

**MANZANITA PLACE**  
**4100 - 4120 MANZANITA AVE**  
**CARMICHAEL, CA**  
FOR LEASE  
686 SF - 1,120 SF RETAIL SUITES

**ETHAN CONRAD**  
PROPERTIES INC.



**COMPLETELY REMODELED**

FOR MORE INFORMATION CONTACT:

**Race Merritt**  
DRE: #01700659  
race@ethanconradprop.com

**Joey Chiurazzi**  
DRE: #02123466  
joey@ethanconradprop.com

**Austin Barron**  
DRE: #02082721  
abarron@ethanconradprop.com

**916.779.1000**

**FEATURES:**

- Excellent visibility on Manzanita Ave
- Strong day and evening traffic
- Monument signage available
- Located at the signalized intersection Manzanita Ave and Cypress Ave
- Surrounded by dense residential population

**PROPERTY DETAILS:**

Located at the intersection of Manzanita Ave and Fair Oaks Blvd in Carmichael, a well established community. Surrounded by densely populated residential area with strong demographics.

Anchored by Safeway and Rite Aid, across the street from Bel Air Shopping Center.

**LEASE RATES:**

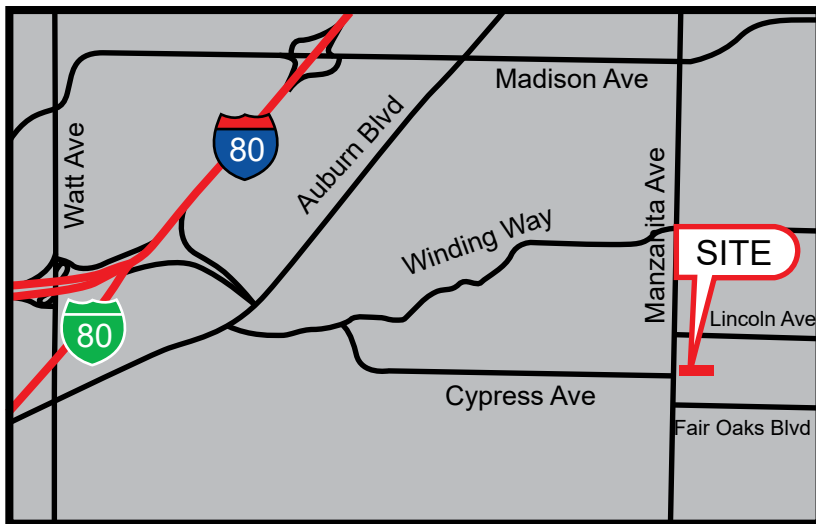
Suite 4114*	686 SF	\$1,544.00, NNN (\$2.25 PSF)
Suite 4120	1,120 SF	\$1,960.00, NNN (\$1.75 PSF)

NNN costs are approximately \$0.65 PSF.

\*Available 10/01/26.

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2025 Total Population (est):	16,370	147,578	378,484
2025 Average HH Income:	\$116,533	\$115,113	\$115,549
Traffic Count @ Manzanita Ave:	33,908		



**ETHAN CONRAD PROPERTIES, INC.**

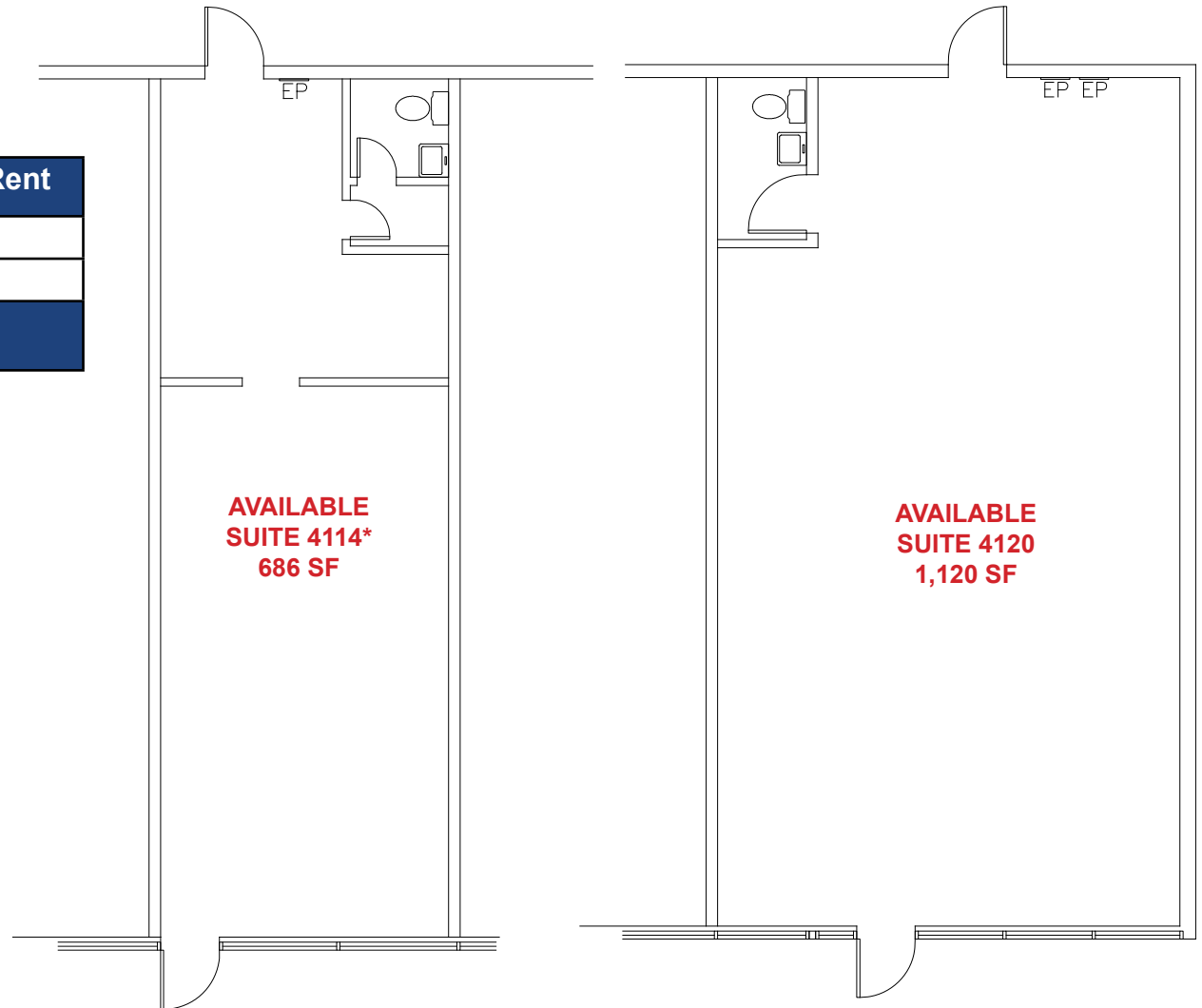
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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.

**FLOOR PLAN**

Suite	SF	Lease Rates	Monthly Rent
4114*	686	\$2.25 PSF, NNN	\$1,544.00
4120	1,120	\$1.75 PSF, NNN	\$1,960.00
NNN costs are approximately \$0.65 PSF. *Available 10/01/26.			



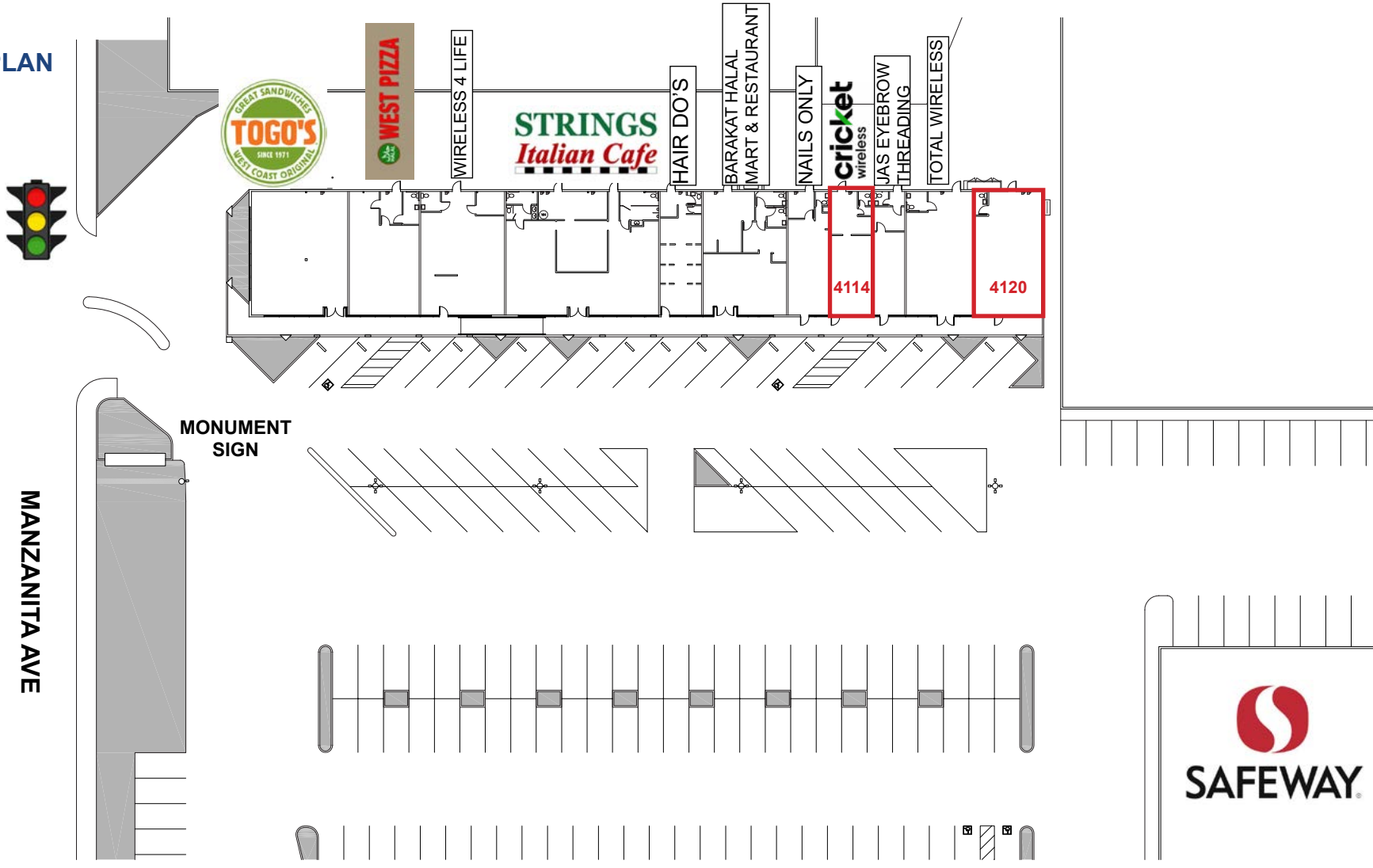
**ETHAN CONRAD PROPERTIES, INC.**  
 1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://www.ethanconradprop.com)

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.

FOR LEASE

MANZANITA PLACE  
4100 - 4120 MANZANITA AVE  
CARMICHAEL, CA

SITE PLAN

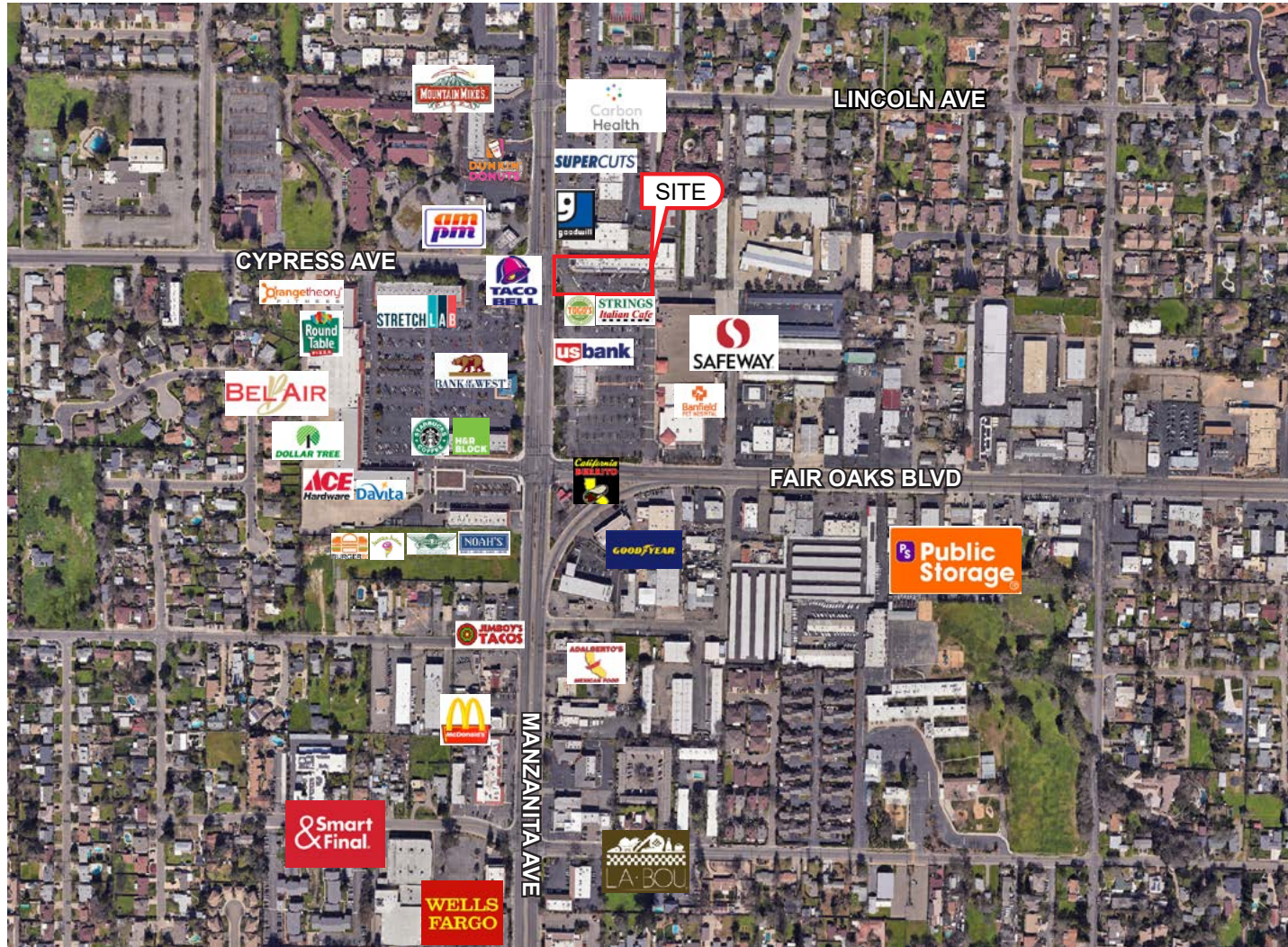


ETHAN CONRAD PROPERTIES, INC.

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

www.ethanconradprop.com

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.



**ETHAN CONRAD PROPERTIES, INC.**  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://www.ethanconradprop.com)

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.

FOR LEASE

**MANZANITA PLACE**  
**4100 - 4120 MANZANITA AVE**  
CARMICHAEL, CA



**ETHAN CONRAD PROPERTIES, INC.**

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

[www.ethanconradprop.com](http://www.ethanconradprop.com)

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.