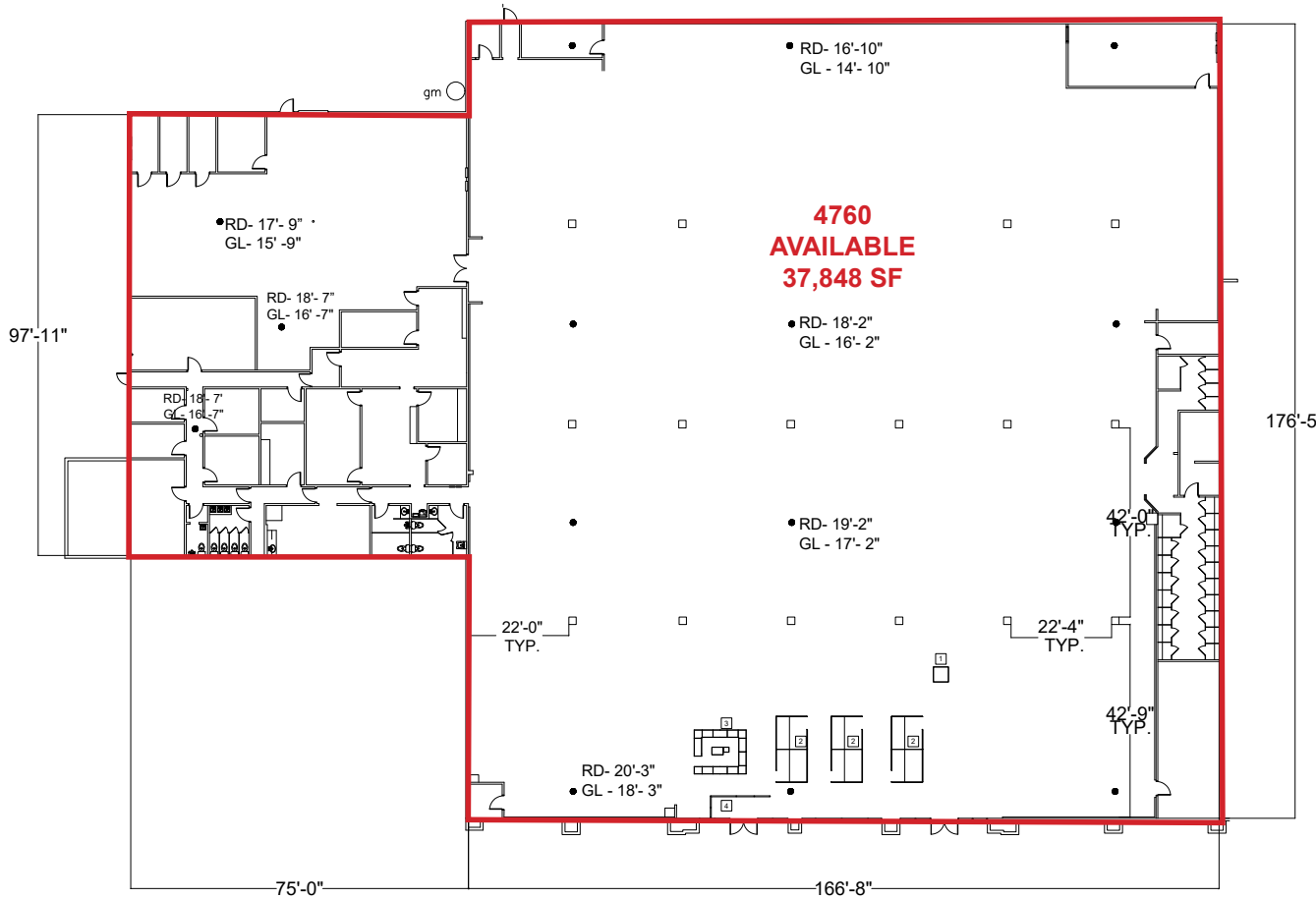


Suite	SF	Lease Rate	Monthly Rent	Suite	SF	Lease Rate	Monthly Rent
4722	7,232	\$1.29 PSF, NNN	\$9,329.00	4744	7,146	\$1.29 PSF, NNN	\$ 9,218.00
4738	3,032	\$1.49 PSF, NNN	\$4,518.00	4758	8,463	\$1.35 PSF, NNN	\$11,425.00
4742	3,022	\$1.49 PSF, NNN	\$4,503.00				
NNN costs are approximately \$0.37 PSF.							

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

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 Rate	Monthly Rent
4760	37,848	\$1.05 PSF, NNN	\$35,956.00
NNN costs are approximately \$0.29 PSF.			

ETHAN CONRAD PROPERTIES, INC.

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

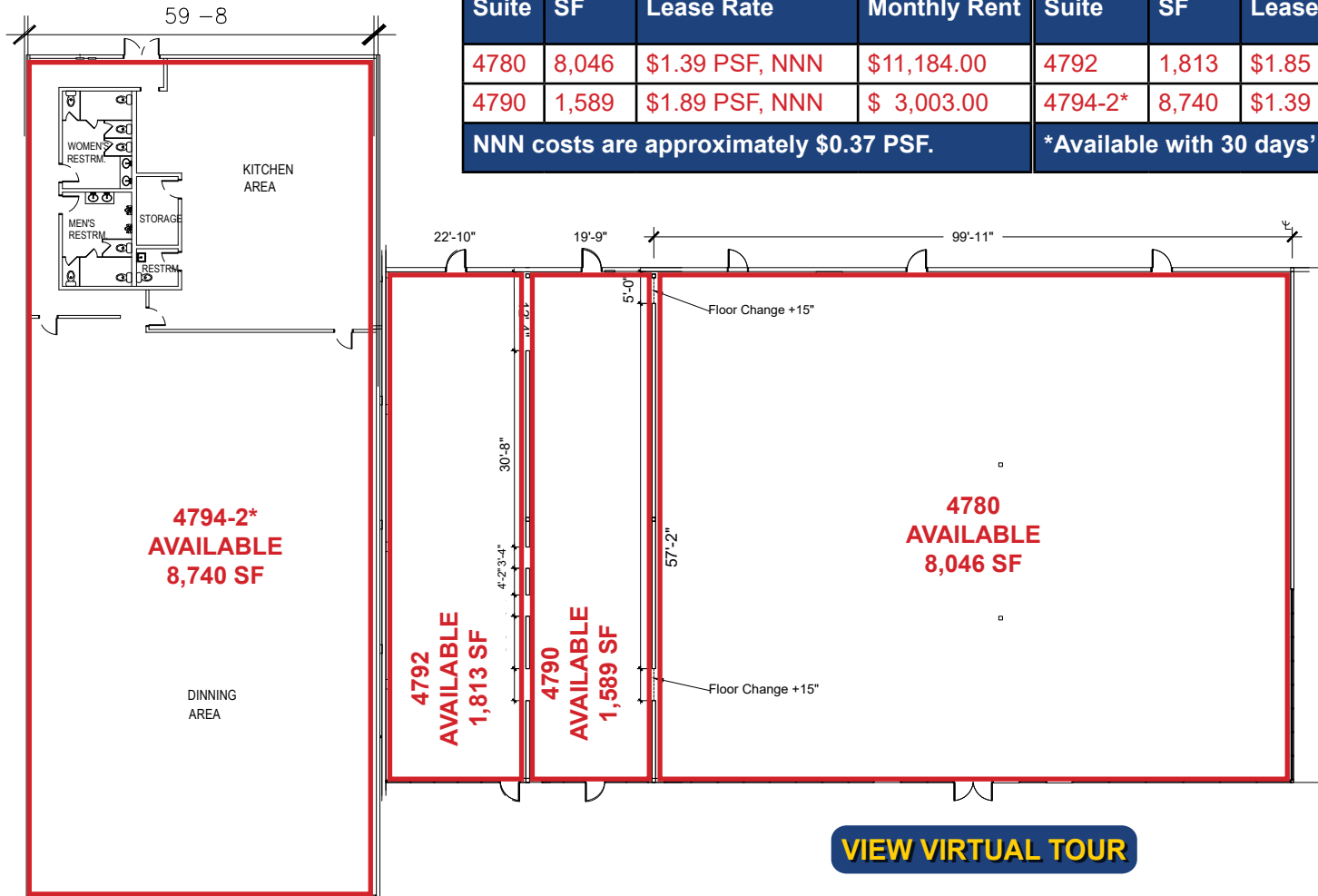
www.ethanconradprop.com

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.

FOR LEASE

CRESTVIEW VILLAGE SHOPPING CENTER
4708 - 4794 MANZANITA AVE
CARMICHAEL, CA

FLOOR PLAN



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

VIEW VIRTUAL TOUR

VIEW VIRTUAL TOUR

ETHAN CONRAD PROPERTIES, INC.

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

www.ethanconradprop.com

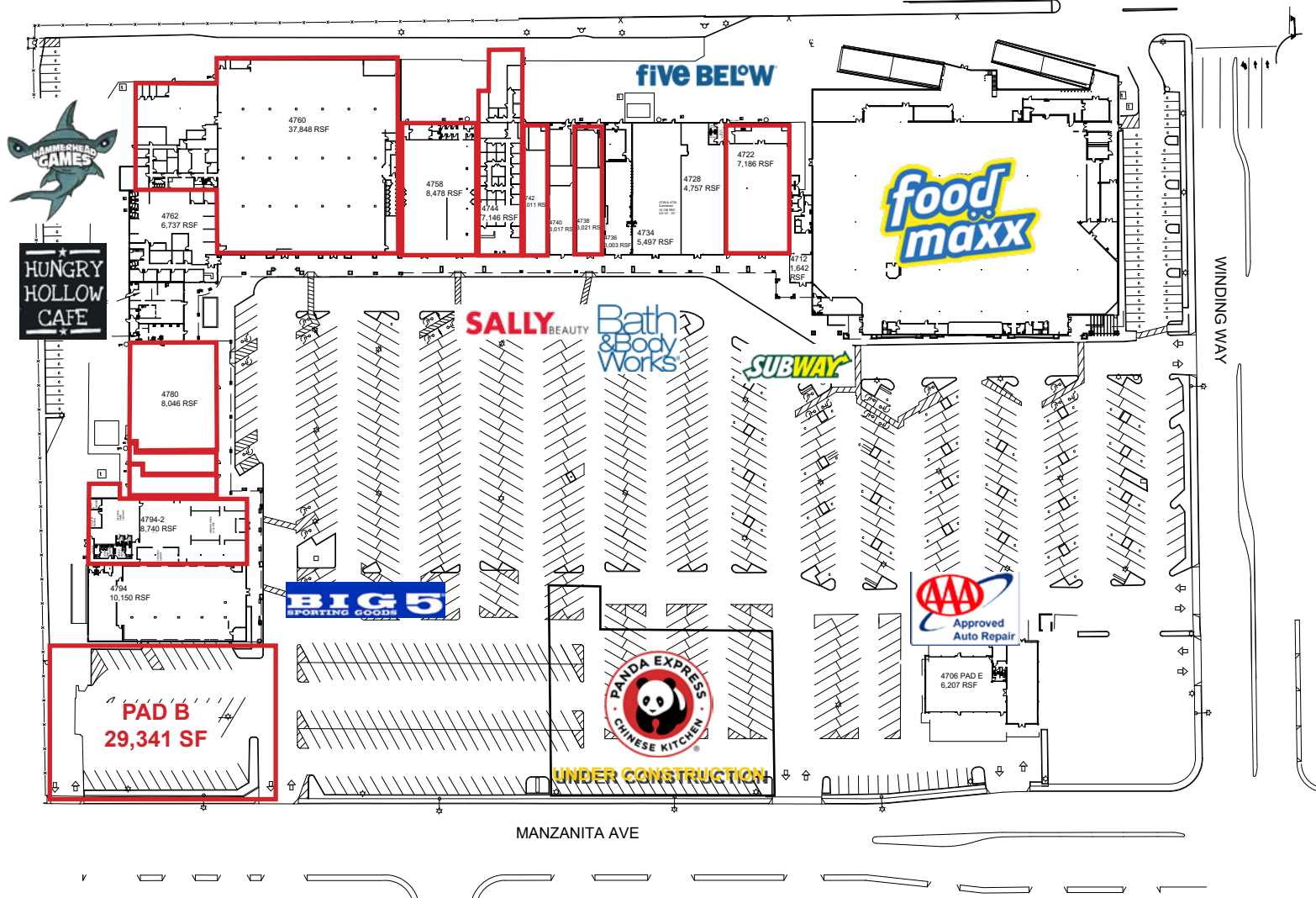
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation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

FOR LEASE

CRESTVIEW VILLAGE SHOPPING CENTER

4708 - 4794 MANZANITA AVE
CARMICHAEL, CA

SITE PLAN



ETHAN CONRAD PROPERTIES, INC.

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

www.ethanconradprop.com

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.

FOR LEASE

CRESTVIEW VILLAGE SHOPPING CENTER

4708 - 4794 MANZANITA AVE
CARMICHAEL, CA



ETHAN CONRAD PROPERTIES, INC.

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

www.ethanconradprop.com

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.

FOR LEASE

CRESTVIEW VILLAGE SHOPPING CENTER
4708 - 4794 MANZANITA AVE
CARMICHAEL, CA



ETHAN CONRAD PROPERTIES, INC.

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

www.ethanconradprop.com

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.