

**CRESTVIEW VILLAGE
SHOPPING CENTER
4794 MANZANITA AVE
CARMICHAEL, CA**

**FOR LEASE
8,740 SF RESTAURANT SPACE**

ETHAN CONRAD
PROPERTIES INC.

NOW OPEN!

LEASES SIGNED!

five BELOW

Burlington



REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Race Merritt

DRE: #01700659

race@ethanconradprop.com

Joey Chiurazzi

DRE: #02123466

joey@ethanconradprop.com

Austin Barron

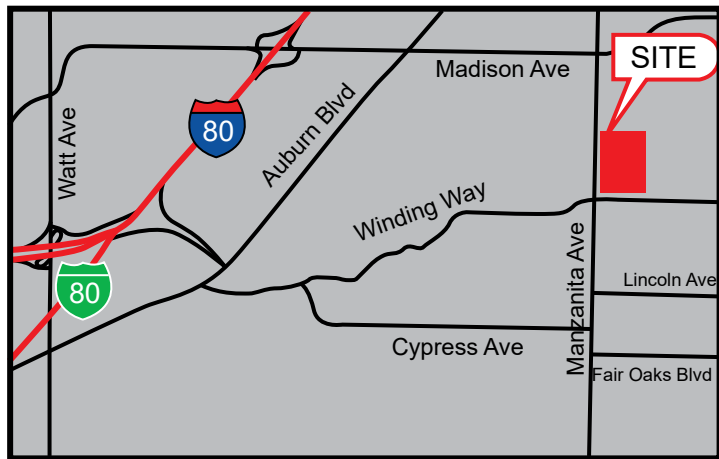
DRE: #02082721

abarron@ethanconradprop.com

916.779.1000

FEATURES:

- Restaurant suite
- 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
- Five Below and Panda Express now open!
- EVgo faster chargers on-site



PROPERTY DETAILS:

This center has excellent visibility from Manzanita Ave and Winding Way. Located on a very busy corridor anchored by FoodMaxxGrocery Store.

This tremendous location is 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.

Habit Burger drive-thru coming soon!

LEASE RATE:

4794-2* 8,740 SF \$14,421.00 \$1.65 PSF, NNN

NNN costs are approximately \$0.32 PSF. *Available with 30 days' notice.

Pad available. See [Pad brochure](#) for details.

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		

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
 www.ethanconradprop.com

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.

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SITE PLAN



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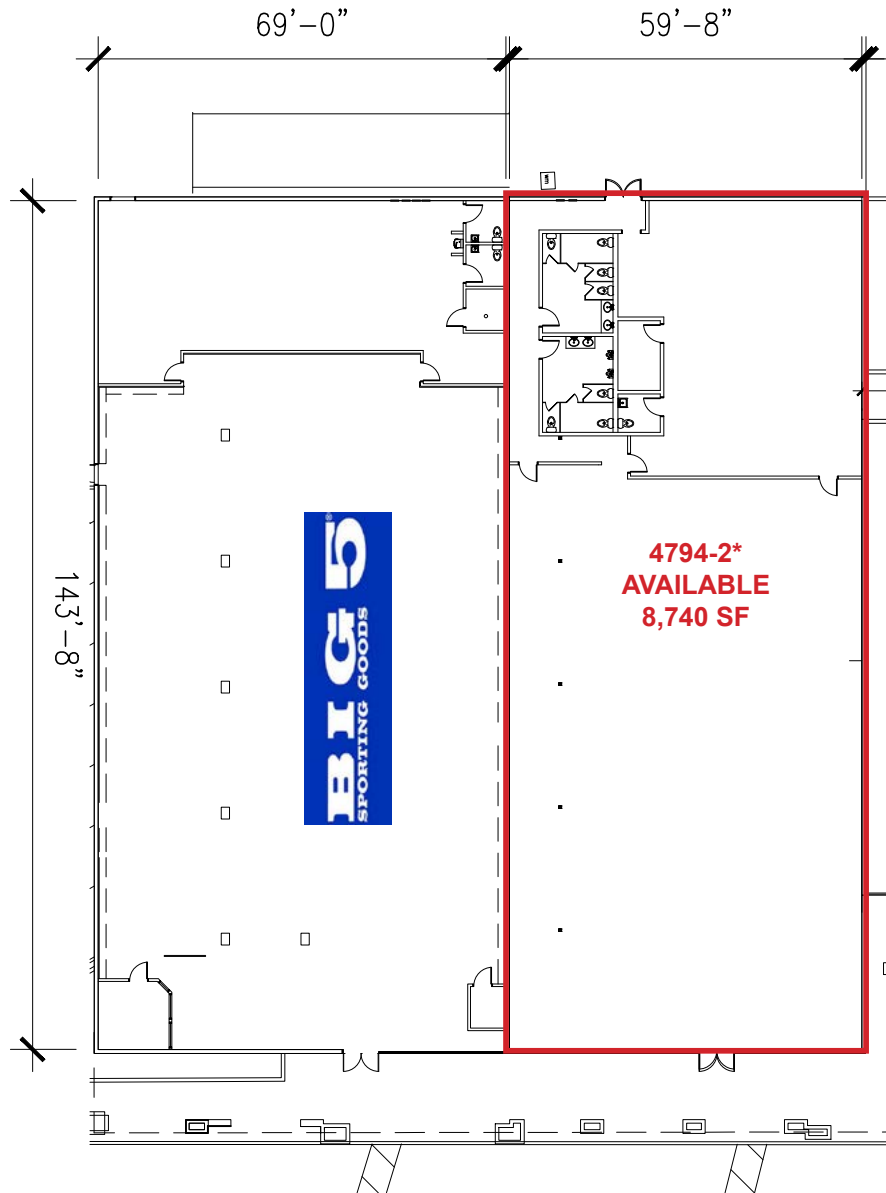
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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
4794-2*	8,740	\$1.65 PSF, NNN	\$14,421.00

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[VIEW VIRTUAL TOUR](#)

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