

For Lease Retail Space



5101 Marconi Ave., Carmichael, CA 95608



Available

Size: ±2,400 SF
Rent: \$1.41 PSF/Mo., NNN

Features

- ▶ Vacant space is contiguous to an operating convenience store
- ▶ Hard corner of Marconi Ave. and Walnut Ave.
- ▶ Great signage opportunity
- ▶ On-site parking

Trade Area



Prospective tenants are hereby advised that all uses are subject to City approval

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Area Demographics

	0.5 Mile	1 Mile	2 Mile
Population			
2025 Estimated Population	7,997	22,359	61,299
2030 Projected Population	7,789	21,819	59,622
2020 Census Population	7,057	21,362	61,683
2010 Census Population	6,359	19,313	55,375
Projected Annual Growth 2025 to 2030	-0.5%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	1.7%	1.1%	0.7%
2025 Median Age	34.8	40.0	42.7
Households			
2025 Estimated Households	3,199	8,860	24,892
2030 Projected Households	3,115	8,647	24,313
2020 Census Households	3,101	8,748	24,935
2010 Census Households	2,933	8,428	23,746
Projected Annual Growth 2025 to 2030	-0.5%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	0.6%	0.3%	0.3%
Race & Ethnicity			
2025 Estimated White	53.3%	59.6%	64.2%
2025 Estimated Black or African American	10.6%	8.5%	7.0%
2025 Estimated Asian or Pacific Islander	17.3%	13.4%	11.4%
2025 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.7%
2025 Estimated Other Races	18.0%	17.7%	16.8%
2025 Estimated Hispanic	16.4%	16.4%	16.0%
Income			
2025 Estimated Average Household Income	\$84,707	\$112,561	\$133,380
2025 Estimated Median Household Income	\$61,735	\$87,756	\$102,566
2025 Estimated Per Capita Income	\$33,998	\$44,919	\$54,447
Education			
2025 Estimated High School Graduate	24.2%	20.4%	18.3%
2025 Estimated Some College	24.1%	23.8%	22.4%
2025 Estimated Associates Degree Only	9.1%	8.3%	9.5%
2025 Estimated Bachelors Degree Only	18.9%	23.0%	22.9%
2025 Estimated Graduate Degree	11.7%	14.1%	18.8%
Business			
2025 Estimated Total Businesses	82	508	1,871
2025 Estimated Total Employees	392	5,876	15,281
2025 Estimated Employee Population per Business	4.8	11.6	8.2
2025 Estimated Residential Population per Business	97.3	44.0	32.8