

4045 CALIFORNIA AVE



FOR LEASE

A $\pm 6,370$ SF multi-tenant industrial building offering flexible warehouse space in a convenient Carmichael location.

CARMICHAEL, CA 95608

$\pm 2,800$ SF

SUITE A

$\pm 3,570$ SF

SUITE B

With flexible industrial space and convenient access to major Sacramento corridors, 4045 California Ave offers an ideal location for a wide range of business uses.

PROPERTY DETAILS

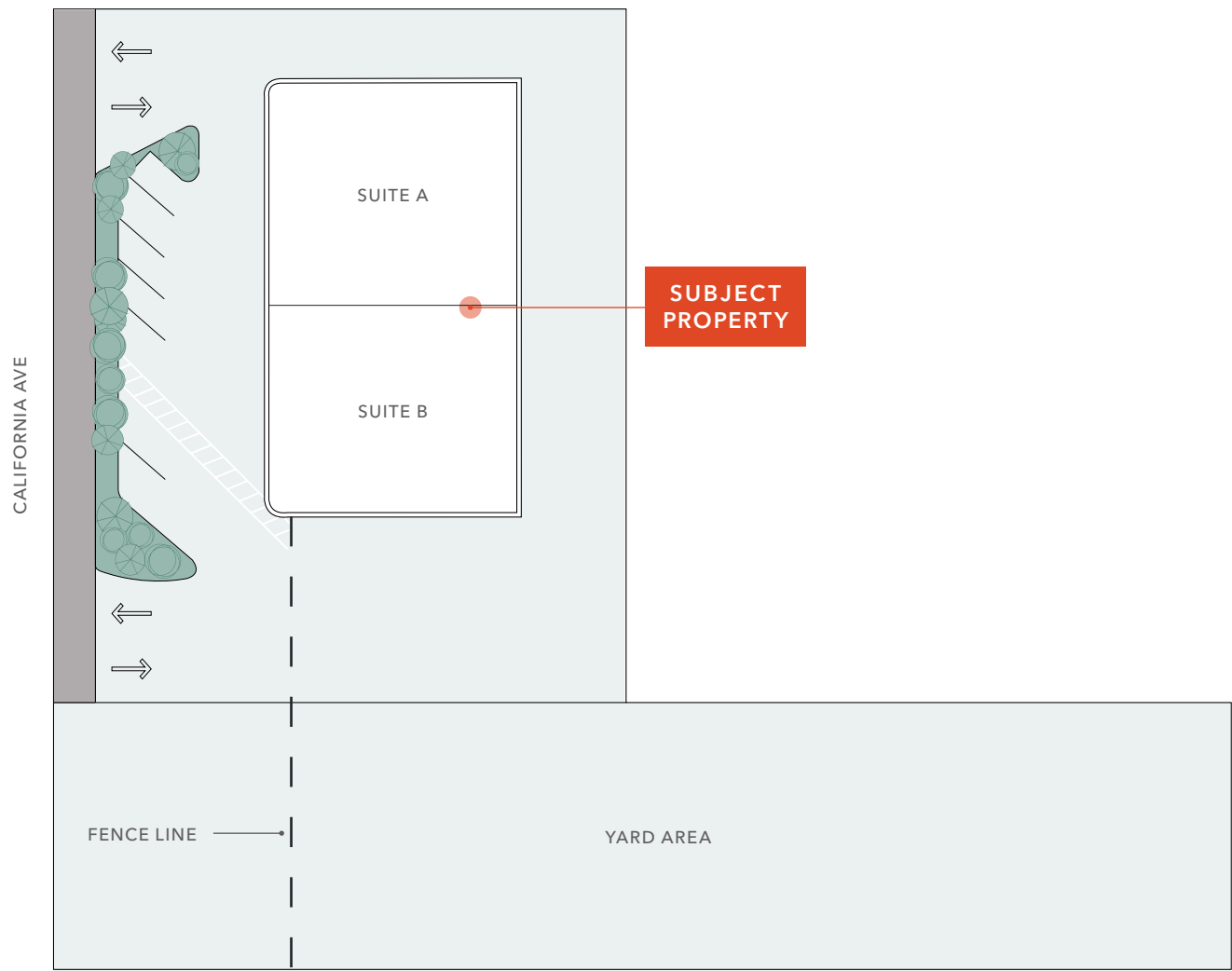
SUITE A	±2,800 SF
SUITE B	±3,570 SF
FENCED YARD	±0.5 AC
ZONING	General Commercial

15 MIN
DRIVE TO HWY 50

15 MIN
DRIVE TO HWY 80



SITE PLAN



SITE PLAN NOT TO SCALE





DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	14,934	130,268	342,353
2020 CENSUS	16,443	144,016	378,784
2025 ESTIMATED	15,963	141,490	377,437
2030 PROJECTED	15,489	137,305	367,878

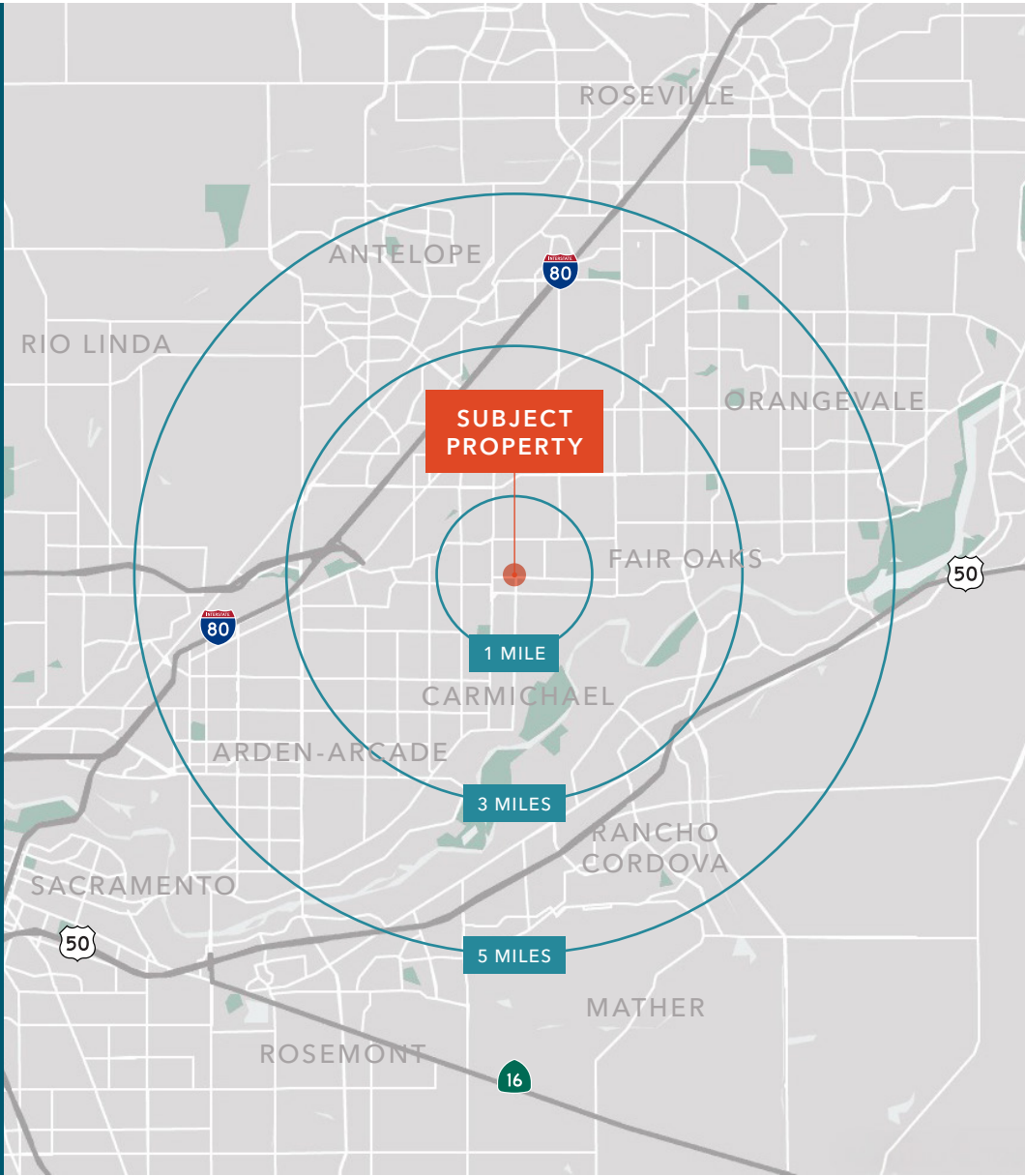
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	41.9	40.9	39.3
% FEMALE	51.9%	51.2%	51.0%
% MALE	48.1%	48.8%	49.0%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$92,420	\$91,292	\$91,881
2030 MEDIAN PROJECTED	\$91,814	\$90,462	\$91,100
2025 AVERAGE	\$117,271	\$113,961	\$114,597
2030 AVERAGE PROJECTED	\$116,095	\$112,783	\$113,493

Data Source: ©2026, Sites USA





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*For more information on
this property, please contact*

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