

FOR LEASE



2,300 – 2,500 SF Multi-Tenant Professional Office Space Available

4718 Engle Rd | Carmichael, CA

NANorthgate

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HIGHLIGHTS

Professional office space available for lease in the multi-tenant office complex located at 4718 Engle Road.

- Large consumer base with 116,600 households, 295,400 people, and an average income of \$105,900 within a 5-mile radius.
- Suites are equipped with restrooms and other amenities.
- Ample on-site parking.
- Two-story office complex equipped with Elevator and Fire Sprinklered.
- Surrounding area consists of residential neighborhood and other professional office complexes.

PROPERTY OVERVIEW

ADDRESS	4718 Engle Rd, Carmichael, CA 95608	
PROPERTY TYPE	Multi-Tenant Office Complex	
LEASE PRICE	Contact Broker	
AVAILABLE SPACES	Suite 100A	2,500 sq ft
	Suite 200A	2,500 sq ft
	Suite 200C	2,500 sq ft
	Suite 200D	2,300 sq ft
LEASE TYPE	NNN	
ZONING	BP (NPA) – Business Professional Office/Neighborhood Preservation Area	
BUILDING SIZE	20,184 sq ft	
LOT SIZE	1.3 acres	
APN	256-0101-044-0000	
TRAFFIC	Engle Rd	± 1,613 ADT
	Mission Ave	± 1,016 ADT

AERIAL VIEW

Mision Ave $\pm 1,016$ ADT

Engle Rd $\pm 1,613$ ADT



MARKET OVERVIEW

Pasadena Avenue Elementary

Gibbons Community Park

American River College

Walnut Ave ± 12.6k ADT

SITE

Engle Rd ± 1.6k ADT

Whitney Ave ± 3.8k ADT

Mission Ave ± 1k ADT

Winston Churchill Middle School

Chruchill Park

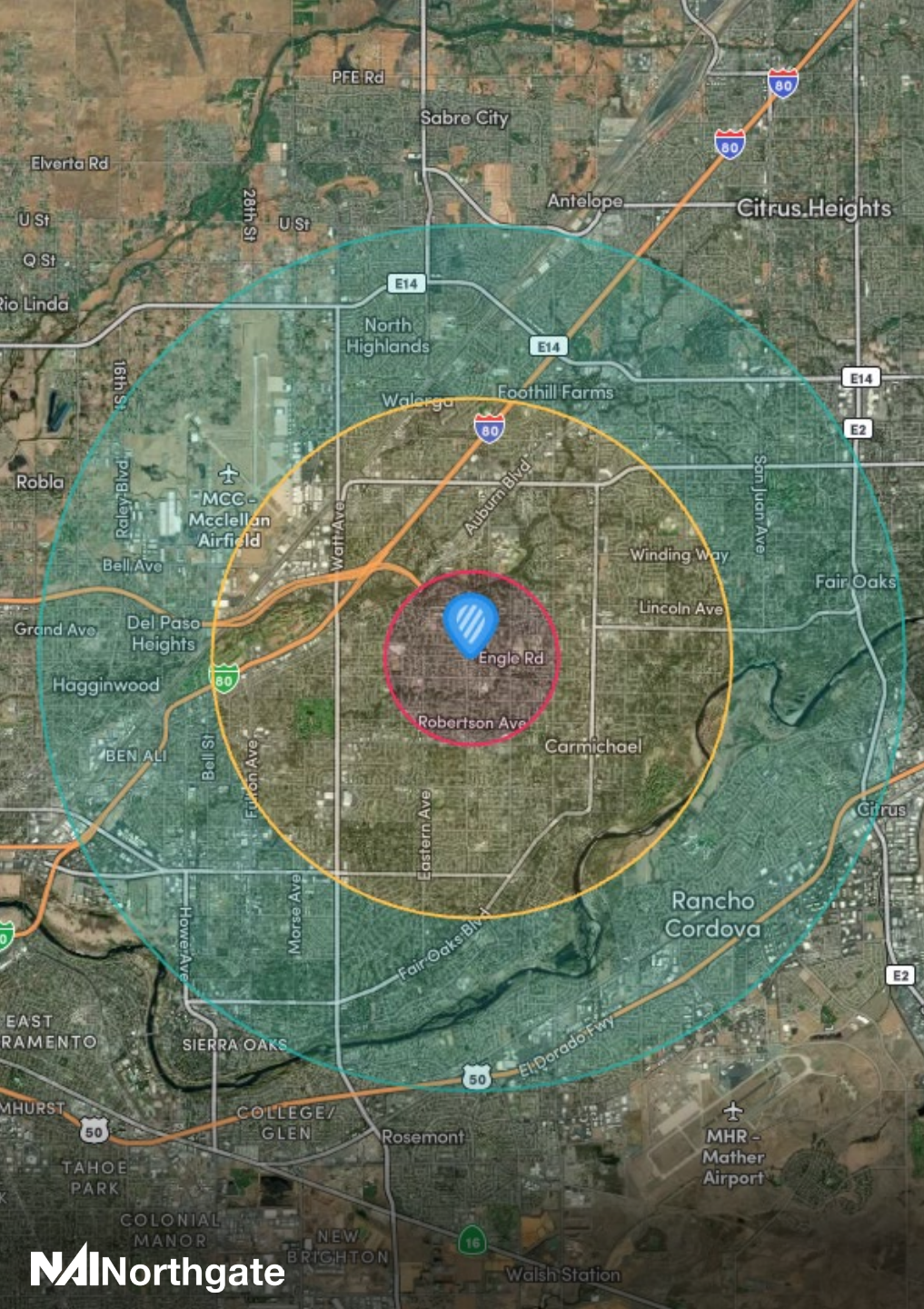
Mission North Park

EXTERIOR PHOTOS



INTERIOR PHOTOS





DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	16,856	146,718	384,337
Projected Growth (5 Yr)	17,417	149,009	390,016
Median Age	48	40	39
Households	6,643	56,911	146,595
White Population	9,992	74,431	188,742
Black Population	1,184	13,975	37,885
Am Indian Population	201	1,595	4,955
Asian Population	1,678	18,633	44,701
Other Population	4,363	39,376	114,332
Hispanic Population	18.07%	21.25%	25.89%
Average HH Income	\$123.8k	\$101.5k	\$99.8k
Median HH Income	\$94.7k	\$77.3k	\$78.2k
High School Graduates	11,748	91,904	234,774
College Graduates	6,081	42,060	103,111
Total Employees	7,123	65,902	178,086



Carmichael Charm

Carmichael offers a tranquil suburban setting enriched with mature trees, winding streets, and a strong sense of community, making it a highly desirable residential and commercial enclave in Sacramento County.

Economic Potential

The area continues to grow with retail, healthcare, and professional services driving local business, supported by strong consumer demand and close proximity to major employment centers.

Educated & Engaged

Carmichael benefits from a well-educated population and access to nearby institutions such as American River College, contributing to a reliable and skilled workforce.

Green & Serene

The American River Parkway and Ancil Hoffman Park provide expansive green space and outdoor recreation, anchoring the community's connection to nature.

Central Access

Situated between downtown Sacramento and Roseville, Carmichael offers convenient access to regional highways, making it a prime location for commuters and businesses.

Local Identity

With farmers markets, community events, and a proud history, Carmichael blends local character with a welcoming atmosphere that continues to attract residents and investors alike.

NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



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