

**5025 MARCONI AVE
CARMICHAEL, CA**

**FOR LEASE
2,350 SF RETAIL SUITE**

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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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	

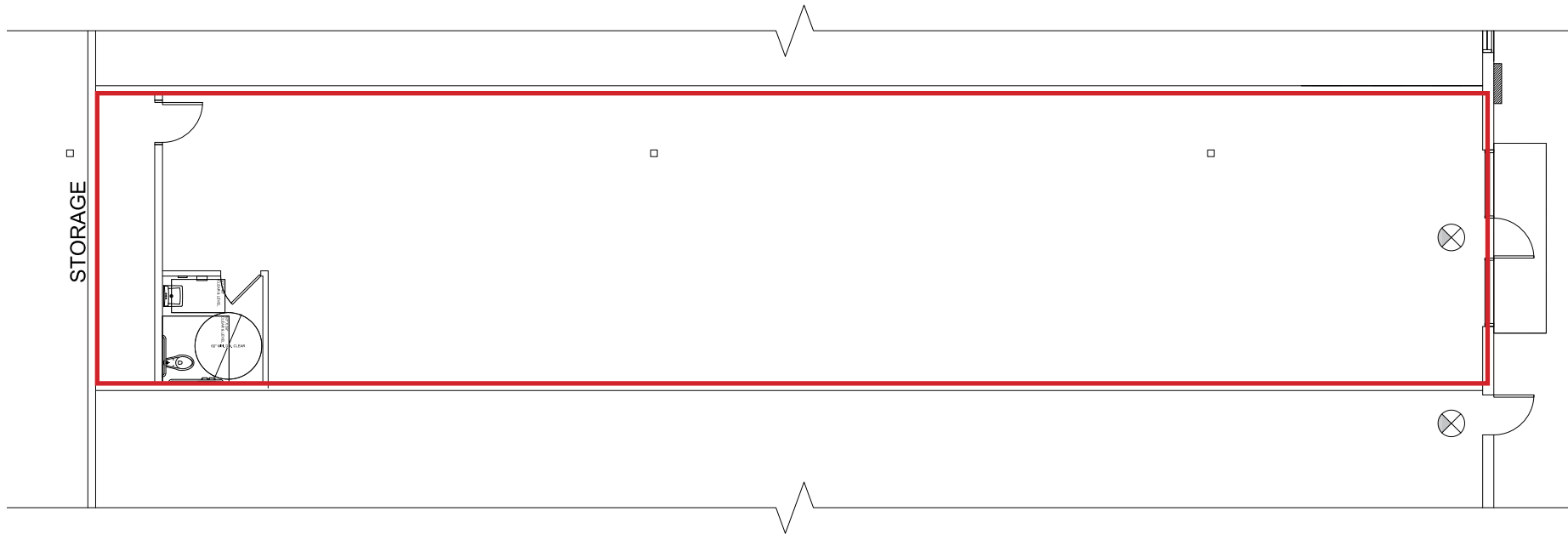
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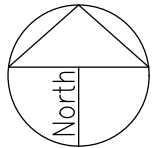
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FLOOR PLAN



**AVAILABLE
SUITE C
2,350 SF**

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SITE PLAN



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