

**5025 MARCONI AVE  
CARMICHAEL, CA**

**FOR SALE OR LEASE  
44,948 SF FORMER GROCERY STORE  
DIVISIBLE TO 13,685 SF**

**ETHAN CONRAD**  
PROPERTIES INC.



**COMPLETELY REMODELED**

**FOR MORE INFORMATION CONTACT:**

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**Ethan Conrad**  
DRE: #01039494  
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**916.779.1000**



**FEATURES:**

- Corner of Marconi Ave and Walnut Ave
- Good visibility and signage on both Marconi Ave and Walnut Ave
- A considerable amount of grocery store tenant improvements
- Abundant parking
- 6 walk-in coolers and 2 hood systems
- Large loading dock with roll up doors

**PROPERTY DETAILS:**

Shopping center tenants include 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 RATES:**

\$0.69, PSF, NNN (Non-Demised)  
\$0.85 - \$0.95 PSF, NNN (Demised)  
NNN costs are approximately \$0.27 PSF

**PURCHASE PRICE:**

\$3,551,000.00 (\$79.00 PSF)

**DEMOGRAPHICS:**

	1 Mile	3 Mile	5 Mile
2018 Total Population (est):	21,391	131,276	387,492
2018 Average HH Income:	\$71,147	\$84,697	\$73,841
Daily Traffic Count:	@ Marconi & Walnut: 32,500		



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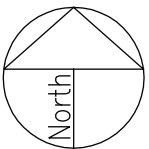
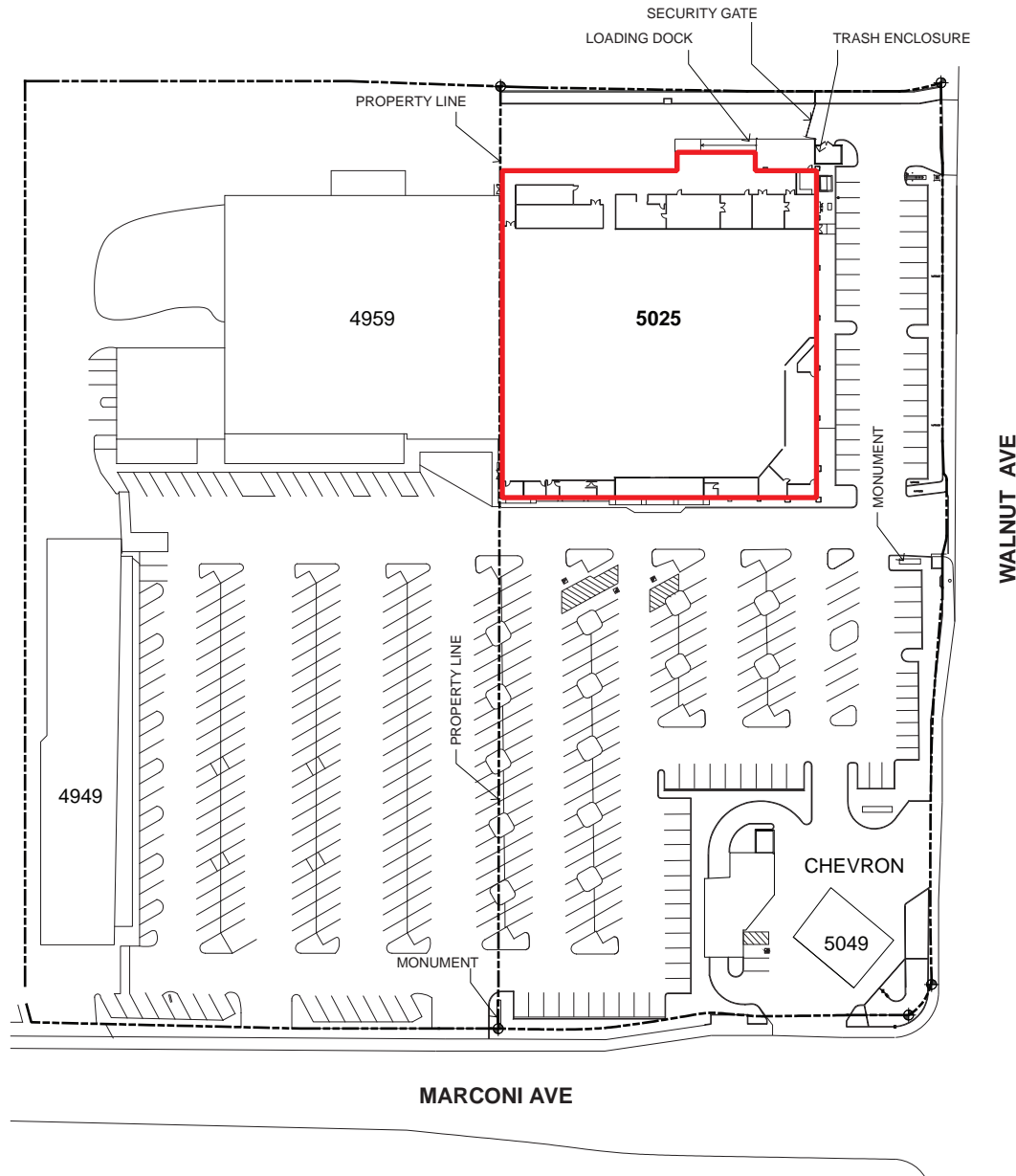
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**SITE PLAN**



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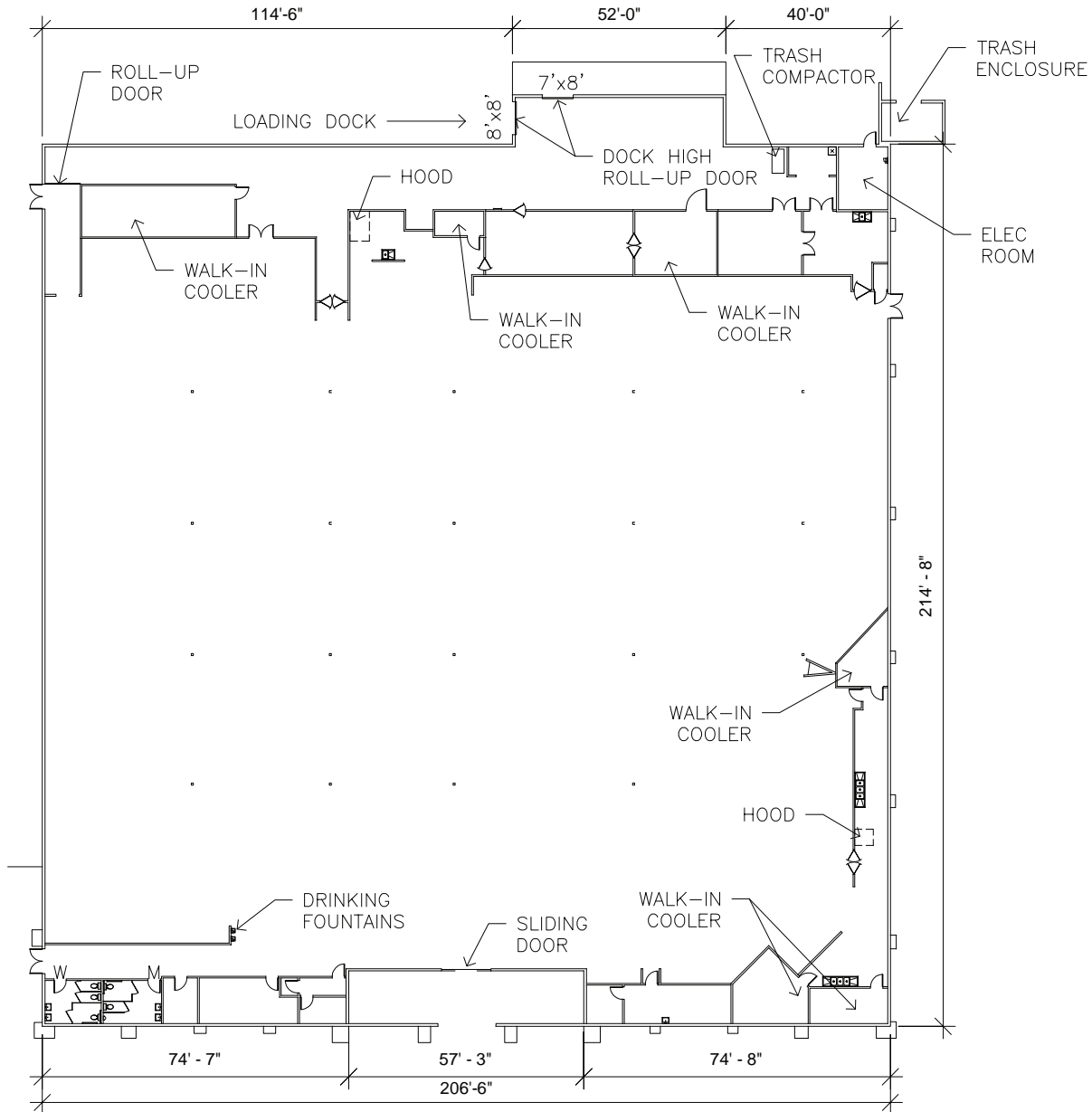
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**FLOOR PLAN**

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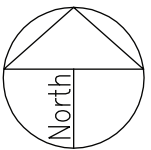
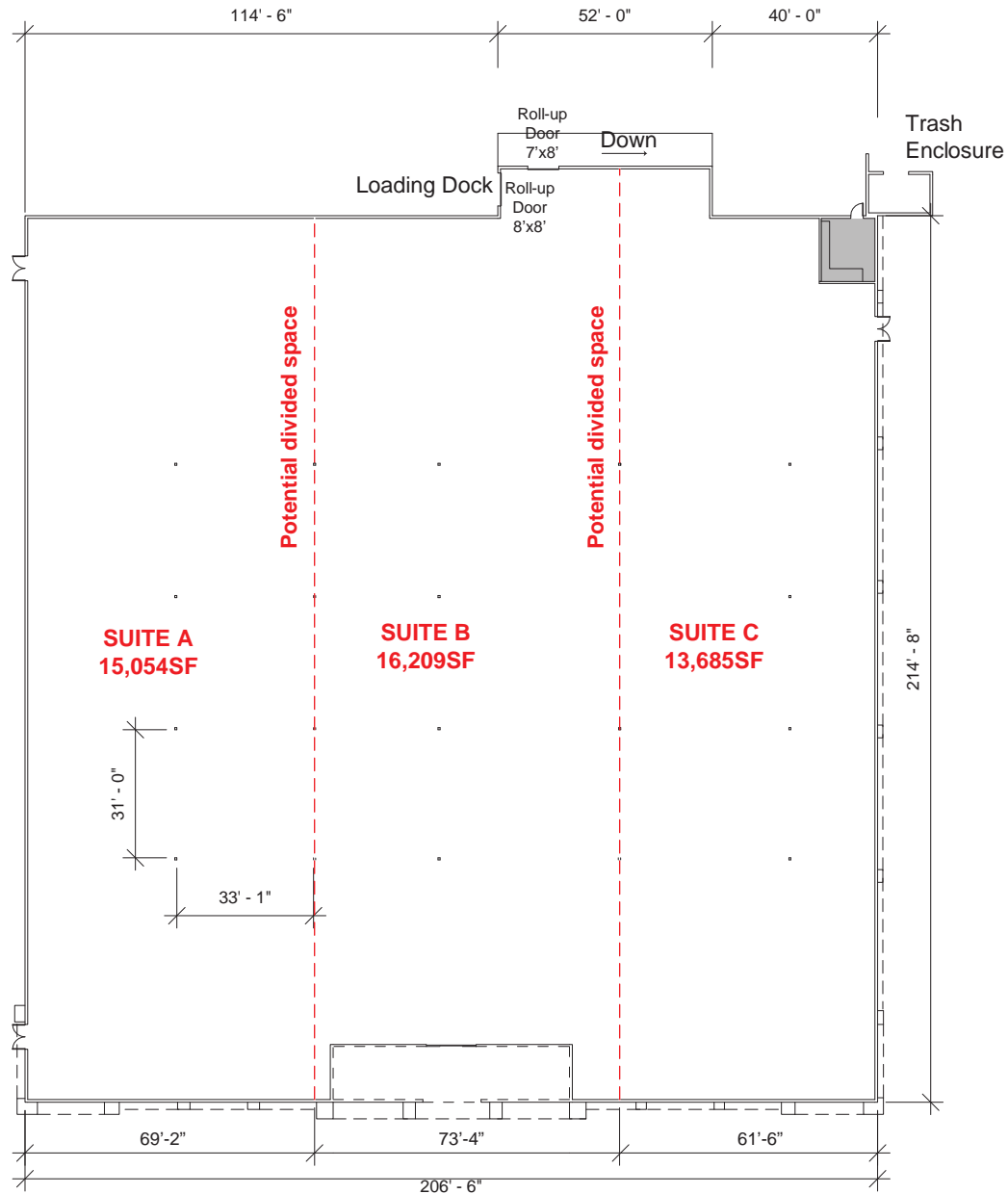
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