

**CRESTVIEW VILLAGE
SHOPPING CENTER
4794 MANZANITA AVE
CARMICHAEL, CA**

**FOR LEASE
8,740 SF RESTAURANT SPACE**

ETHAN CONRAD
PROPERTIES INC.

NOW OPEN!

**five
BELOW**



SAVE MART
CONVERTED TO

**food
maxx**

**UNDER
CONSTRUCTION**

**BIG 5
SPORTING
GOODS**

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GOODS**

REMODEL COMPLETE

EXCLUSIVELY REPRESENTED BY:

Race Merritt
DRE: #01700659
race@ethanconradprop.com

Joey Chiurazzi
DRE: #02123466
joey@ethanconradprop.com

916.779.1000

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

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FEATURES:

- Restaurant suite
- 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

PROPERTY DETAILS:

This center has excellent visibility from Manzanita Ave and Winding Way. Located on a very busy corridor anchored by FoodMaxxGrocery 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 RATE:

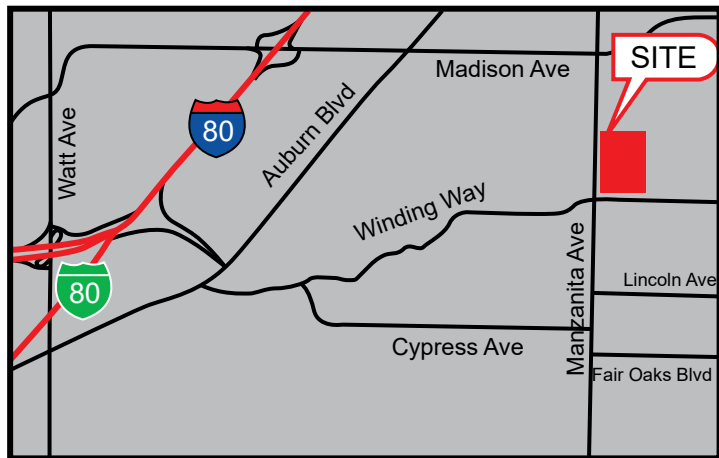
4794-2 8,740 SF \$12,149.00 \$1.39 PSF, NNN

NNN costs are approximately \$0.37 PSF.

Pad available. See [Pad brochure](#) for details.

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		



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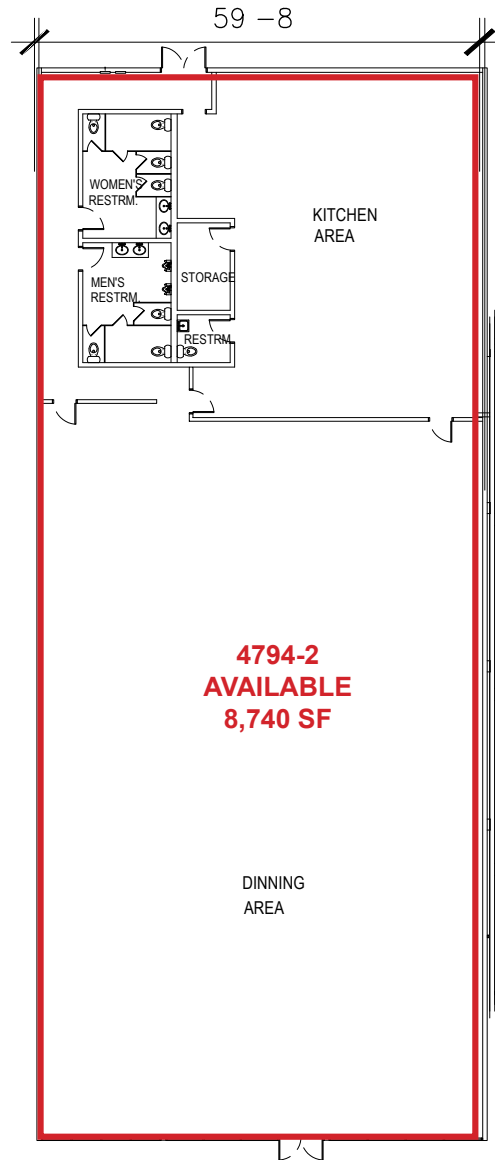
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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
4794-2	8,740	\$1.39 PSF, NNN	\$12,149.00
NNN costs are approximately \$0.37 PSF.			

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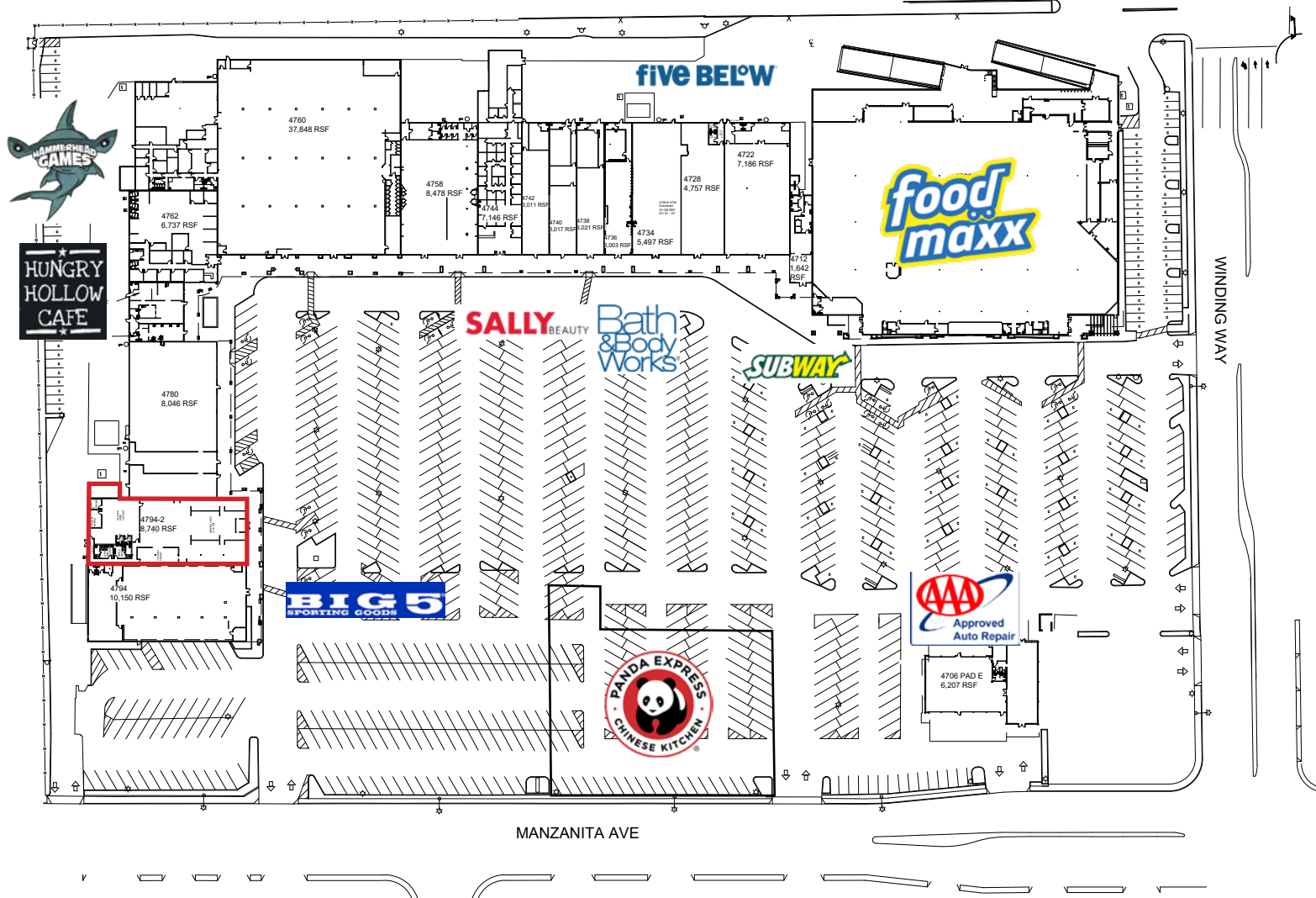
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SITE PLAN



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