

# FOR LEASE | END CAP RETAIL SPACE

5038 MARCONI AVE, CARMICHAEL, CA 95608

PROMINENT LOCATION ON A HARD SIGNALIZED INTERSECTION

LANDLORD WILL DELIVER THE SPACE IN VANILLA SHELL CONDITION AT THE LANDLORD'S COST

YOUR NAME HERE

Little Caesars

JOY LAUNDRY

5 ★ LIQUOR & FOOD

WE  
CASH  
CHECKS

OPEN

Drop Off  
Laundry Service



**Veronica Sukkary**

Associate | Office & Retail

Dir: 916.677.8144

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LIC: #01905861

3400 Douglas Blvd, Suite 190,  
Roseville, CA 95661

# RETAIL FOR LEASE

5038 MARCONI AVE  
CARMICHAEL, CA

## Property Details

- ±1,532 SF End Cap Retail Suite
- Landlord will deliver the space in vanilla shell condition at the landlord's cost
- Utility sink & water heater already in place
- Multiple plumbing hookups for easy installation of additional equipment
- Two ADA Restrooms
- Excellent Visibility
- Located on a Hard Signalized Corner
- Dense Residential Neighborhood
- Strong Demographics
- Located Across from a Shopping Center Anchored by Grocery Outlet and Dollar Tree with CVS, along with Napa Auto Parts.



**LEASE RATE UPON REQUEST**

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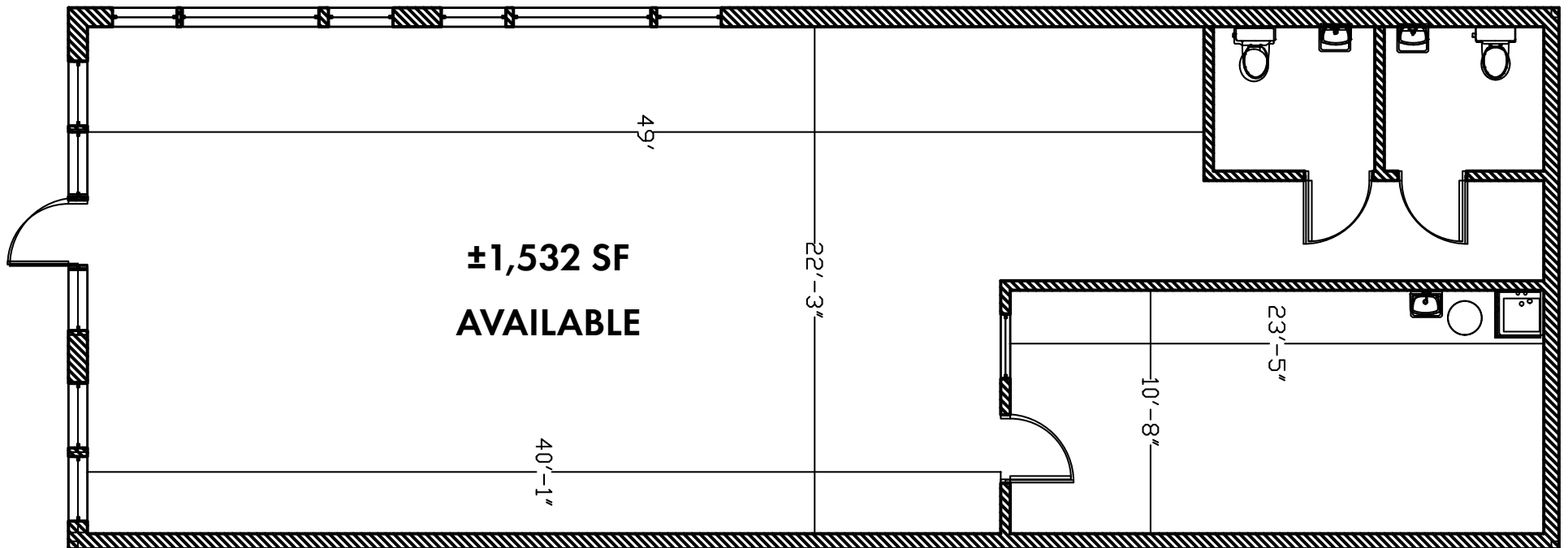


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## FLOOR PLAN



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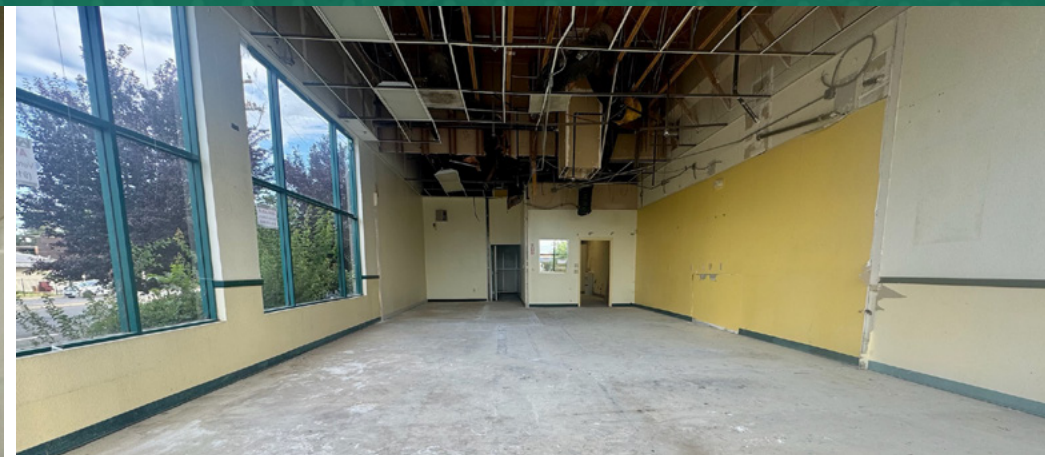
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# RETAIL FOR LEASE

**5038 MARCONI AVE  
CARMICHAEL, CA**



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	21,780	130,309	375,104
Households	8,633	52,229	147,925
Average Household Income	\$ 113,606	\$ 126,069	\$ 110,949
Median Age	39.6	40.9	38.2
Total Businesses	436	4,965	16,157
Daytime Demographics 16+	11,927	77,025	259,110
White Collar Workers	60.5%	64.1%	60.3%
Blue Collar Workers	39.5%	35.9%	39.7%

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