

CRESTVIEW VILLAGE SHOPPING CENTER

4708 - 4794 MANZANITA AVE

CARMICHAEL, CA

FOR LEASE

1,813 SF - 37,219 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.

NOW OPEN!

LEASES SIGNED!

five BELOW

Burlington



WaveMAX
LAUNDRY

TWISTED
MAC

MAJOR REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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VIEW VIRTUAL TOUR

916.779.1000

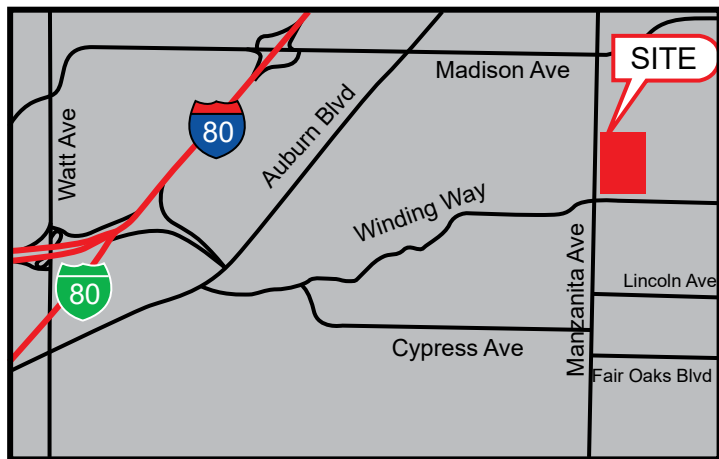
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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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FEATURES:

- Excellent visibility on Manzanita Ave
- Located on a major signalized intersection of Manzanita Ave and Winding Way
- Surrounded by strong residential population
- Strong day and evening traffic
- Monument signage available
- Anchored by FoodMaxx Grocery store
- Tanning salon/massage/day spa suite with tenant improvements available
- Restaurant suite available
- EVgo fast chargers on-site



PROPERTY DETAILS:

This center has excellent visibility from Manzanita Ave and Winding Way. Located on a very busy corridor anchored by FoodMaxx Grocery Store. Surrounded by a number of well-known national tenants including: Home Depot, Safeway, Bel Air, Dutch Bros, Ace Hardware, Dollar Tree, Taco Bell, and McDonald's.

Near American River College and within walking distance of several schools including Del Campo High School, Will Rogers Middle School, Barrett Middle School, and Thomas Kelly Elementary School.

Five Below and Panda Express now open! Habit Burger drive-thru coming soon! Adjacent to the planned Winding Ranch Town Center with residential development with 81 homes.

LEASE RATES:

\$1.15 - \$1.89 PSF, NNN

NNN costs are approximately \$0.32 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	17,028	154,342	385,880
2025 Average HH Income:	\$118,884	\$110,574	\$115,515
Traffic Count @ Manzanita Ave:	25,994		

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SITE PLAN



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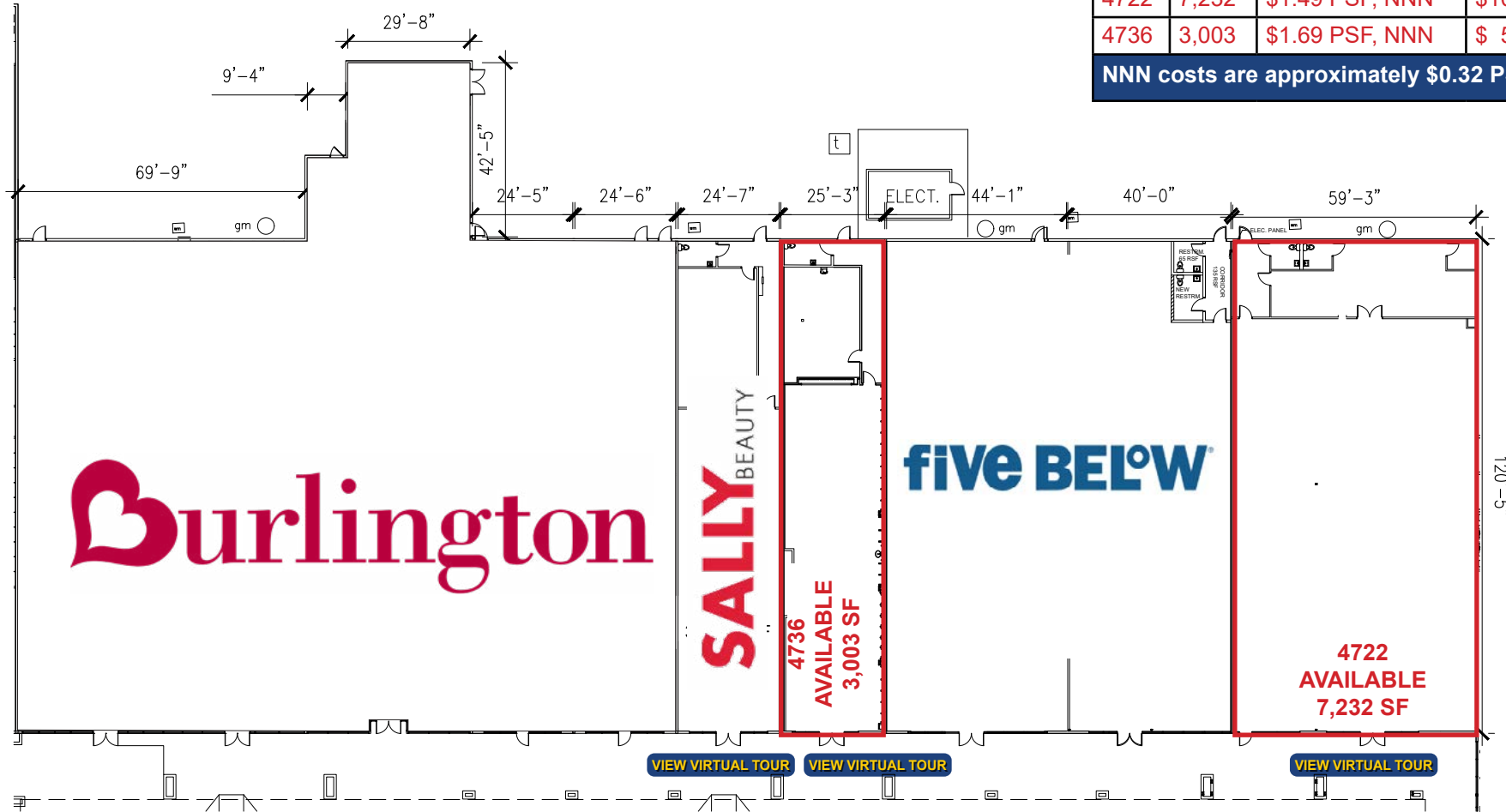
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FLOOR PLAN

Suite	SF	Lease Rate	Monthly Rent
4722	7,232	\$1.49 PSF, NNN	\$10,776.00
4736	3,003	\$1.69 PSF, NNN	\$ 5,075.00

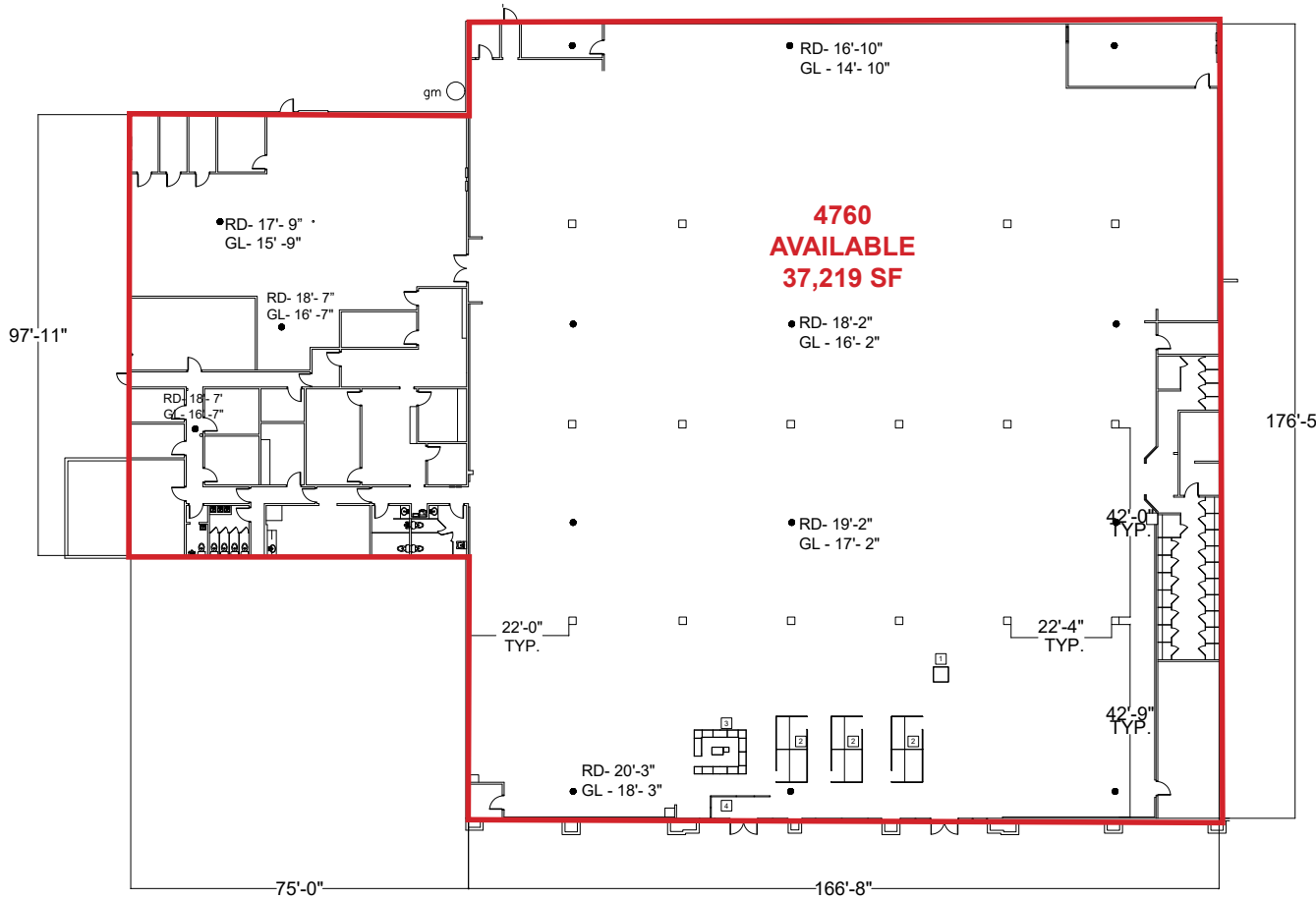
NNN costs are approximately \$0.32 PSF.



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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
4760	37,219	\$1.15 PSF, NNN	\$42,802.00
NNN costs are approximately \$0.25 PSF.			

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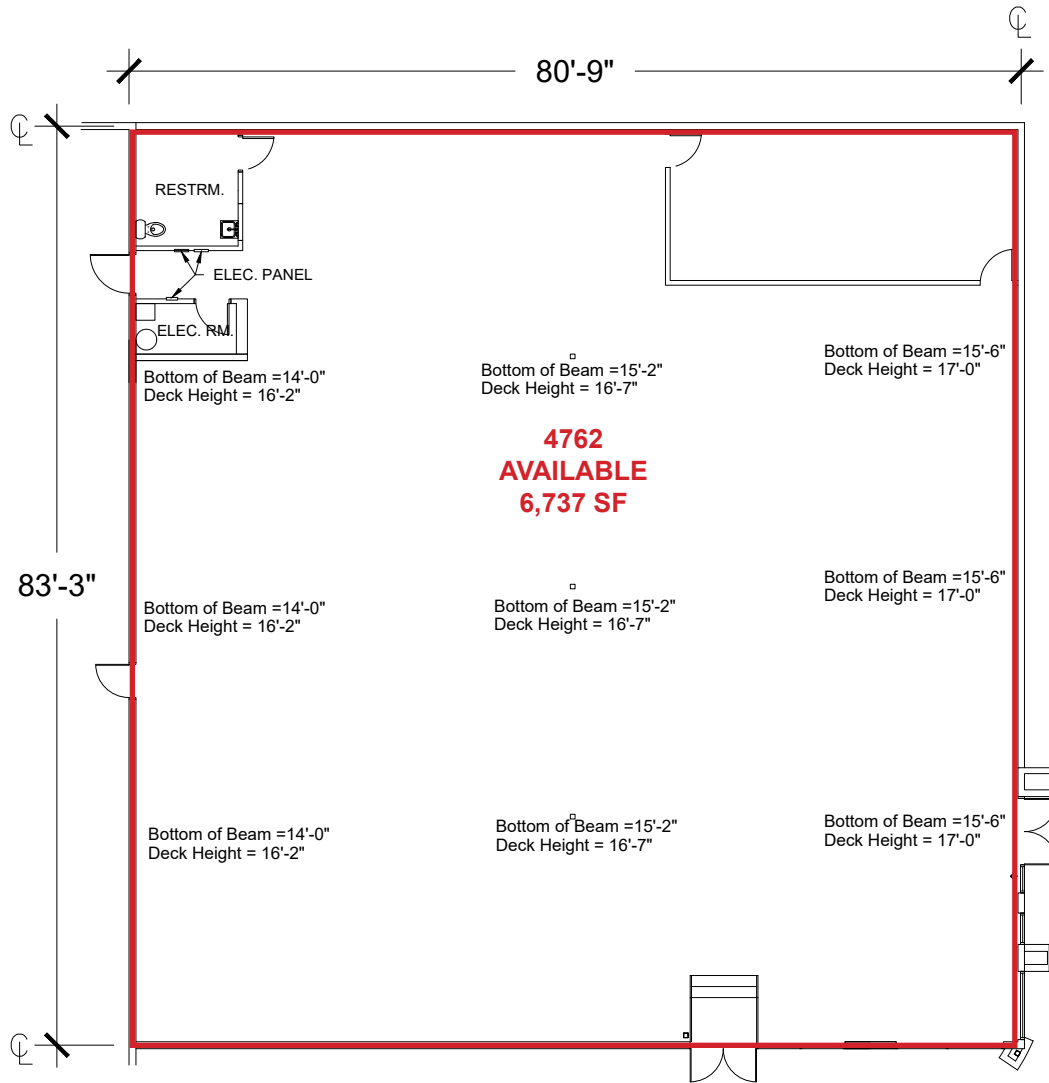
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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
4762	6,737	\$1.15 PSF, NNN	\$7,748.00

NNN costs are approximately \$0.32 PSF.

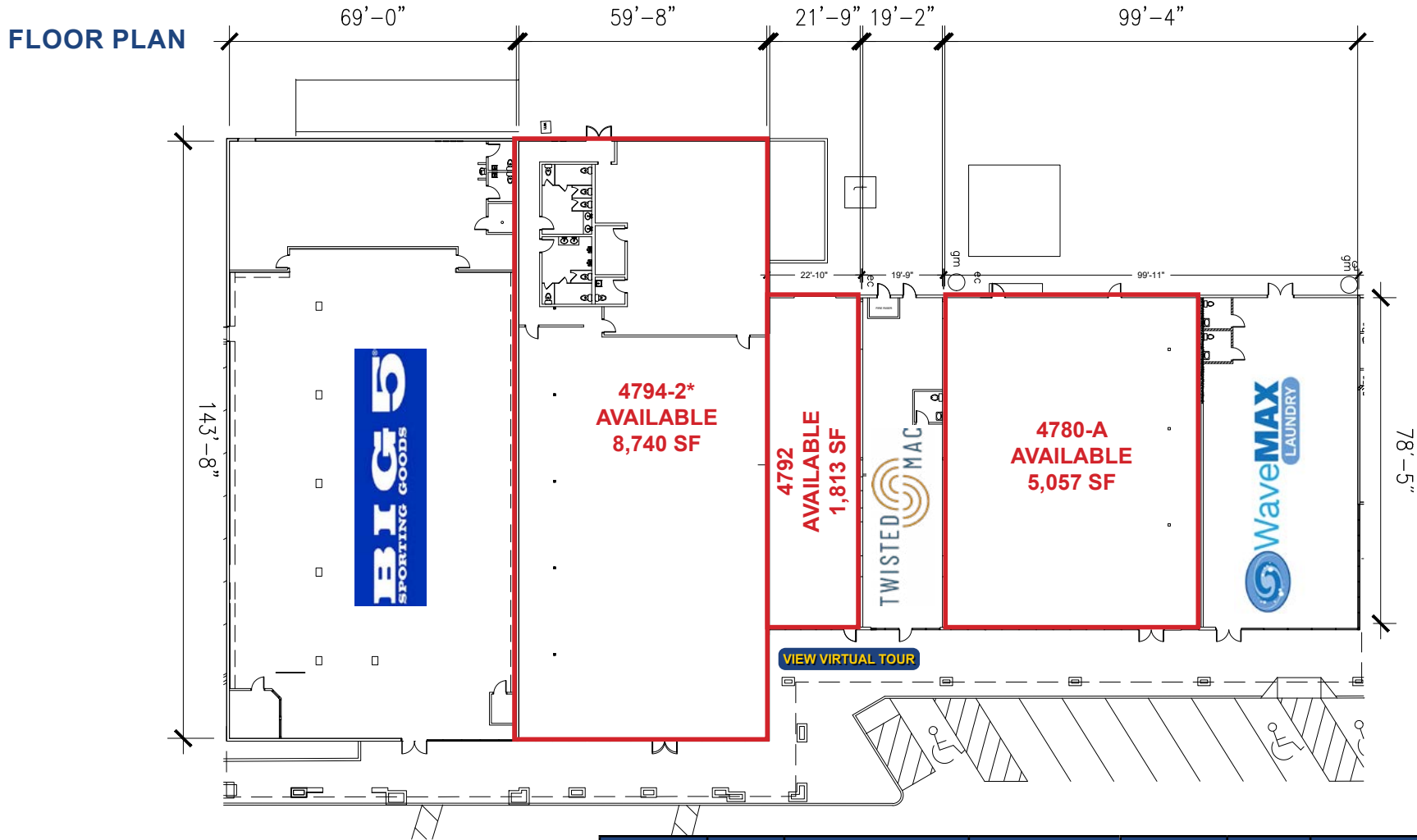
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Suite	SF	Lease Rate	Monthly Rent	Suite	SF	Lease Rate	Monthly Rent
4794-2*	8,740	\$1.65 PSF, NNN	\$14,421.00	4780-A	5,057	\$1.59 PSF, NNN	\$8,041.00
4792	1,813	\$1.89 PSF, NNN	\$ 3,427.00				
NNN costs are approximately \$0.32 PSF.				*Available with 30 days' notice.			

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