

CRESTVIEW VILLAGE SHOPPING CENTER

4708 - 4794 MANZANITA AVE
CARMICHAEL, CA

FOR LEASE

1,813 SF - 37,219 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.

NOW OPEN!

five BELOW



LEASES SIGNED!

Burlington



TWISTED
MAC

MAJOR REMODEL COMPLETE

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VIEW VIRTUAL TOUR

916.779.1000

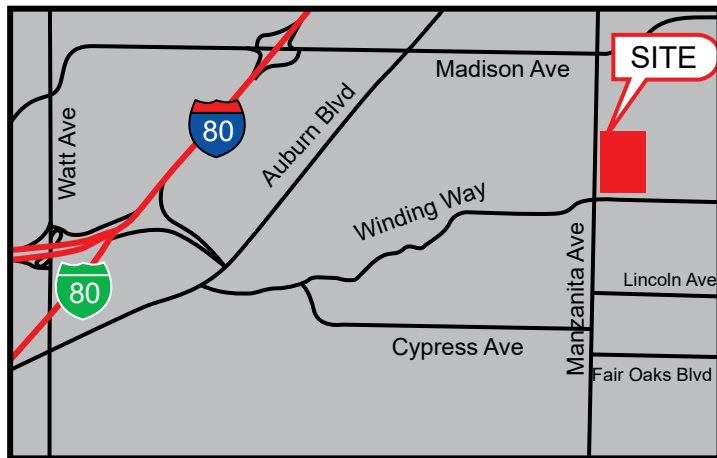
ETHAN CONRAD PROPERTIES, INC

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
- EVgo fast chargers on-site

**PROPERTY DETAILS:**

This center has excellent visibility from Manzanita Ave and Winding Way. Located on a very busy corridor anchored by FoodMaxx Grocery Store. Surrounded by a number of well-known national tenants including: Home Depot, Safeway, Bel Air, Dutch Bros, Ace Hardware, Dollar Tree, Taco Bell, and McDonald's.

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

Five Below and Panda Express now open! Habit Burger drive-thru coming soon! Adjacent to the planned Winding Ranch Town Center with residential development with 81 homes.

LEASE RATES:

\$1.15 - \$1.89 PSF, NNN

NNN costs are approximately \$0.32 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	17,028	154,342	385,880
2025 Average HH Income:	\$118,884	\$110,574	\$115,515
Traffic Count @ Manzanita Ave:	25,994		

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SITE PLAN

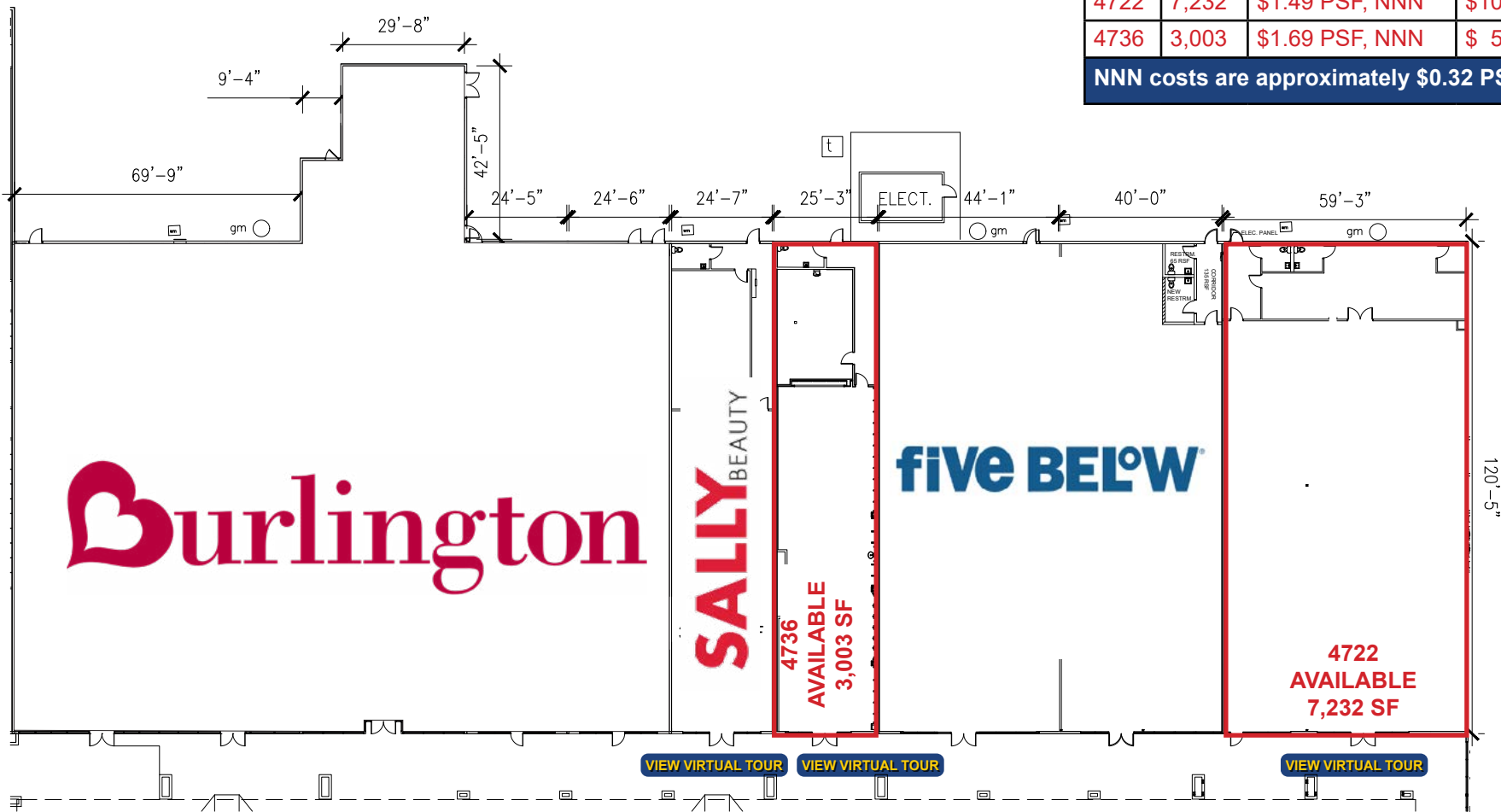


The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation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

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FLOOR PLAN



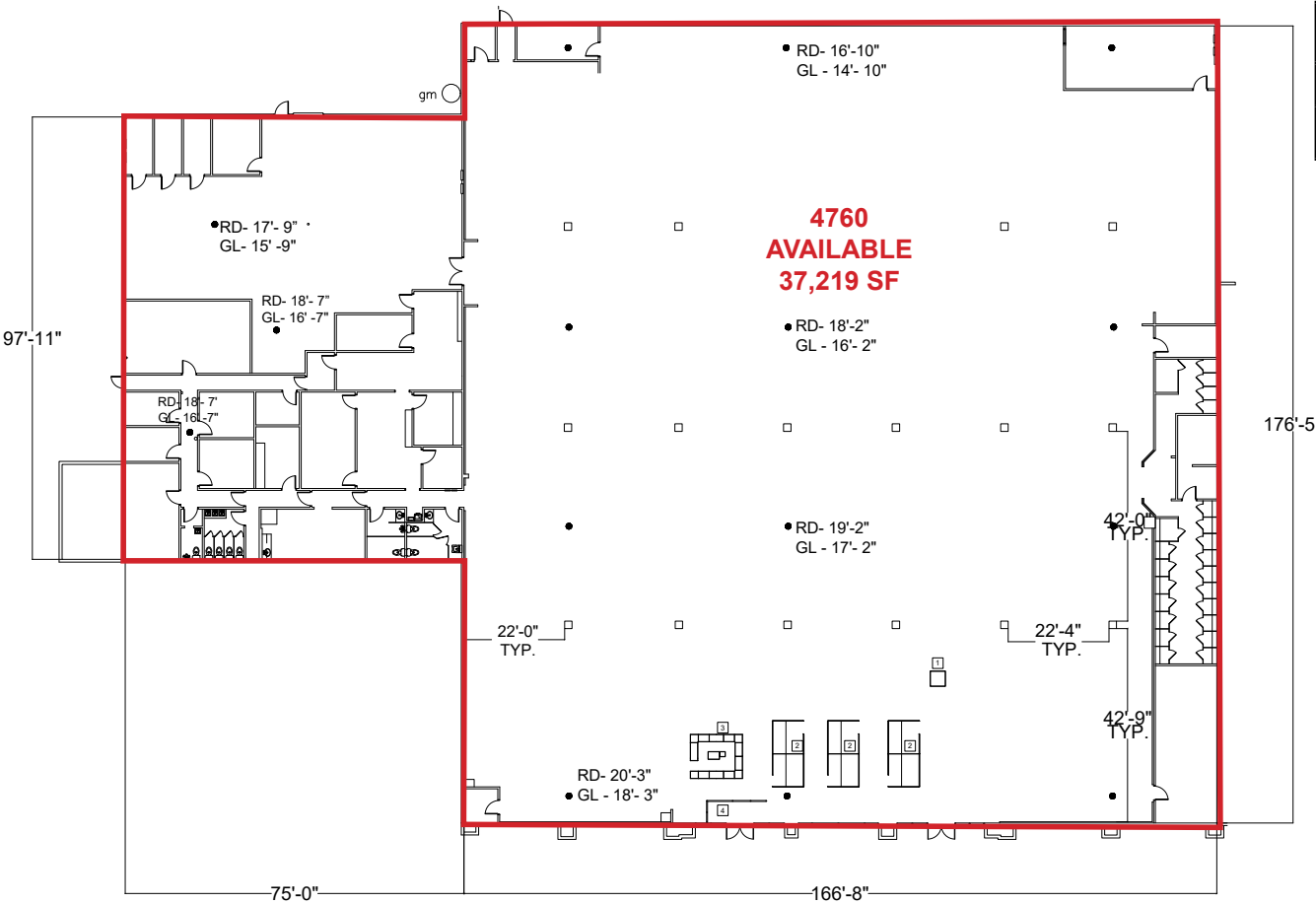
Suite	SF	Lease Rate	Monthly Rent
4722	7,232	\$1.49 PSF, NNN	\$10,776.00
4736	3,003	\$1.69 PSF, NNN	\$ 5,075.00
NNN costs are approximately \$0.32 PSF.			

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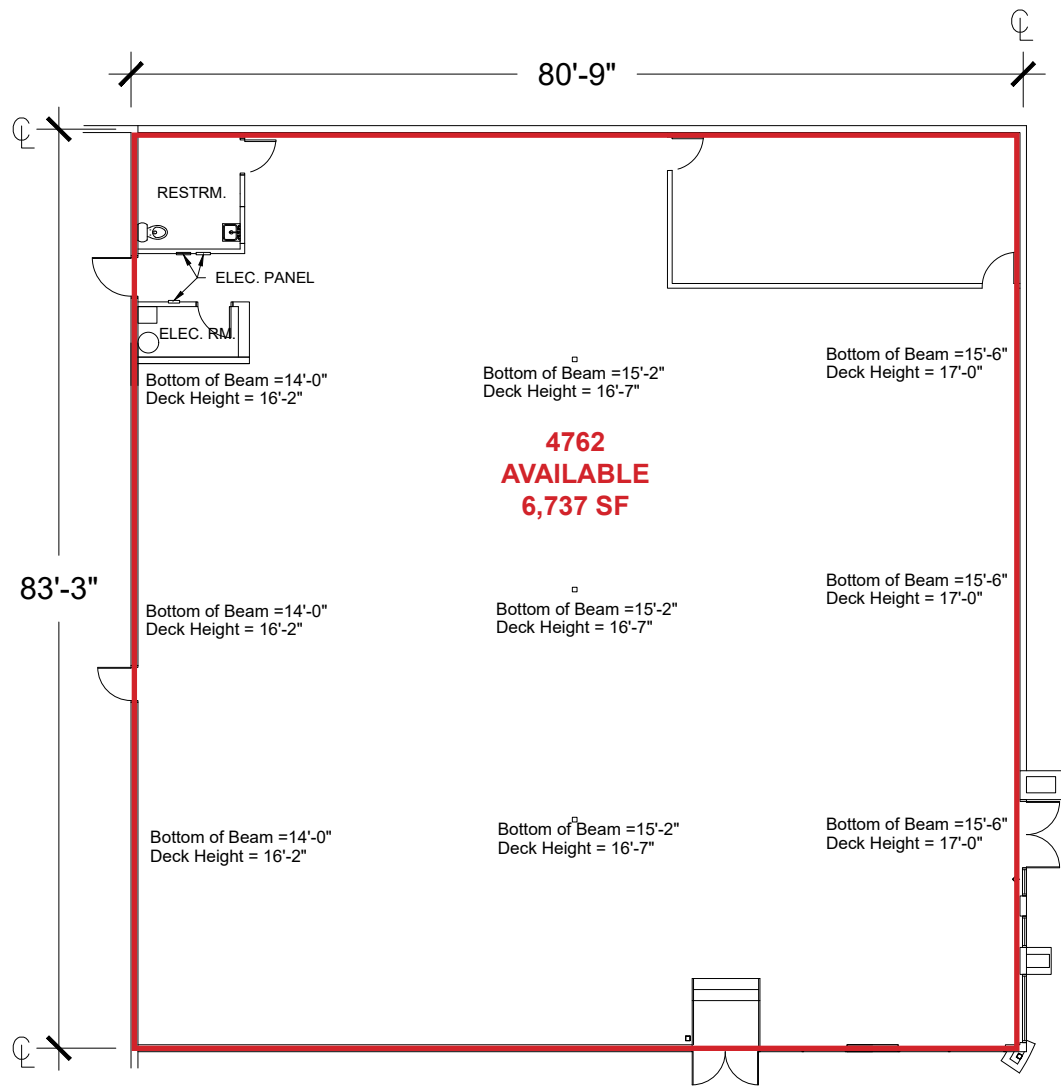
Suite	SF	Lease Rate	Monthly Rent
4760	37,219	\$1.15 PSF, NNN	\$42,802.00
NNN costs are approximately \$0.25 PSF.			

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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
4762	6,737	\$1.15 PSF, NNN	\$7,748.00
NNN costs are approximately \$0.32 PSF.			

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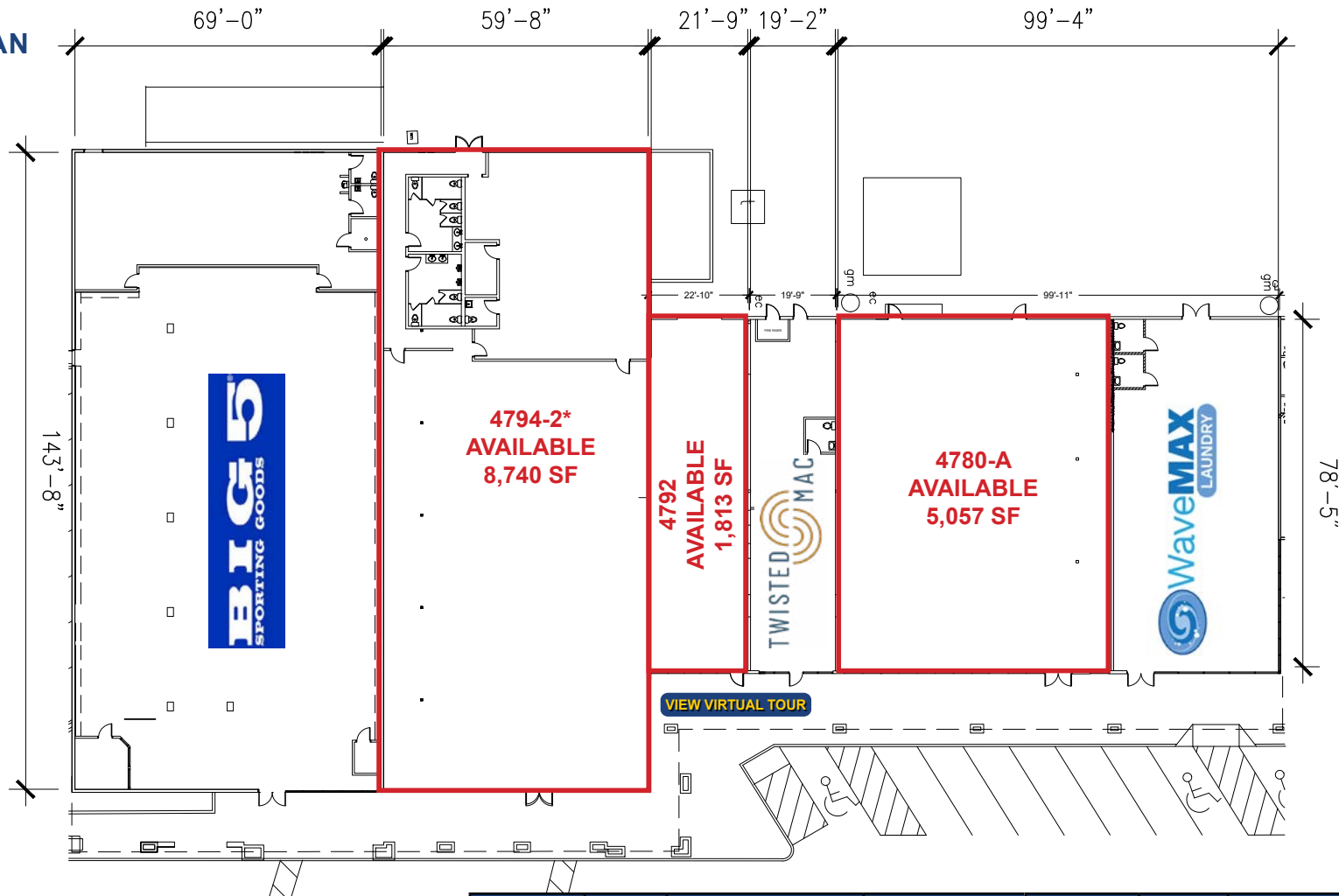
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Suite	SF	Lease Rate	Monthly Rent	Suite	SF	Lease Rate	Monthly Rent
4794-2*	8,740	\$1.65 PSF, NNN	\$14,421.00	4780-A	5,057	\$1.59 PSF, NNN	\$8,041.00
4792	1,813	\$1.89 PSF, NNN	\$ 3,427.00				
NNN costs are approximately \$0.32 PSF.				*Available with 30 days' notice.			

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