

MANZANITA OAKS CENTER 4141 MANZANITA AVE CARMICHAEL, CA

FOR LEASE
1,312 SF - 2,331 SF RETAIL SUITES

ETHAN CONRAD PROPERTIES INC.

NOW OPEN!



**DUNKIN'
DONUTS**

MANZANITA
OAKS
4141

AVAILABLE 779-1000

**MOUNTAIN MIKE'S
PIZZA**

916-488-7676

AVAILABLE 779-1000

Arthur Murray
Dance Centers

Airbrush Tanning

Rainbow
By F&J
AIR SYSTEMS

Curves

MASSAGE

KABOB & GYRO

HALAL MARKET

AVAILABLE 779-1000

COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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FEATURES:

- Excellent visibility on Manzanita Ave
- Strong day and evening traffic
- Monument signage available
- Located at the signalized intersection Manzanita Ave and Lincoln Ave
- Dunkin' Donuts drive-thru now open!
- Surrounded by dense residential population

PROPERTY DETAILS:

This center has excellent visibility from Manzanita Ave and is located on a very busy corridor adjacent to a Bel Air anchored Shopping Center and just across the street from a Safeway anchored Shopping Center.

This tremendous location is surrounded a number of by well-known national tenants including: Rite Aid, Ace Hardware, Dollar Tree, Taco Bell, Goodwill, Round Table Pizza, McDonald's, Denny's and Noah's Bagels.

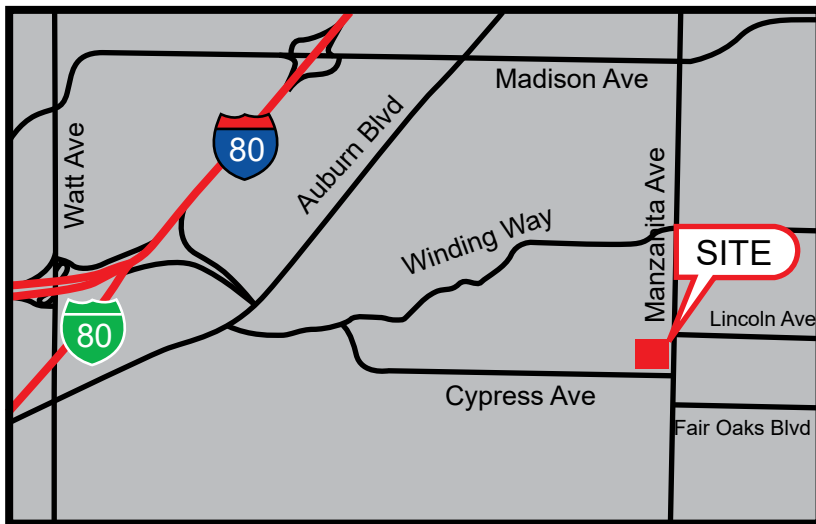
LEASE RATES:

Suite 105	1,312 SF	\$2,558.00, NNN (\$1.95 PSF)
Suite 160	2,331 SF	\$4,172.00, NNN (\$1.79 PSF)

NNN costs are approximately \$0.59 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	17,049	149,698	380,069
2025 Average HH Income:	\$117,452	\$113,528	\$114,955
Traffic Count @ Manzanita Ave:	33,908		



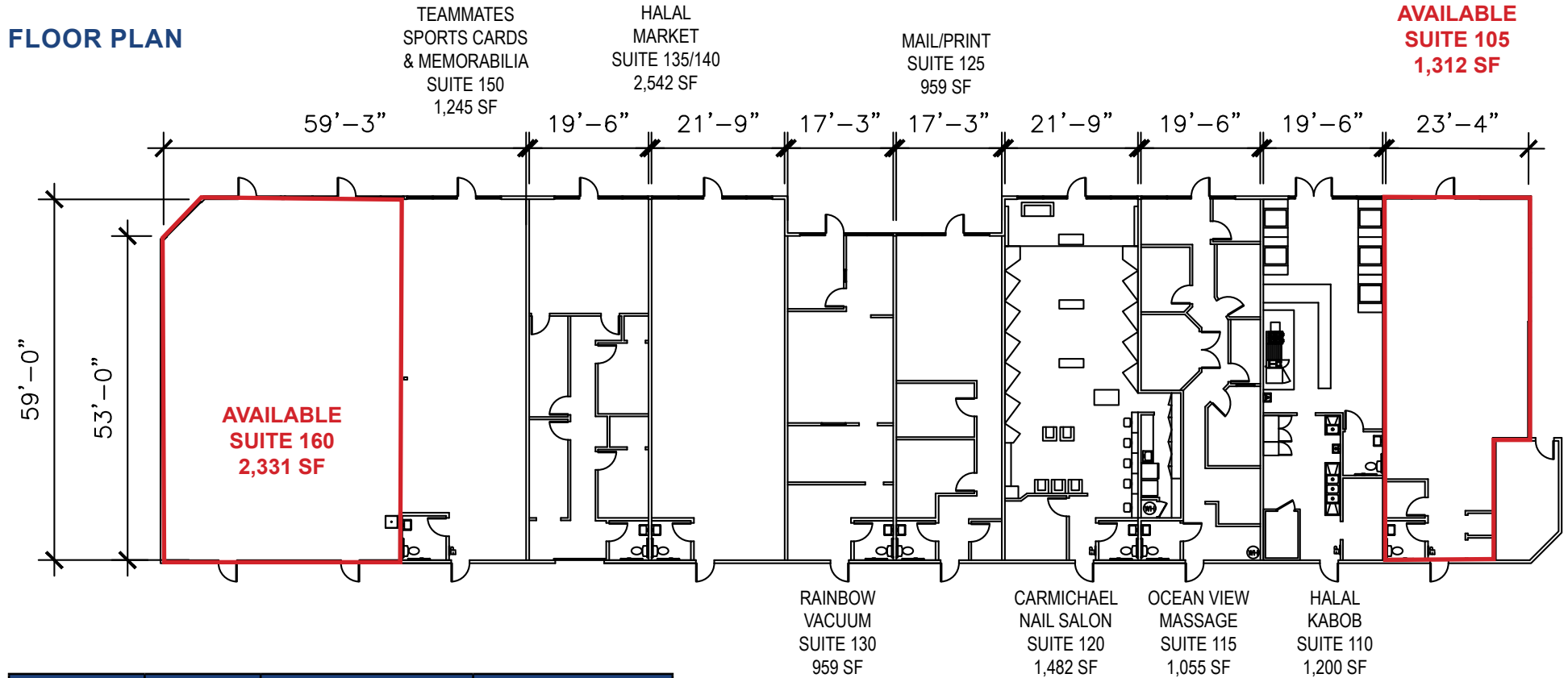
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN

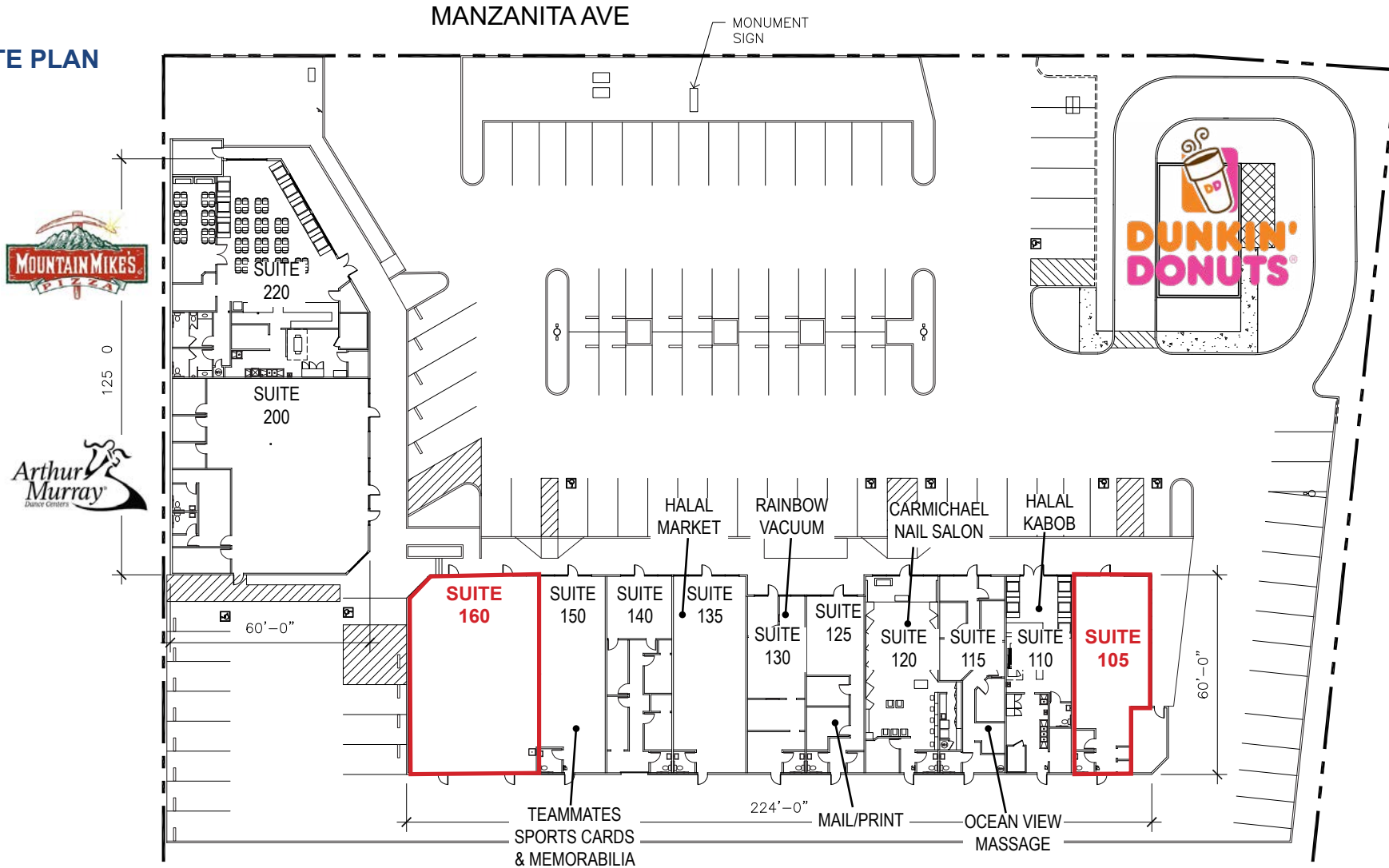


Suite	SF	Lease Rates	Monthly Rent
105	1,312	\$1.95 PSF, NNN	\$2,558.00
160	2,331	\$1.79 PSF, NNN	\$4,172.00
NNN costs are approximately \$0.59 PSF.			

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SITE PLAN

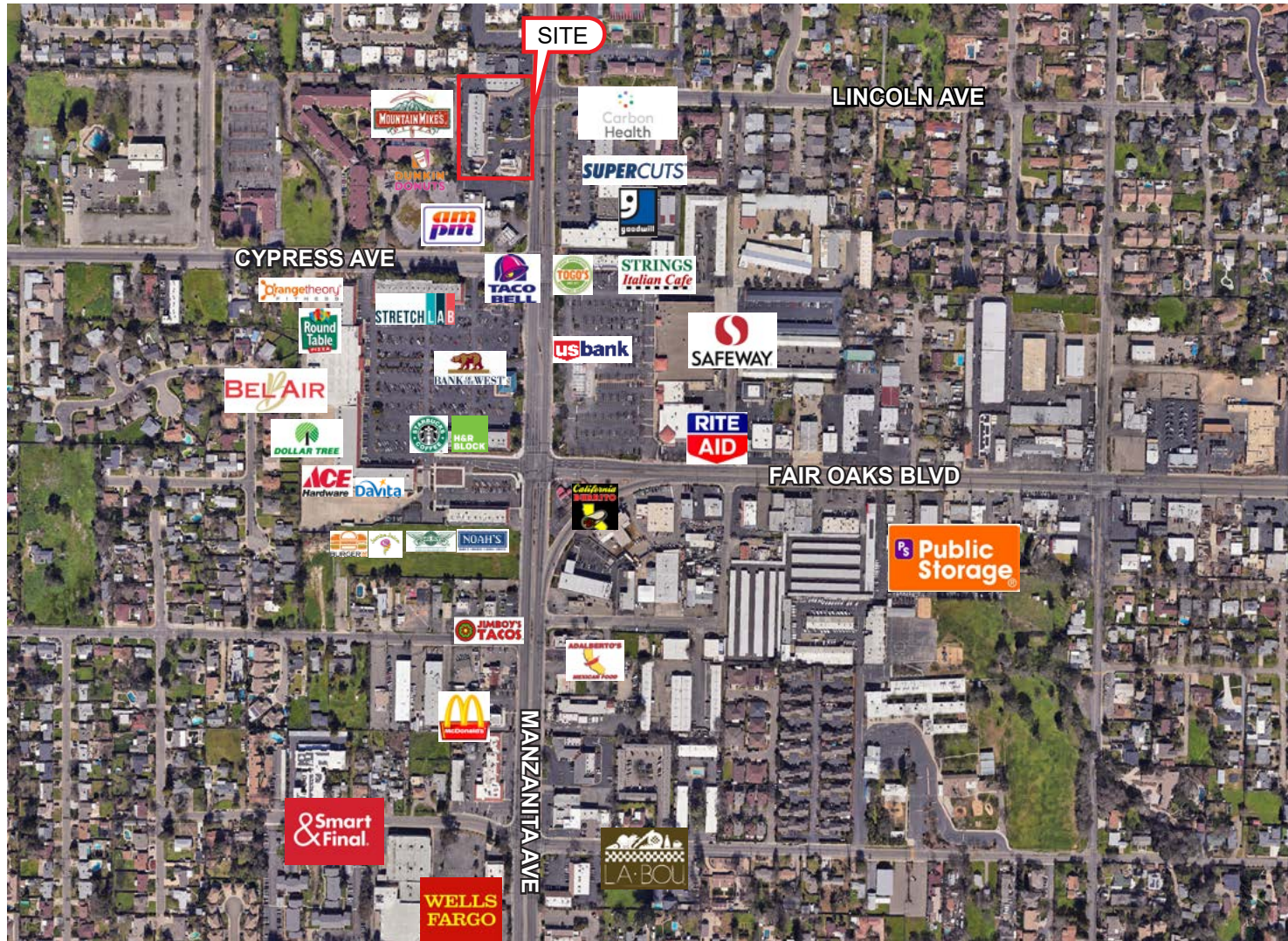


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