# 5025 MARCONI AVE
## CARMICHAEL, CA
FOR LEASE
2,350 SF RETAIL SUITE

ETHAN CONRAD PROPERTIES INC.

## COMPLETELY REMODELED

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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## FEATURES:

- Shopping center is anchored by CVS Pharmacy, Grocery Outlet, and DollarTree
- Located at the intersection of Marconi Ave and Walnut Ave
- Good visibility and signage on both Marconi Ave and Walnut Ave
- Abundant parking
- Surrounded by dense residential population
- EVgo fast charging stations on-site

## PROPERTY DETAILS:

Shopping center tenants include Grocery Outlet, Dollar Tree, NAPA Auto, 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 RATE:

Suite C: 2,350 SF $3,032.00 ($1.29 PSF, NNN)

NNN costs are approximately $0.29 PSF

| DEMOGRAPHICS: | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| 2023 Total Population (est): | 21,926 | 131,393 | 375,545 |
| 2023 Average HH Income: | $104,600 | $111,519 | $98,813 |
| Traffic Count @ Marconi & Walnut: | | 32,500 | |

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## SITE PLAN

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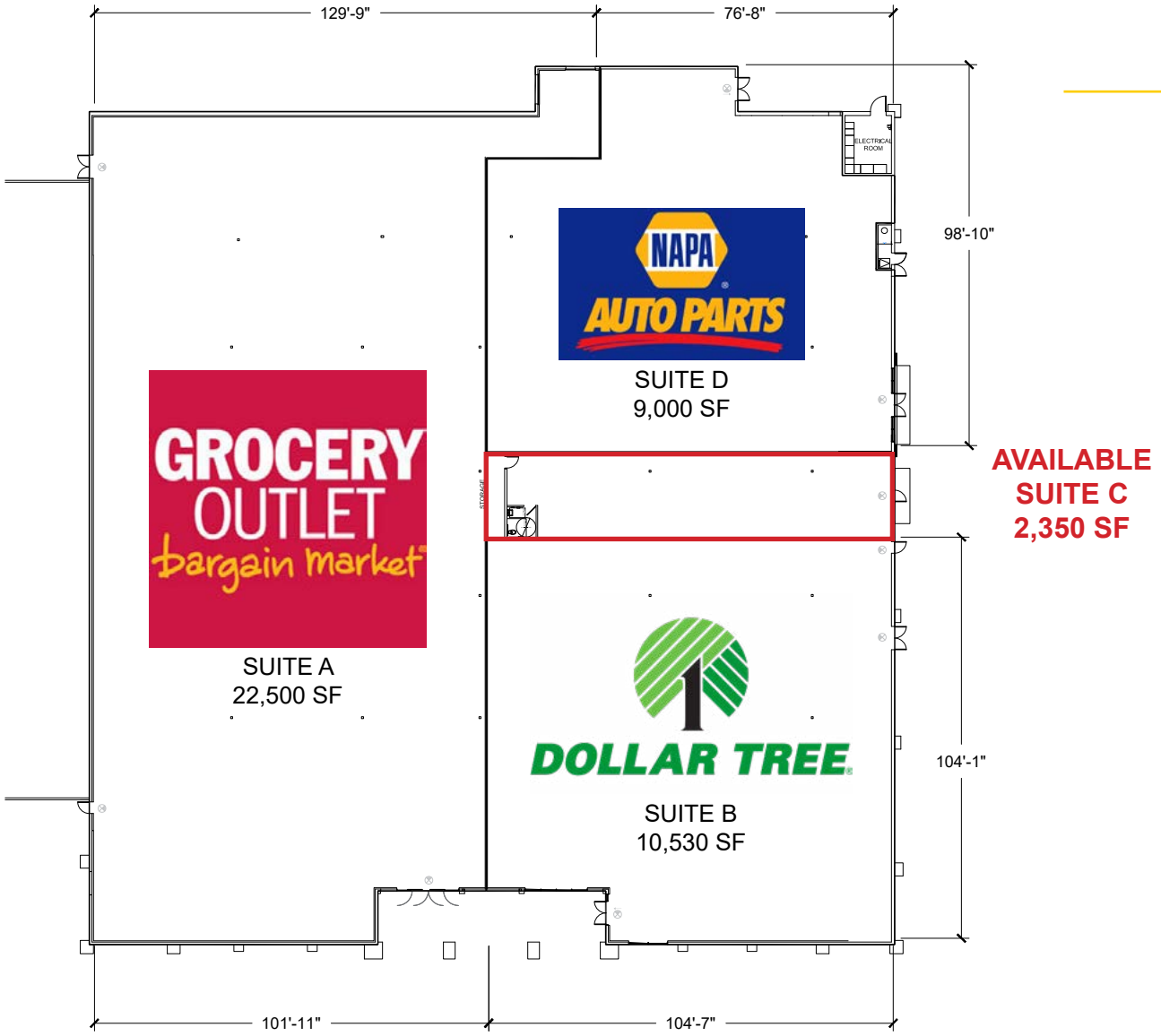
CARMICHAEL, CA

## FLOOR PLAN

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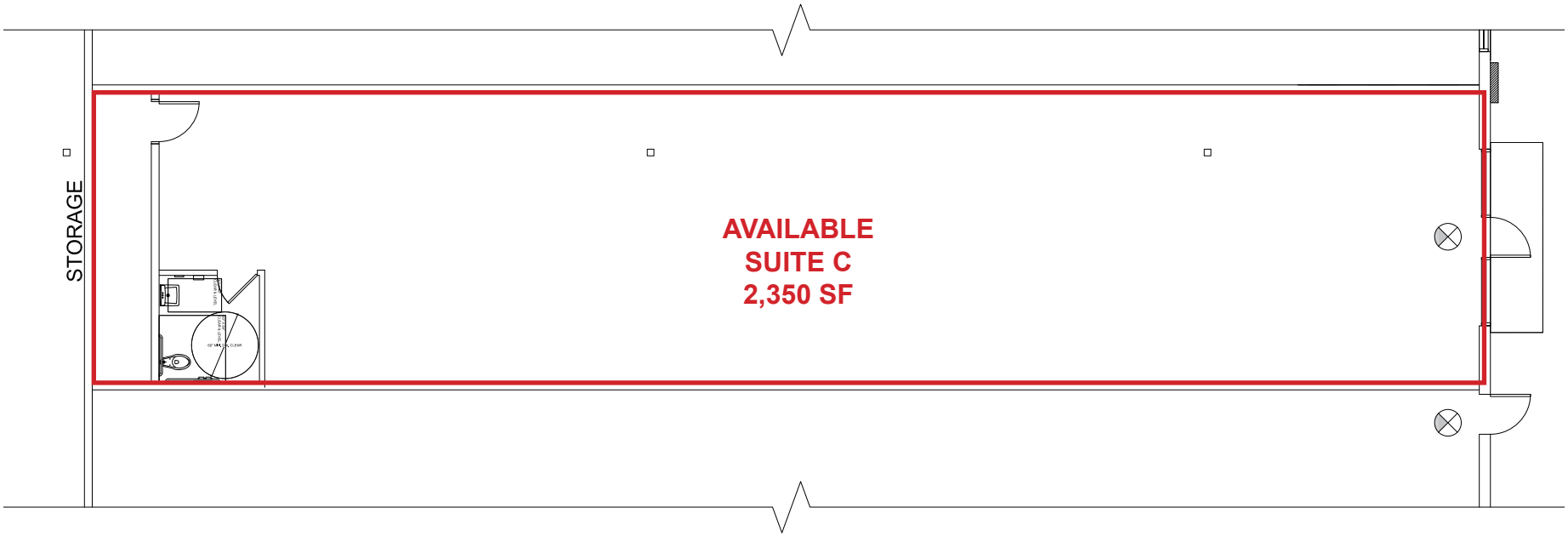


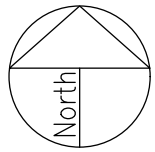


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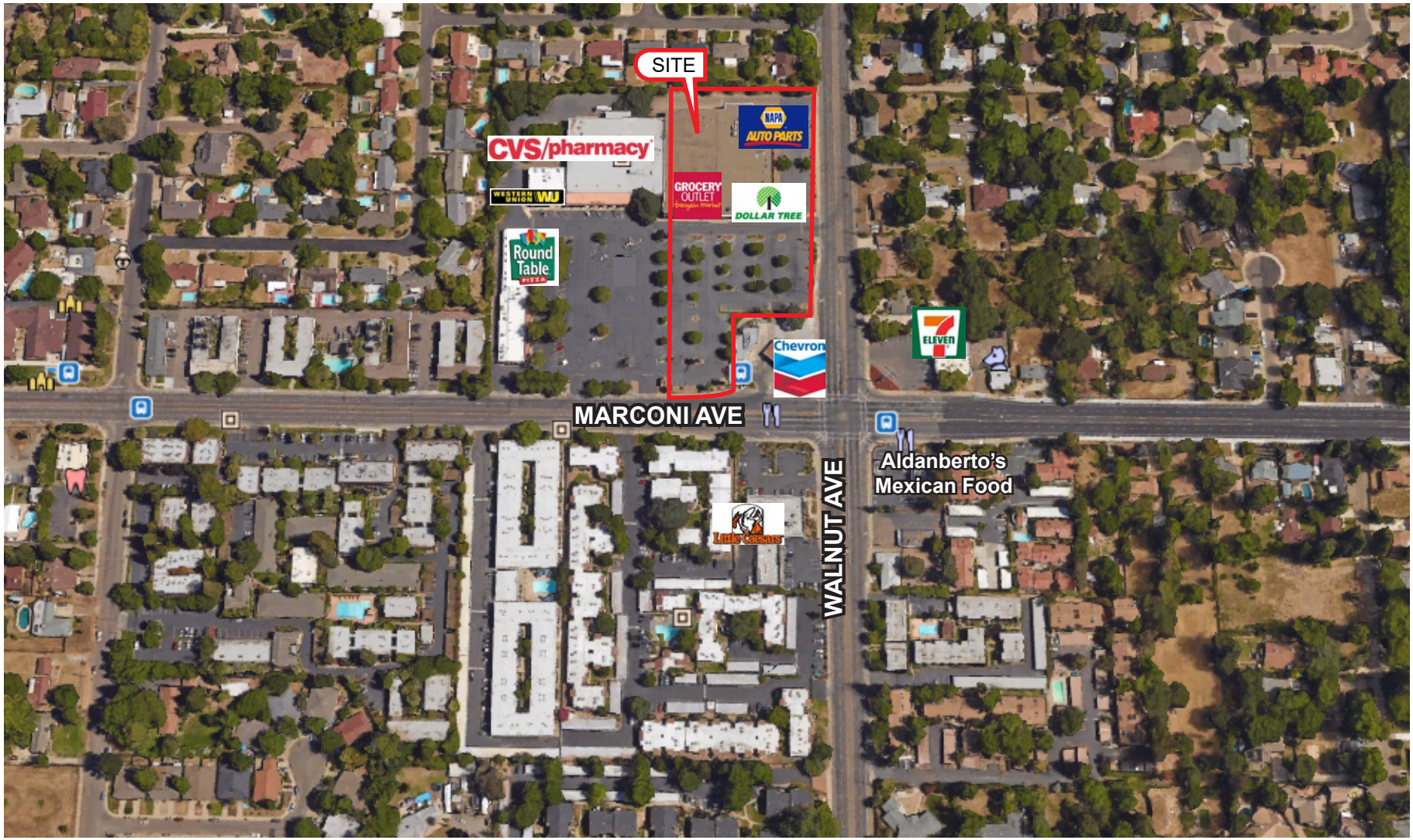


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