

**5025 MARCONI AVE
CARMICHAEL, CA**

**FOR LEASE
2,350 SF RETAIL SUITE**

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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FEATURES:

- Shopping center is anchored by CVS Pharmacy, Grocery Outlet, and DollarTree
- Located at the intersection of Marconi Ave and Walnut Ave
- Good visibility and signage on both Marconi Ave and Walnut Ave
- Abundant parking
- Surrounded by dense residential population



PROPERTY DETAILS:

Shopping center tenants include Grocery Outlet, Dollar Tree, NAPA Auto, CVS Pharmacy, Chevron and Round Table Pizza. Centrally located within a dense residential suburb of Sacramento.

Nearby tenants include Arby's, 7-Eleven and Little Caesars. 2.6 miles from American River College and its' 34,500 students.

LEASE RATE:

Suite C: 2,350 SF \$3,032.00 (\$1.29 PSF, NNN)

NNN costs are approximately \$0.26 PSF

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	21,926	131,393	375,545
2023 Average HH Income:	\$104,600	\$111,519	\$98,813
Traffic Count @ Marconi & Walnut:		32,500	

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

SITE PLAN



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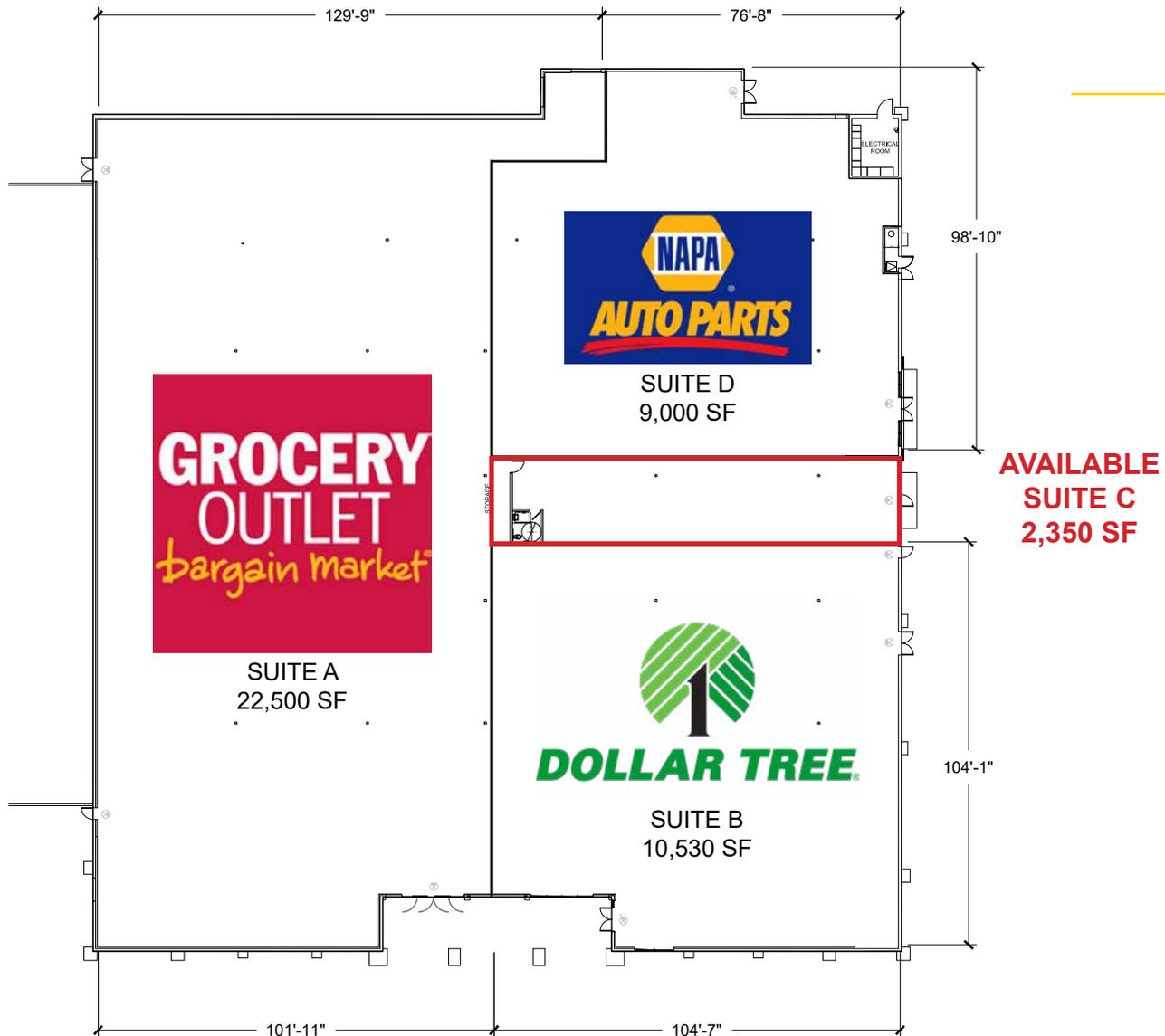
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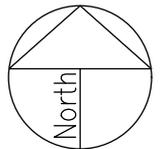
FOR LEASE

5025 MARCONI AVE
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FLOOR PLAN



AVAILABLE
SUITE C
2,350 SF



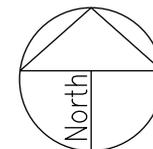
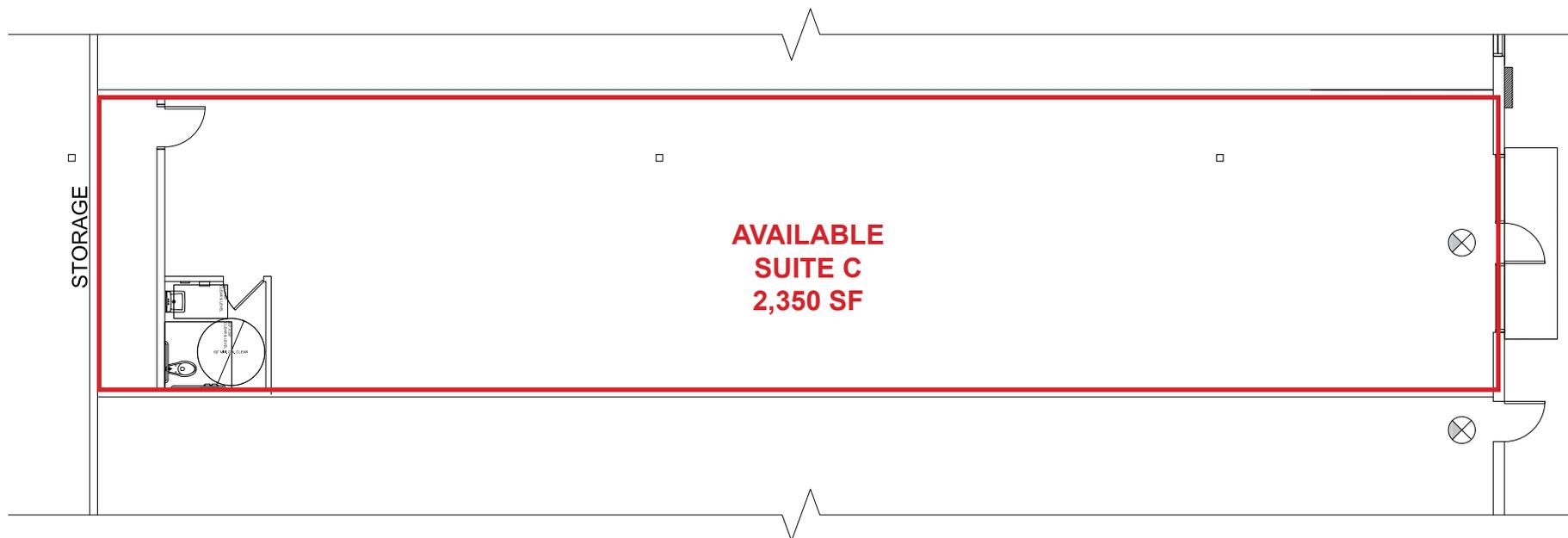
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FLOOR PLAN

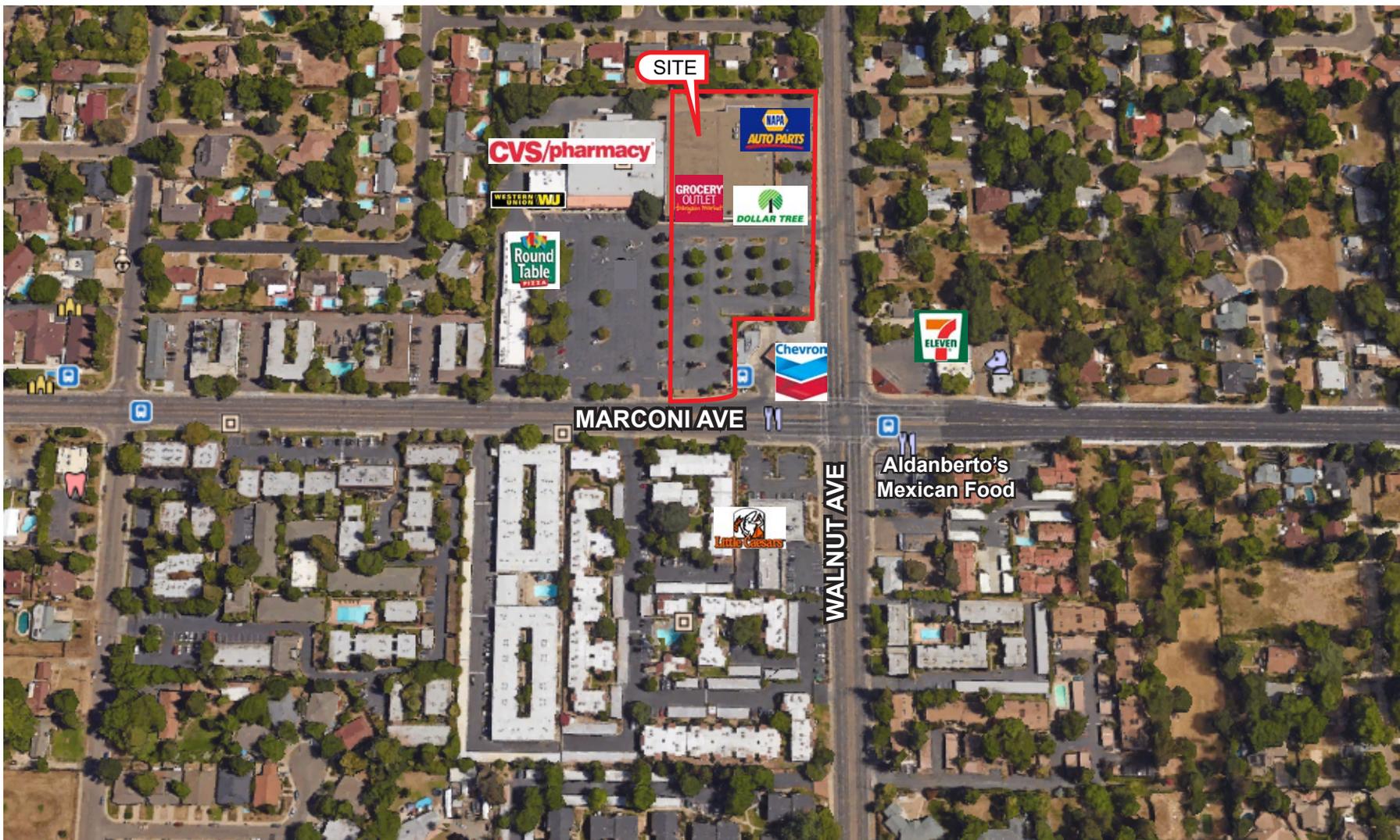


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