



# AVAILABLE FOR LEASE

## VETERINARY CLINIC AT CARMICHAEL PLACE

±5,600 SF RETAIL SPACE

4030 MANZANITA AVE, CARMICHAEL, CA 95608

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

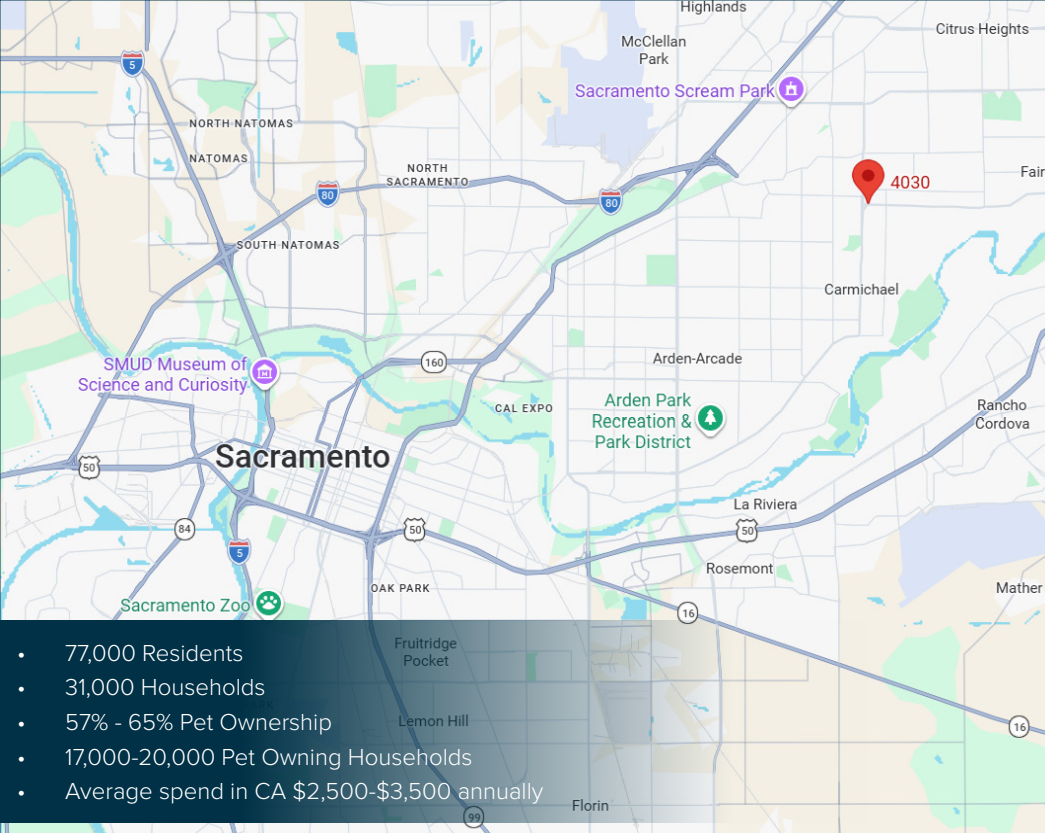
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# FLOOR PLAN



- 77,000 Residents
- 31,000 Households
- 57% - 65% Pet Ownership
- 17,000-20,000 Pet Owning Households
- Average spend in CA \$2,500-\$3,500 annually

## PROPERTY HIGHLIGHTS



±5,600 SF Retail Space, built out as Veterinary Clinic



Located at the Carmichael Place



Monument Signage Available



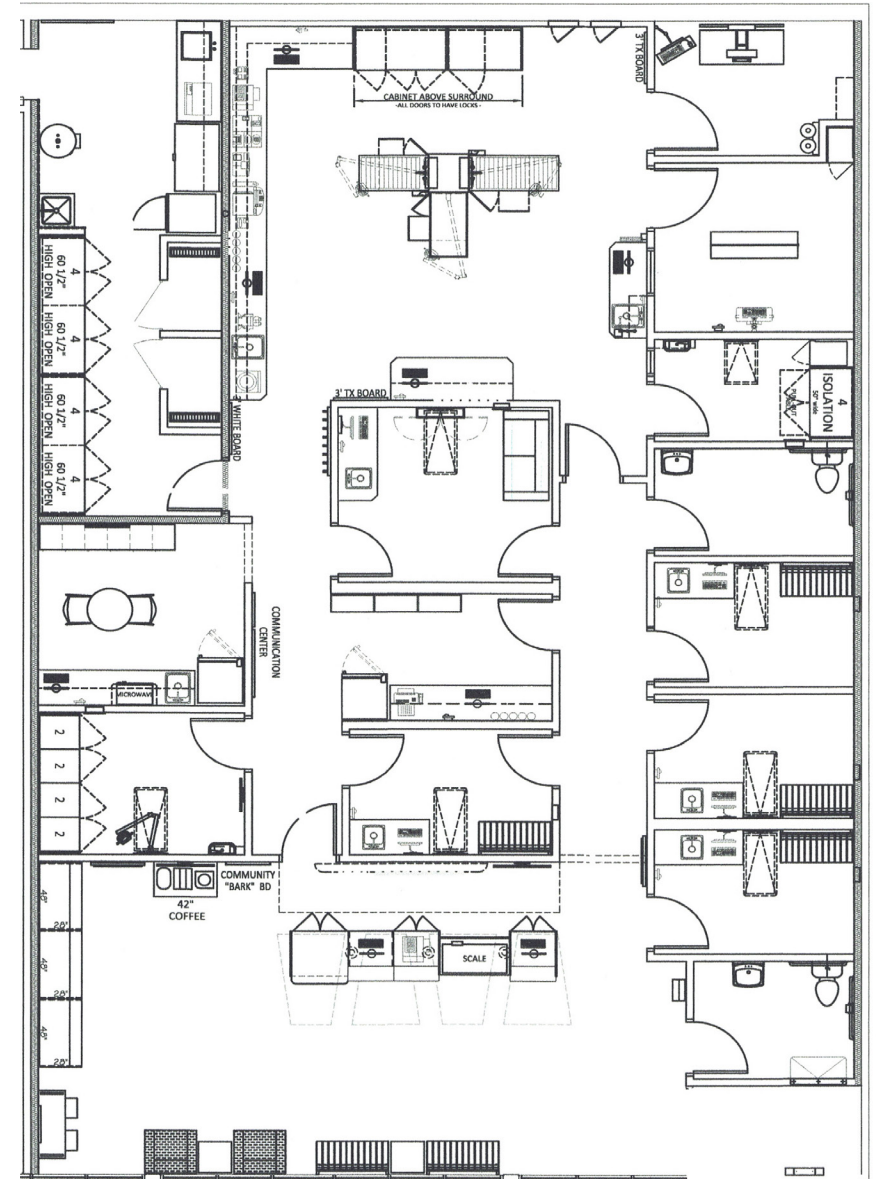
Major Anchor Tenant



Perfect for Veterinary & Medical Users



Lease rate: \$2.50/SF Full Service + CAM



\*FLOOR PLAN NOT TO SCALE



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# 4030 MANZANITA AVE