

FOR SALE

FORMERLY THE MANZANITA NURSERY

±1.66 AC ON 2 PARCELS

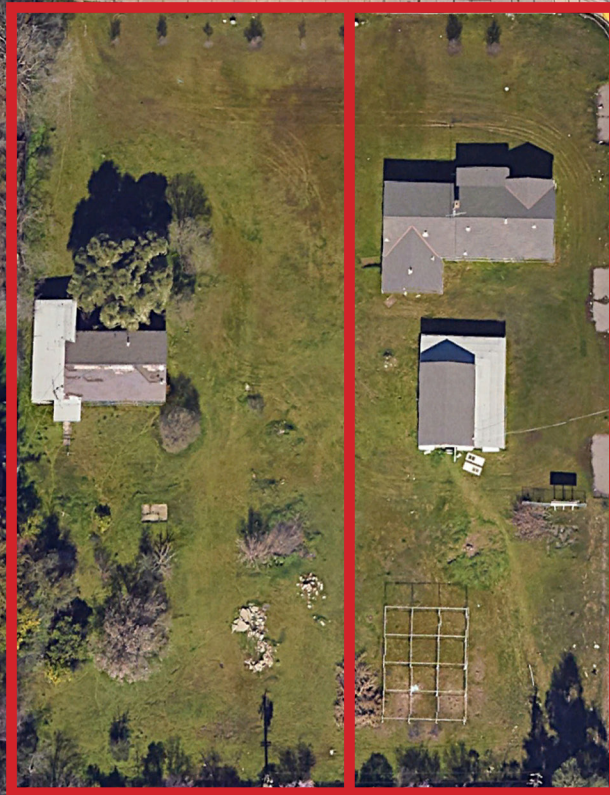
SOUTH WEST CORNER OF MANZANITA AVENUE & LOCUST AVENUE

CARMICHAEL, CALIFORNIA

LOCUST AVENUE

Locust Ave

MANZANITA AVENUE



HIGHLIGHTS

- High exposure, hard corner location
- Commercial development opportunity
- Unoccupied existing 1950's era residential plus commercial buildings on-site
- Heart of Carmichael desirable location
- Wet and dry utilities available
- Zoned LC (Limited Commercial)
- APN's - 230-0710-004-0000 & 230-0710-003-0000

[CLICK HERE FOR ZONING ALLOWED USES](#)

NEWMARK

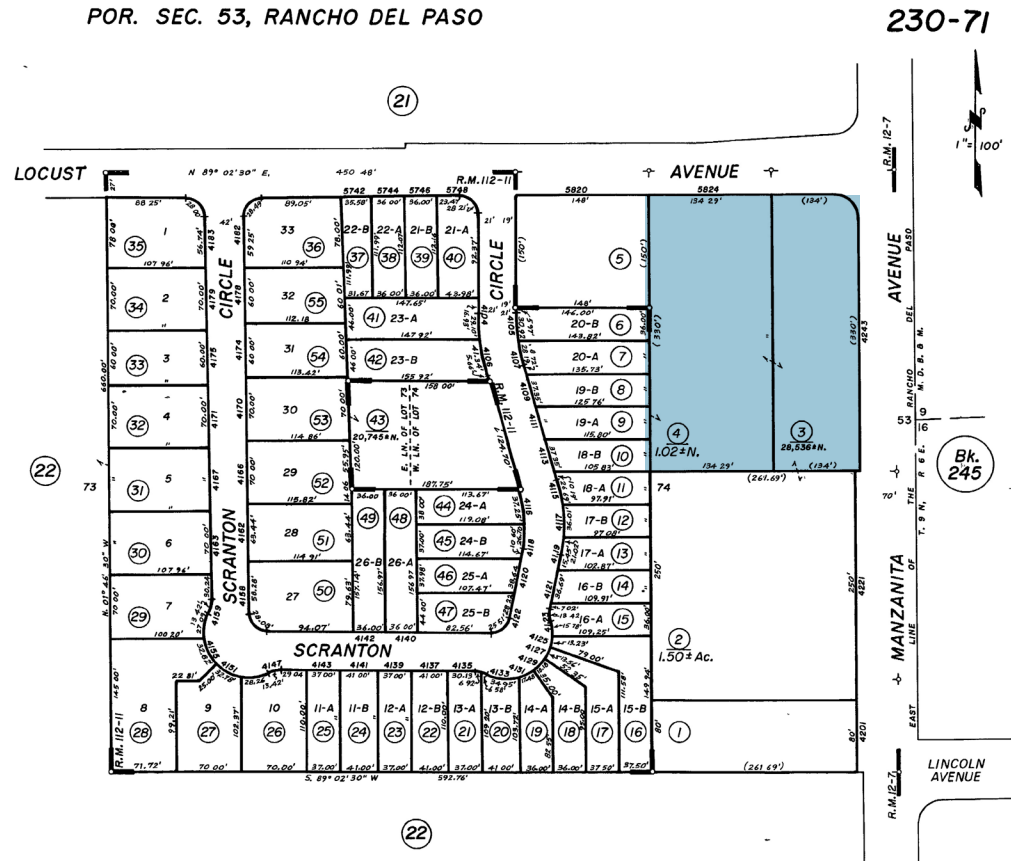
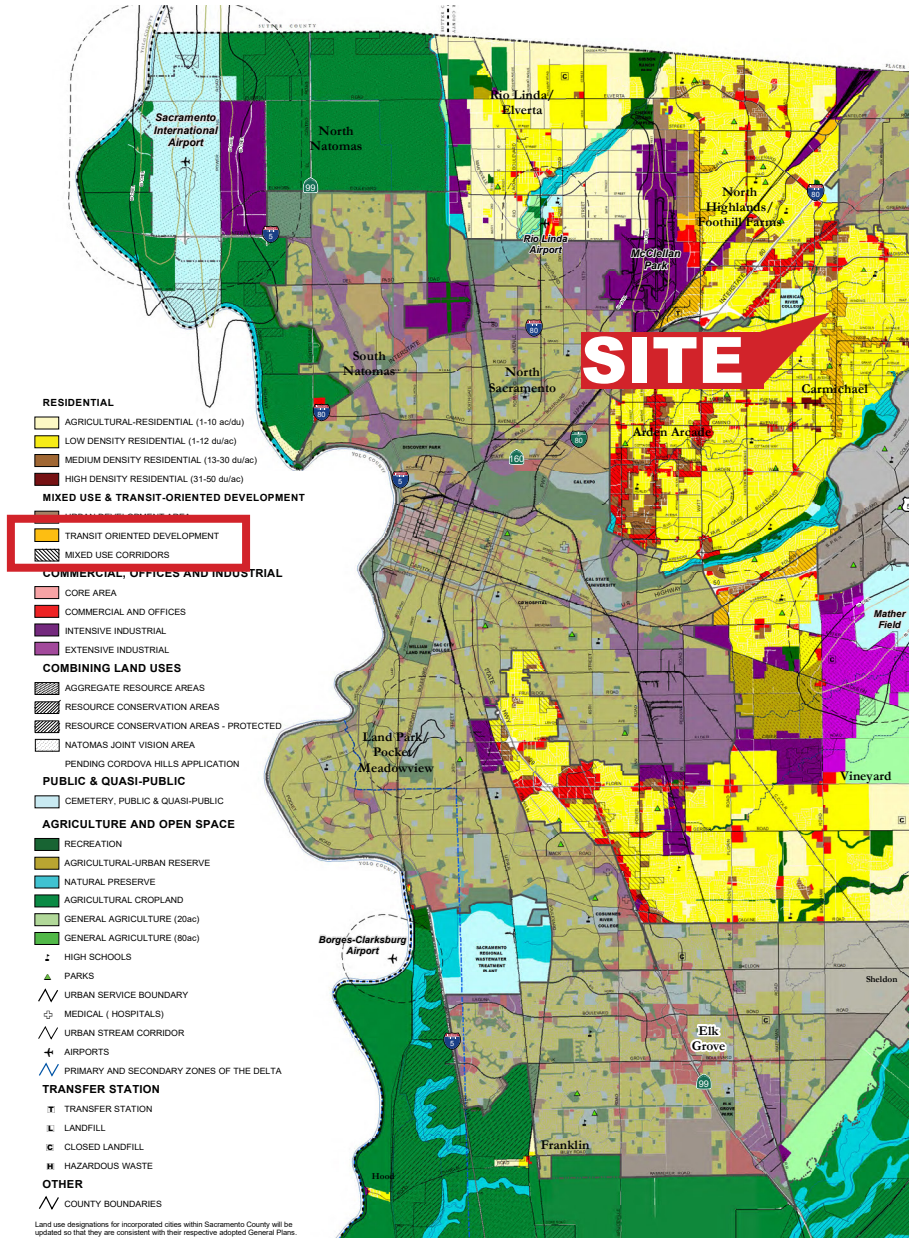
KEN NOACK, JR.
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CA RE Lic#0777705

PARCEL AERIAL / DEMOGRAPHICS



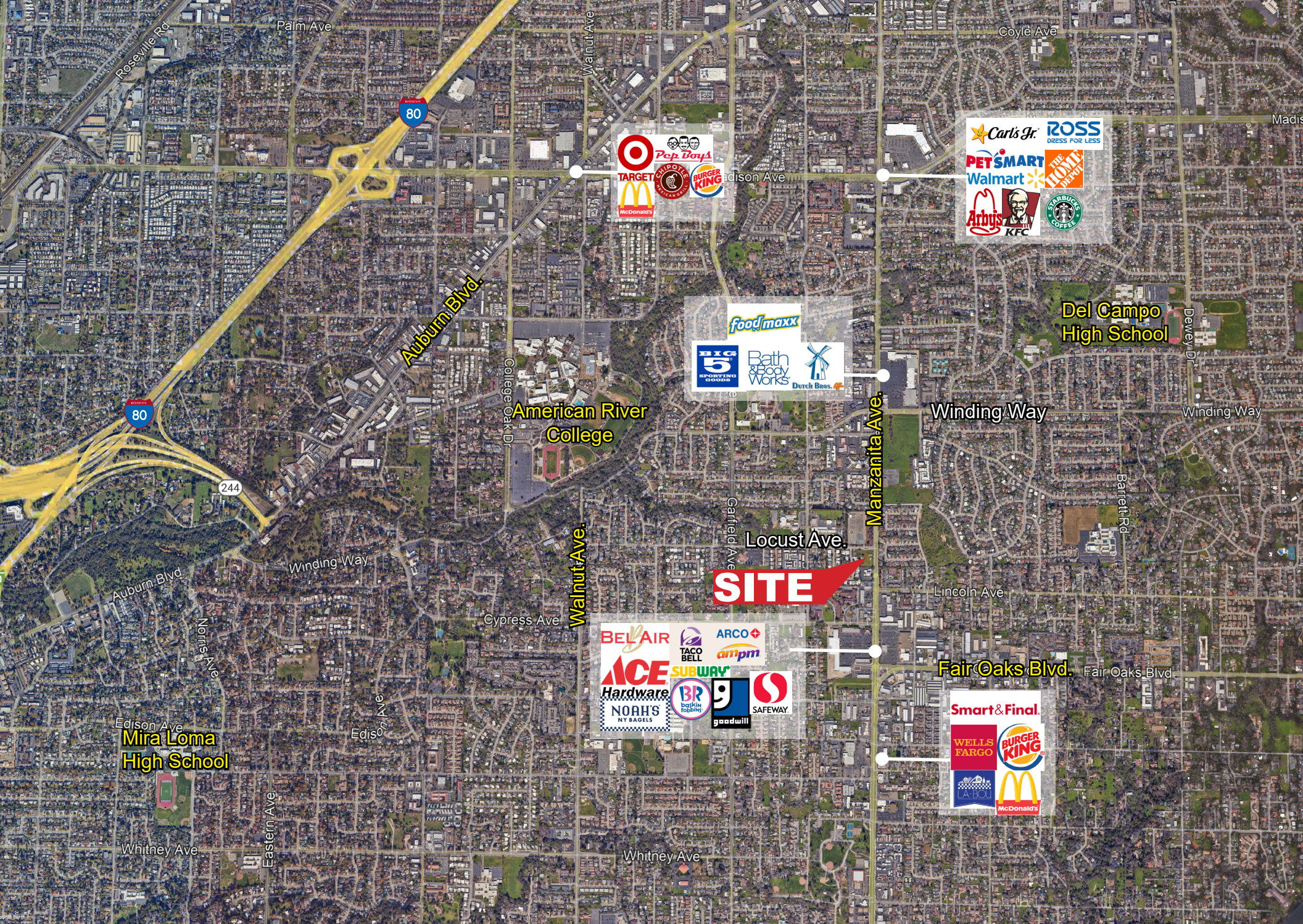
	1-MILE	3-MILE	5-MILE
2023 Population	16,674	148,520	382,860
Median Age	41	39.8	39.2
Bachelor's Degree or Higher	28%	26%	26%
Average HH Income	\$90,919	\$87,058	\$88,729
Median Home Value	\$444,641	\$398,075	\$373,135

LAND USE MAP / PARCEL MAP



Wildflower East, R.M. Bk. 112, Pg. 11 (6-7-77)
Por. Del Paso Vale, R.M. Bk. 12, Pg. 7

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Logos for Target, McDonald's, Pep Boys, Burger King, and Dunkin' Donuts.

Logos for Carls Jr., Ross Dress For Less, PetSmart, Walmart, Home Depot, Arby's, KFC, and Starbucks Coffee.

Logos for Foodmaxx, Big 5 Home Goods, Bath & Body Works, and Dutch Bros.

Logos for Bel Air, Ace Hardware, Subway, Noah's NY Sausages, Taco Bell, Arco, Ampm, BR Bakery, 9 Goodwill, and Safeway.

Logos for Smart & Final, Wells Fargo, La Boli, Burger King, and McDonald's.

SITE



KEN NOACK, JR.

Senior Managing Director

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YEARS OF EXPERIENCE

45

AREAS OF SPECIALTY

Land

Retail

Tenant Representation

Landlord Representation

Ken Noack, Jr. is a land and retail specialist with Newmark in Sacramento, California. Mr. Noack has a diversified background in the real estate industry. He began his career building custom homes in the Pacific Northwest, then spent the following six years with Feature Homes, Inc. in Santa Rosa, California, developing production housing, mini-storage, warehouses, retail and office projects throughout Northern California.

Prior to joining Newmark, Mr. Noack had been affiliated with Sacramento-based Grubb & Ellis (17 years) and Camray Commercial (13 years) as a land and retail specialist where he was consistently recognized as a Top Producer.

Mr. Noack is a native of Sacramento, actively involved in the community as well. His involvement includes:

- Four-time Humanitarian of the Year - Sacramento ACRE
- Chairman/Board of Directors/KVIE 6 Public Television
- Chairman/Board of Directors/Yolo Basin Foundation
- President/Board of Directors/Rotary Club of Sacramento
- Chairman/Board of Directors/Sacramento Society for the Blind
- Chairman/Board of Directors/California State Library Foundation
- Board of Directors Capitol Valley Bank
- Chairman/Board of Trustees/Sacramento Rotary Foundation
- Pentagon JCOG 78
- President/Board of Directors - Headwaters Basin Project

Partial List of Sale Transactions

<u>Location</u>	<u>Value</u>
5,500 Acres, Amador County	\$5,000,000
4,200 Acres, Placer County	\$36,000,000
3,300 Acres, Amador County	\$7,000,000
16,100 Acres, Amador County	\$90,000,000
516 Acres, Yolo County	\$4,700,000
250 Acres, Folsom, CA	\$22,500,000
Blue Oaks Marketplace, Rocklin, CA	\$30,000,000
Nimbus Village, Rancho Cordova, CA	\$11,250,000

Education

- University of Denver
- University of California, Berkeley
- University of San Francisco - Bachelor of Science Degree in Human Relations Organizational Behavior

Personal Information

In his spare time, he is an avid skier. He is also a retired soccer player and pilot, cyclist and mountaineer having climbed 40 major peaks in the world (and counting) including Mt. Aconcagua; Argentina, the highest peak in the Western hemisphere; Mt. Kilimanjaro, the highest peak on the African continent; the Matterhorn; and Mt. Blanc, the highest peak in Europe. Mr. Noack has also completed the Markleyville Death Ride twice (1992 and 2008), one of the most difficult bicycle marathons in the world.

“There is no limit to what you can accomplish if you don’t care who gets the credit”