

5801 Cypress Ave & 4115 Manzanita, Carmichael, CA 95608

— Improved Land For Lease or Purchase —

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5801 Cypress Ave & 4115 Manzanita Land For Lease or Purchase

Located at the hard corner of Manzanita Ave and Cypress Ave, Carmichael, the Property offers an excellent opportunity for Tenants seeking improved land with access to major retail channels. The Project is directly across from Carmichael Village, with anchor tenants Bel Air and Ace Hardware, national credit tenants Starbucks, Taco Bell, Subway Sandwiches, and walking distance to Carmichael Place with anchor Tenant, Safeway and many other retailers. The location provides great visibility, high traffic counts, and access to an established neighborhood network. This Subject Property also includes a $\pm 1,378$ SF single-story commercial building consisting of built out offices, exam space, reception, restrooms and recovery space. The Property includes monument signage along Manzanita Avenue, building signage, and ample private parking. The Land is currently zoned Limited Commercial – LC – per Sac County, allowing for variety of commercial uses. Sale, Build to Suit, and Ground Lease Opportunities all available.

Purchase Price: \$16/SF

**Lease Opportunity:
Contact Agent for Details**



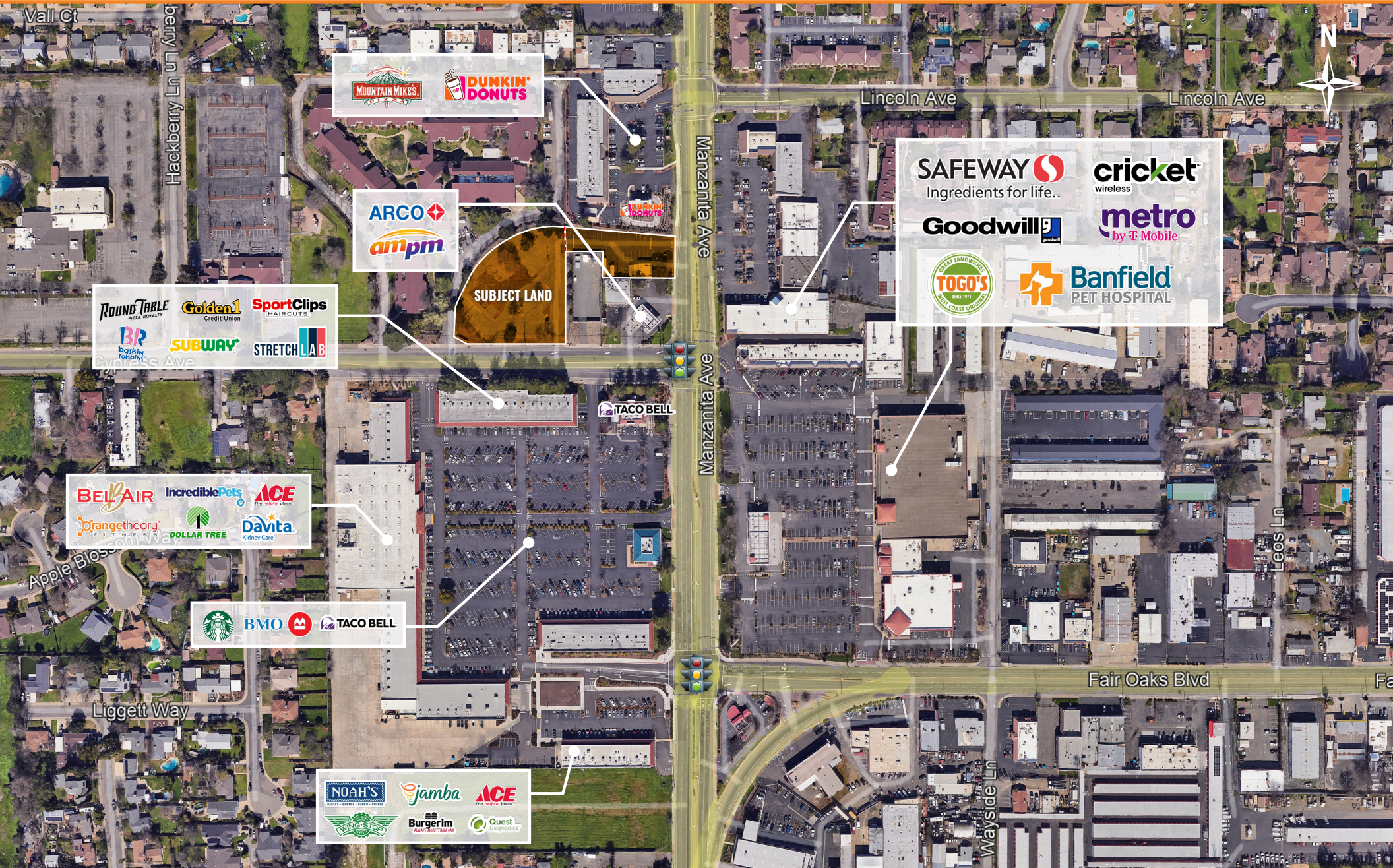
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Property Information

Addresses:	5801 Cypress Ave / 4115 Manzanita Ave
City, State, Zip:	Carmichael, CA 95608
Building Info:	±1,378 SF Building, Built in 1974
Building Type:	Land For Lease or Purchase
Use:	Commercial / Medical / Retail
Total Square Feet:	±1.91 Acres / ±83,199 Sq Ft
Zoning:	LC, Sacramento County

Retail Aerial



DEMOGRAPHICS

MARKET OVERVIEW

5801 Cypress Ave & 4115 Manzanita,
Carmichael, CA 95608

3 MILE RADIUS

KEY FACTS

149,941

Population

40

Median Age



Average Household Size

\$112,741

Average Household Income

HOUSING STATS



\$473,439

Median Home Value



59,219

Households



47.39%

% Renter Occupied
Housing Units

COMMUTERS



0.74%

Used Public Transportation



83.24%

Drove Alone to Work

EDUCATION



22.82%

High
School Graduate



26.90%

Some
College



27.45%

Bachelor's
Degree Plus

BUSINESS



41,492

Total Employees

EMPLOYMENT



61.80%

White Collar



38.20%

Blue Collar



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