

FOR LEASE | END CAP RETAIL SPACE

5038 MARCONI AVE, CARMICHAEL, CA 95608

PROMINENT LOCATION ON A HARD SIGNALIZED INTERSECTION



NEWLY REMODELED INTERIOR & FRESHLY PAINTED EXTERIOR

IDEAL FOR RETAIL, BEAUTY, MEDICAL, WELLNESS, BOUTIQUE, OFFICE, FITNESS, AND OTHER PROFESSIONAL OR SERVICE-ORIENTED BUSINESSES.



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Associate | Office & Retail

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RETAIL FOR LEASE

**5038 MARCONI AVE
CARMICHAEL, CA**

Available Space Details

- ±1,532 SF Prime end cap location
- Open retail floor plan
- Large storefront windows
- High exposed industrial ceiling
- Landlord will complete the ceiling at landlords cost prior to delivery
- Freshly Painted Interior and Exterior
- New Flooring
- Two Remodeled ADA-compliant Restrooms
- Flexible rear room with a utility sink and water heater that can serve as a private office, break room, prep kitchen, salon shampoo area, storage, or other support space

Property Highlights

- Excellent street visibility
- Ample on-site parking
- 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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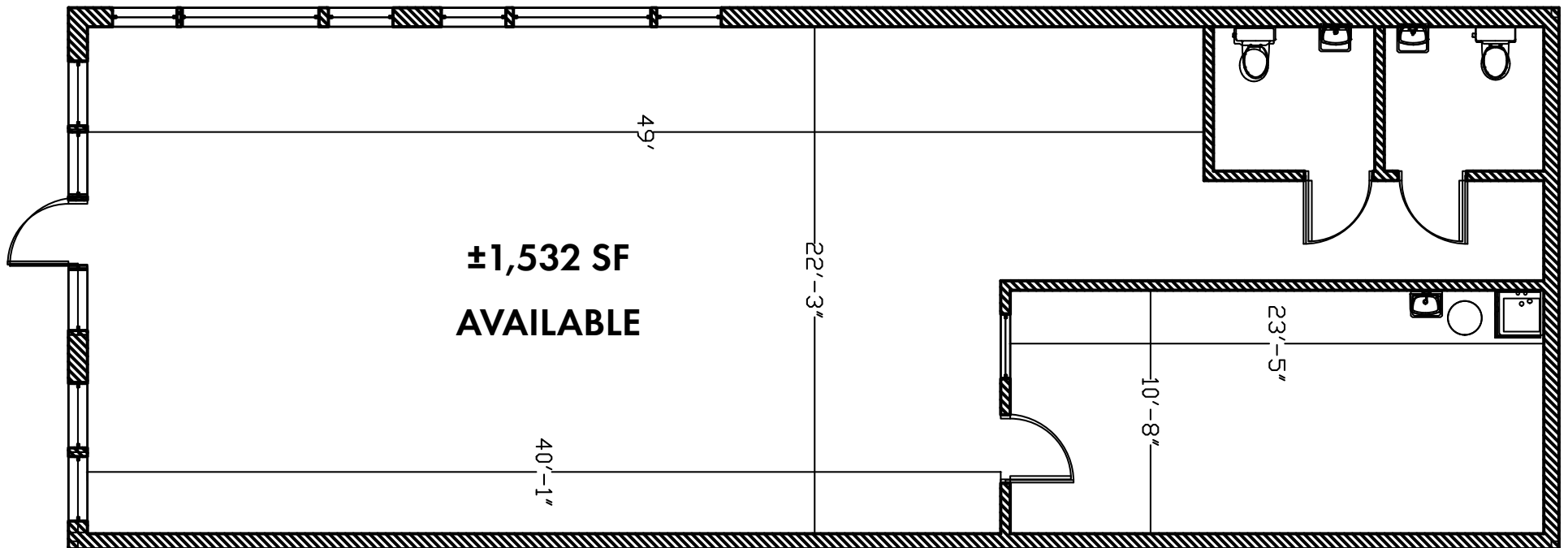


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FLOOR PLAN



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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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