

MANZANITA OAKS CENTER 4141 MANZANITA AVE CARMICHAEL, CA

FOR LEASE
1,312 SF - 2,331 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.

LEASES SIGNED!

TESLA

SUPERCHARGER

COMPLETELY REMODELED

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VIEW VIRTUAL TOUR

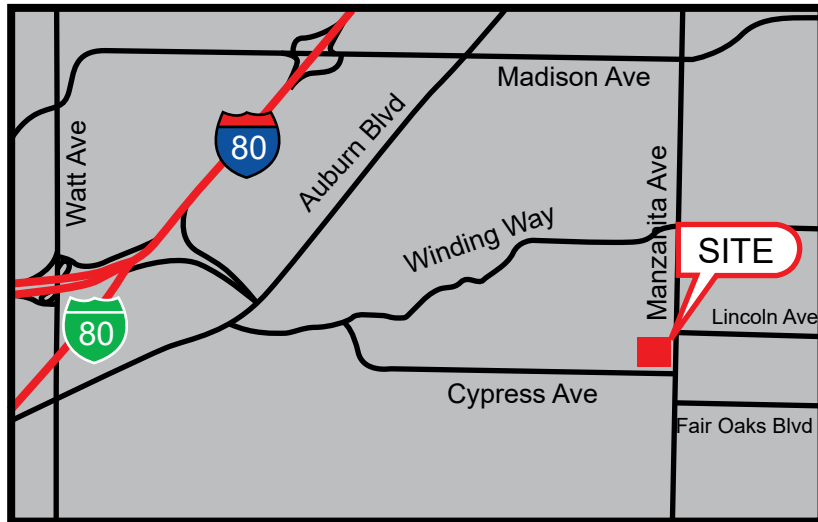
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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

FEATURES:

- Excellent visibility on Manzanita Ave
- Strong day and evening traffic
- Monument signage available
- Located at the signalized intersection Manzanita Ave and Lincoln Ave
- Dunkin' Donuts drive-thru now open!
- Surrounded by dense residential population

**PROPERTY DETAILS:**

This center has excellent visibility from Manzanita Ave and is located on a very busy corridor adjacent to a Bel Air anchored Shopping Center and just across the street from a Safeway anchored Shopping Center.

This tremendous location is surrounded a number of by well-known national tenants including: Rite Aid, Ace Hardware, Dollar Tree, Taco Bell, Goodwill, Round Table Pizza, McDonald's, Denny's and Noah's Bagels.

Tesla Superchargers on-site.

LEASE RATES:

Suite 105	1,312 SF	\$2,558.00, NNN (\$1.95 PSF)
Suite 160	2,331 SF	\$4,172.00, NNN (\$1.79 PSF)

NNN costs are approximately \$0.59 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	17,049	149,698	380,069
2025 Average HH Income:	\$117,452	\$113,528	\$114,955
Traffic Count @ Manzanita Ave:	33,908		

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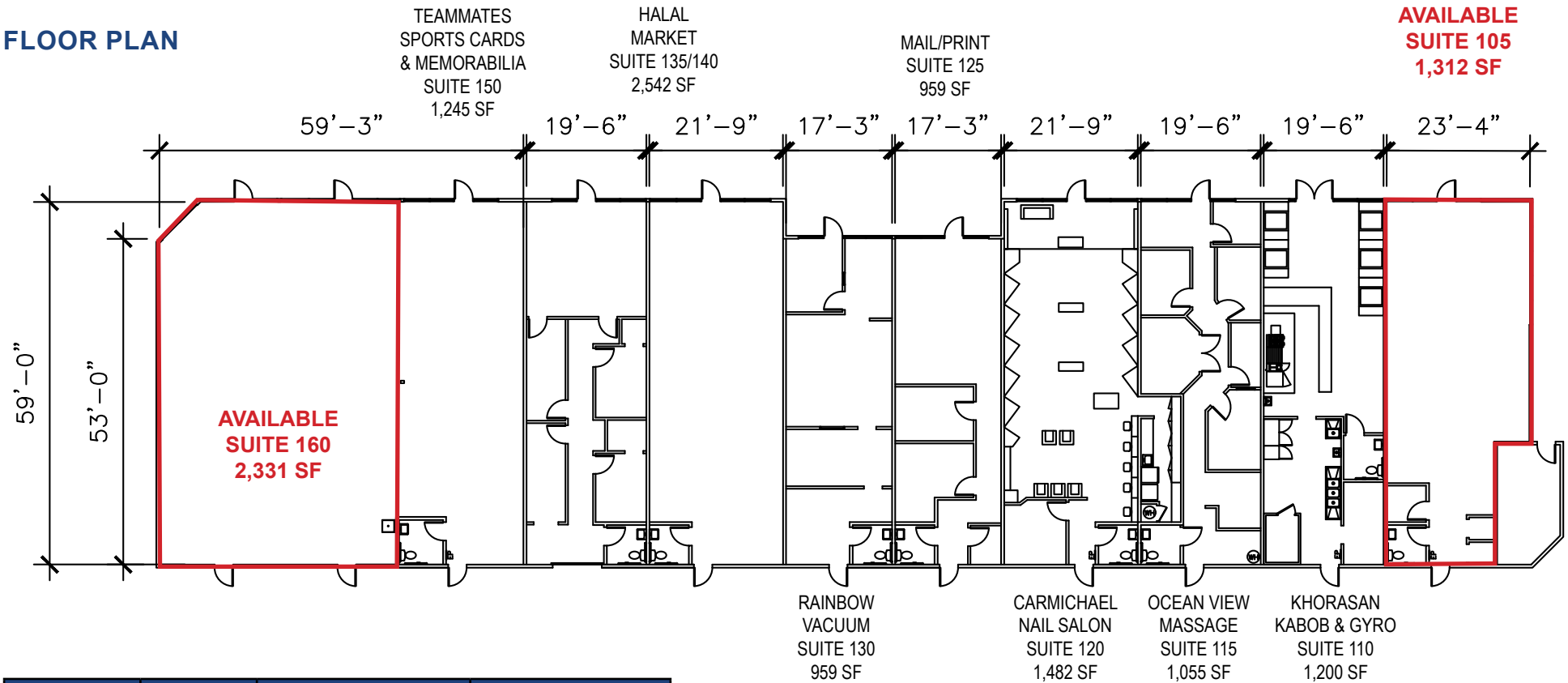
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FLOOR PLAN



Suite	SF	Lease Rates	Monthly Rent
105	1,312	\$1.95 PSF, NNN	\$2,558.00
160	2,331	\$1.79 PSF, NNN	\$4,172.00
NNN costs are approximately \$0.59 PSF.			

[VIEW VIRTUAL TOUR](#)

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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.

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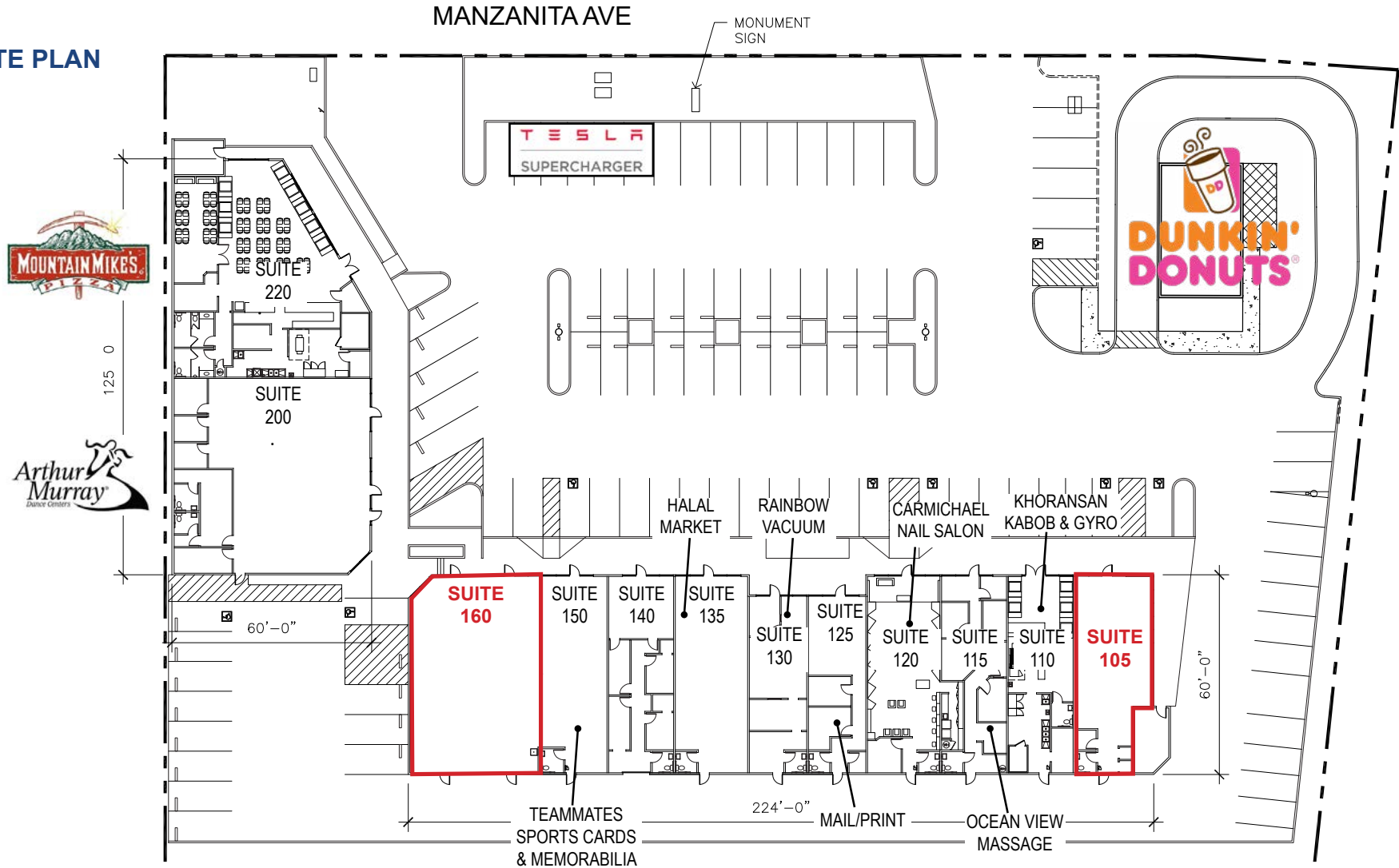
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SITE PLAN



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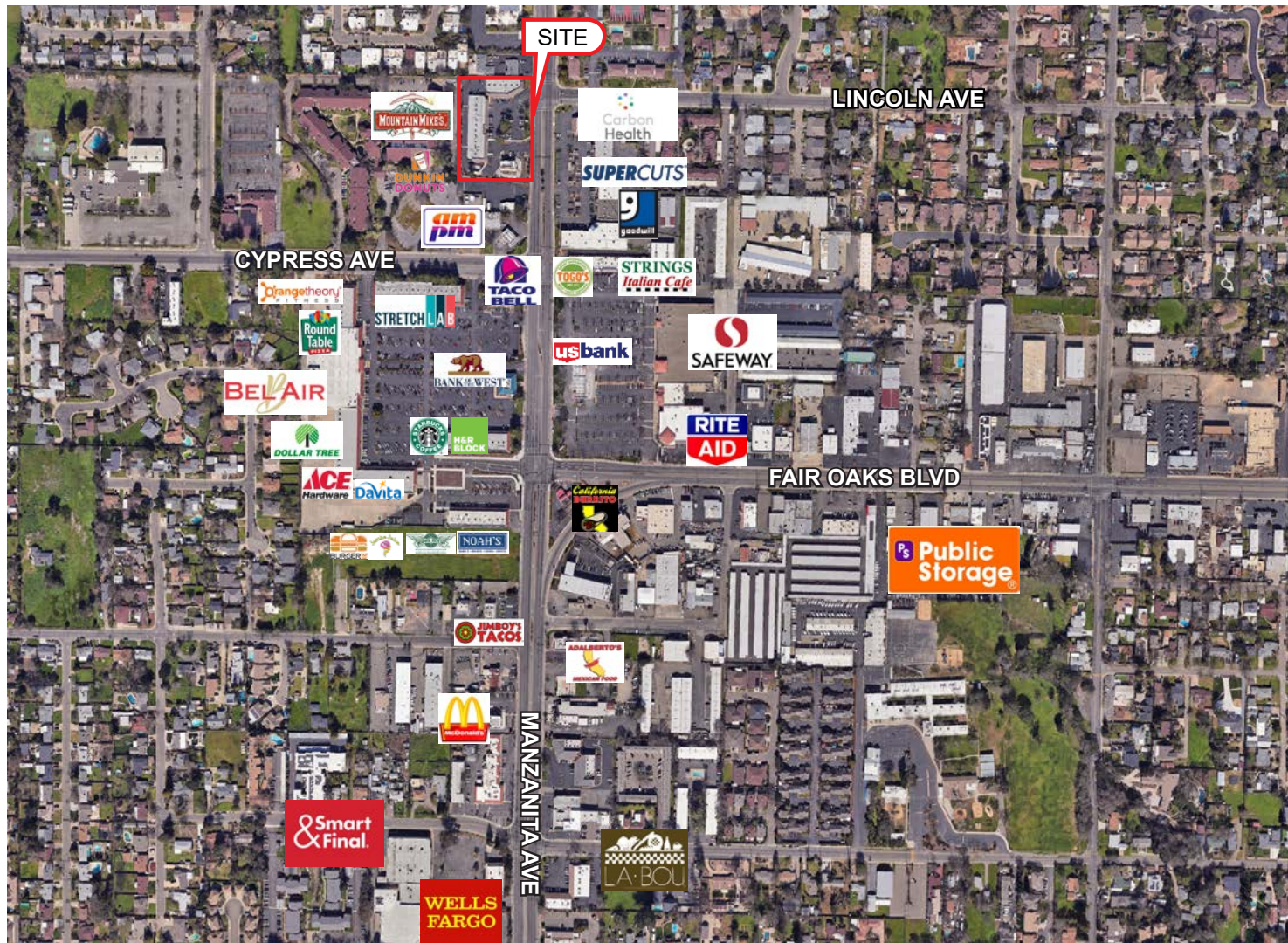
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