

AVAILABLE
FOR LEASE

**4949-4955 MARCONI AVE.
CARMICHAEL, CA 95608
+/-810 SF to +/-1,305 SF**



MARCONI AVE. +/- 20,063 ADT

WALNUT AVE

DANIEL MUELLER
Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
dmueller@muellercommercial.com
Cal DRE# 01829919

JANICE KIMSEY
Director
916 934 8759
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
jkimsey@c21selectgroup.com
Cal DRE# 02138720



RETAIL SPACE AVAILABLE IN CARMICHAEL SHOPPING CENTER

THE PROPERTY

4949-4955 MARCONI AVE. CARMICHAEL, CA 95608

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



SACRAMENTO



+/- 810 SF to
+/- 1,350 SF



SC
SHOPPING
CENTER



RETAIL



~~\$1.00 PSF + NNN~~
\$0.95 PSF + NNN





CVS



MARCONI WALNUT SHOPPING CENTER



MARCONI AVE +/- 20,063 ADT

WALNUT AVE

4949 MARCONI AVE.



4955
MARCONI
AVE.



4949 MARCONI AVE

SUITE A MIDDLE EAST BAKERY & COFFEE

SUITE A-2 MIDDLE EAST BAKERY & COFFEE

SUITE B ALPHA GRILLZ +/- 910 SF

SUITE C ROUNDTABLE PIZZA

SUITE D SILVER SAKE

SUITE E SILVER SAKE

SUITE F MARCONI COIN AND JEWELRY EXCHANGE +/- 810 SF

SUITE G CARMICHAEL CIGARETTE & GIFT STORE

SUITE H BRITANNY HAIR & NAILS

SUITE I MANDEVILLA HAIR SALON

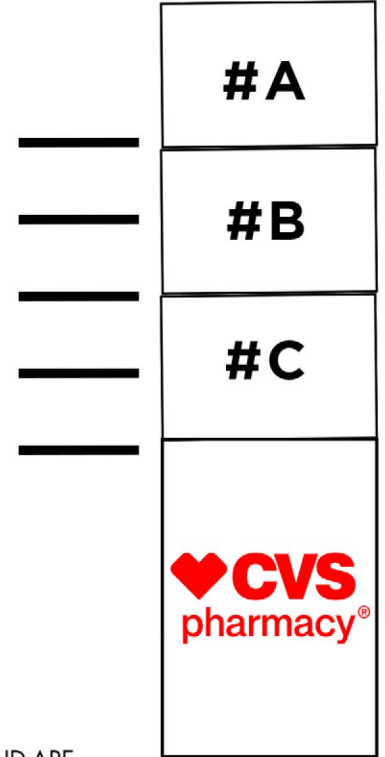
SUITE J AVAILABLE (+/-1,350 SF)

4955 MARCONI AVE

SUITE A SHARING & CARING

SUITE B SPOTLESS CLEANERS

SUITE C DAWN'S PET PALACE



ALL IMAGES USED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE INTENDED TO CONVEY THE CONCEPT AND VISION FOR ASSET. THEY ARE FOR GUIDANCE ONLY. SITE PLANS ARE INTENDED TO GIVE A GENERAL INDICATION OF THE LAYOUT ONLY. ALL IMAGES AND DIMENSIONS ARE NOT INTENDED TO FORM PART OF ANY CONTRACT OR WARRANTY.

4949-4955
MARCONI AVE.



THE BUILDING

4949-4955 Marconi Avenue is 17,740 square feet of retail and service space in the dominant retail Marconi & Walnut Shopping Center with National Brand anchor stores, CVS, the Grocery Outlet and Dollar Tree. The shopping center is in the heart of Carmichael, surrounded by heavy populated residential neighborhoods Parkland Estates, Beyerford Heights, Springfield Park and Hoffman Bluff Estates. Being less than 3 miles southwest of Interstate 80 giving easy access to the property from the Sacramento Region and a strong daytime population from the nearby

Costco Business Center, Kaiser Permanente Medical Center, Carmichael DMV and Arden/Arcade business and retail mecca. The access to the tree-lined center is ample with multiple egress and ingress locations from Walnut Avenue and Marconi Avenue. This property is located at a high traffic location with nearby Walnut Avenue with 20,060+ average daily traffic (ADT) and 13,300+ ADT on Marconi Avenue. The available spaces for lease are ready to brand and potential to combine spaces to accommodate a larger floorplan is possible.



COMMERCIAL

PRICING: \$0.95 PSF + NNN

CENTURY 21

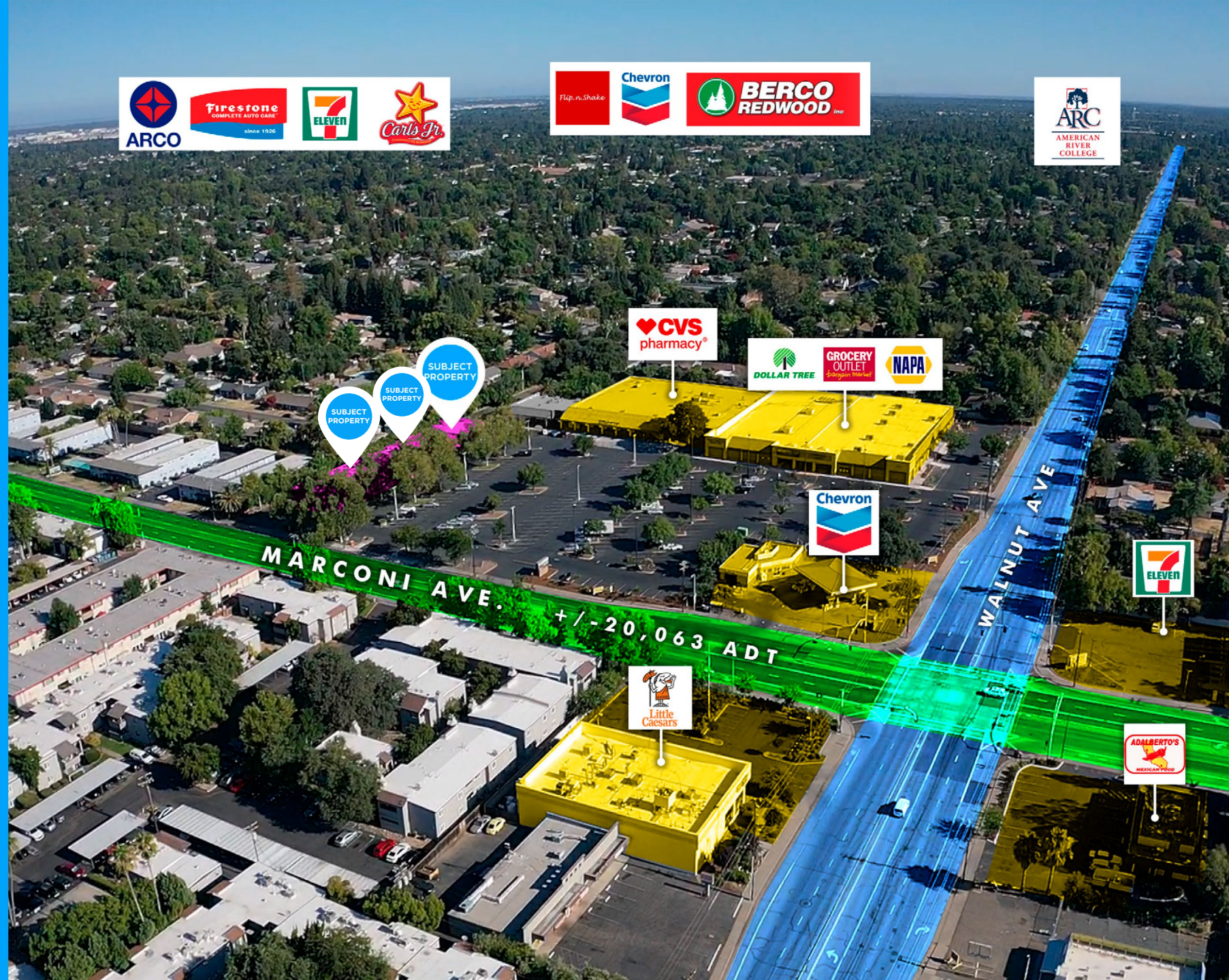


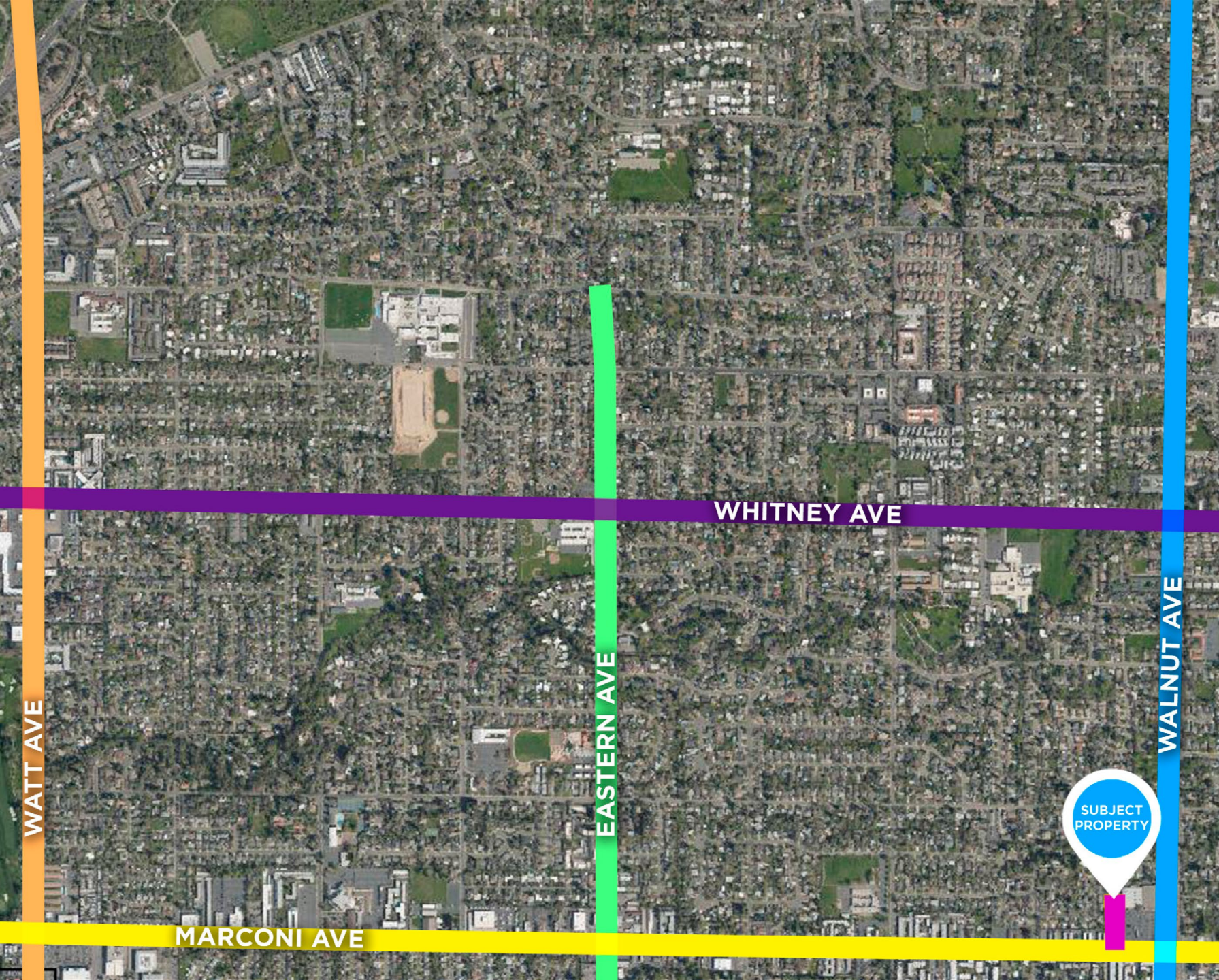


THE AREA

The property is conveniently located in Carmichael, positioned in the Greater Sacramento Region straddling two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. It has been the state capital of California since 1851 and has played an important role in the history of California. Sacramento today continues to be one of the largest rail hubs in North America, and its rail station is one of the busiest in the United States.

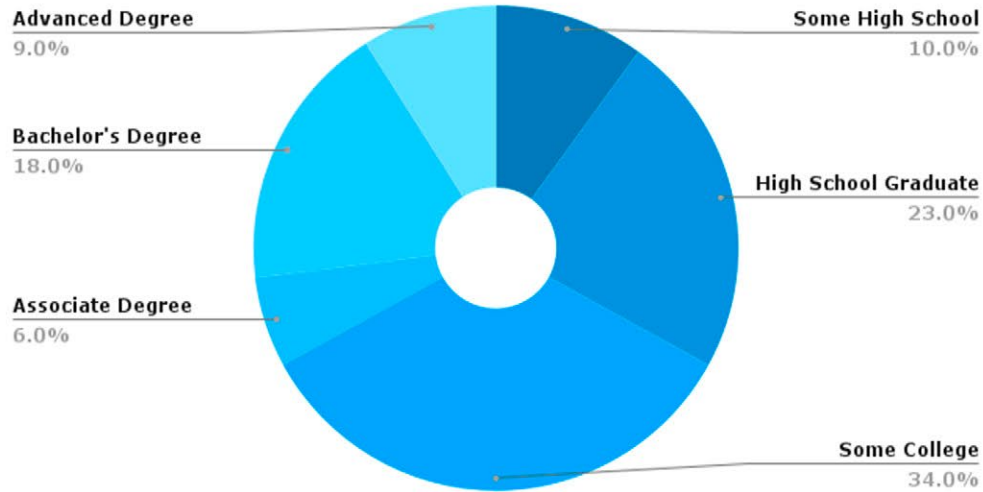
Anchored by CVS, Dollar Tree, Grocery Outlet, and Chevron, and surrounding national brands, Dutch Bros, Peet's Coffee, Little Caesars Pizza, Taco Bell, Panda Express and 99 Cent Store provides a tenant an ideal location to lease.



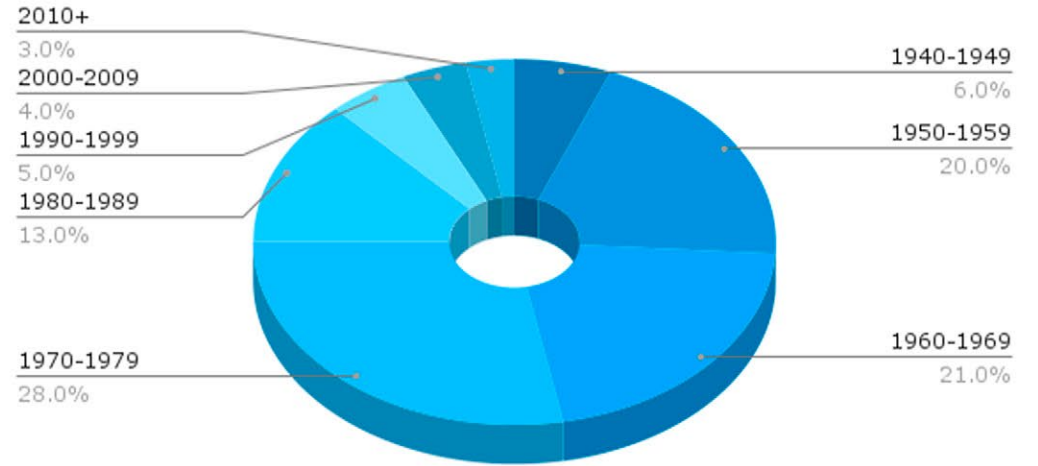


DEMOGRAPHICS I

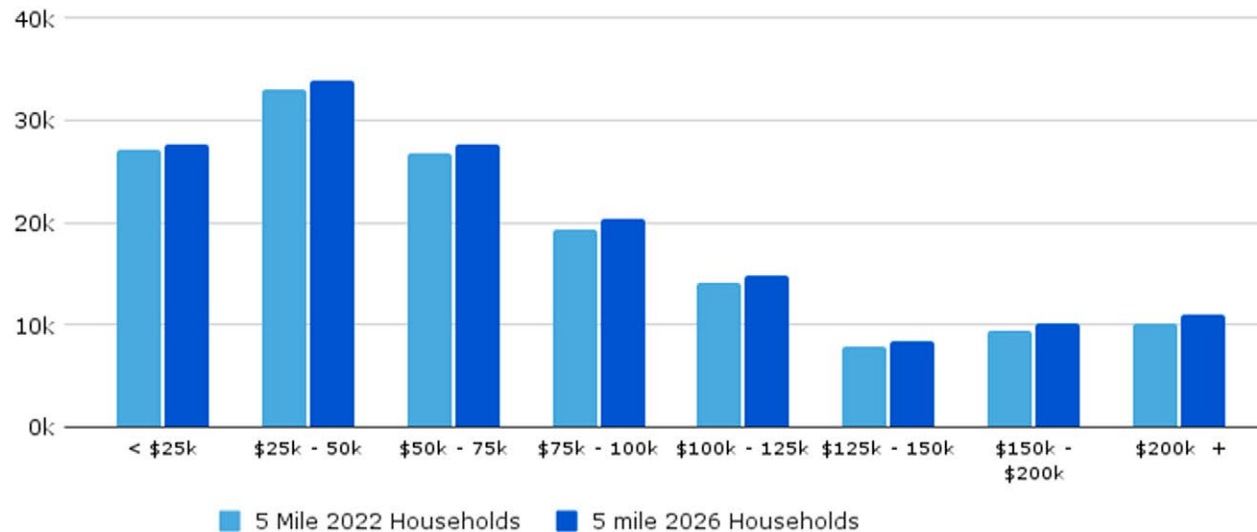
EDUCATIONAL ATTAINMENT



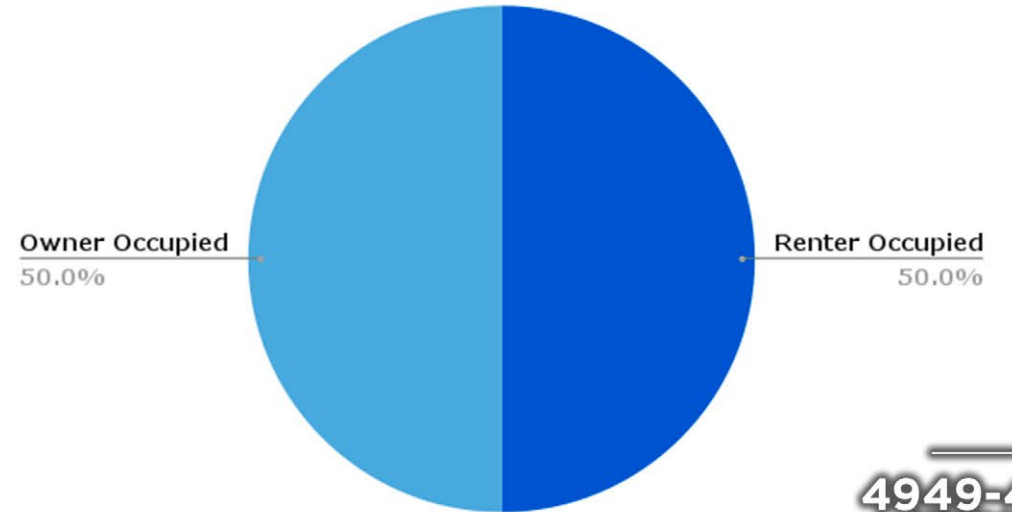
HOMES BUILT BY YEAR



Monthly House Hold Income



HOUSING OCCUPANCY



DEMOGRAPHICS II

HOUSING TYPE

Group Quarters

2.0%

20+ Units

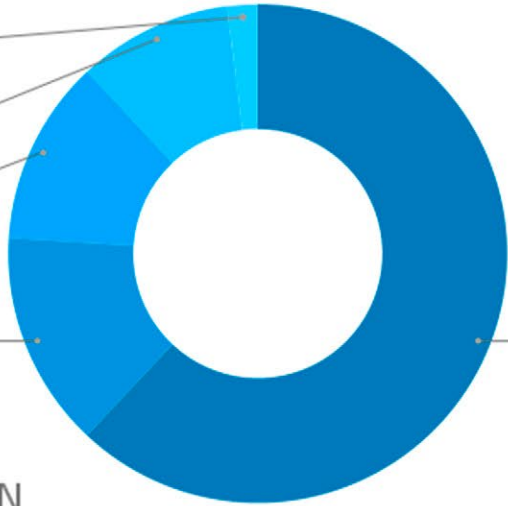
10.0%

5-19 Units

12.0%

2-4 Units

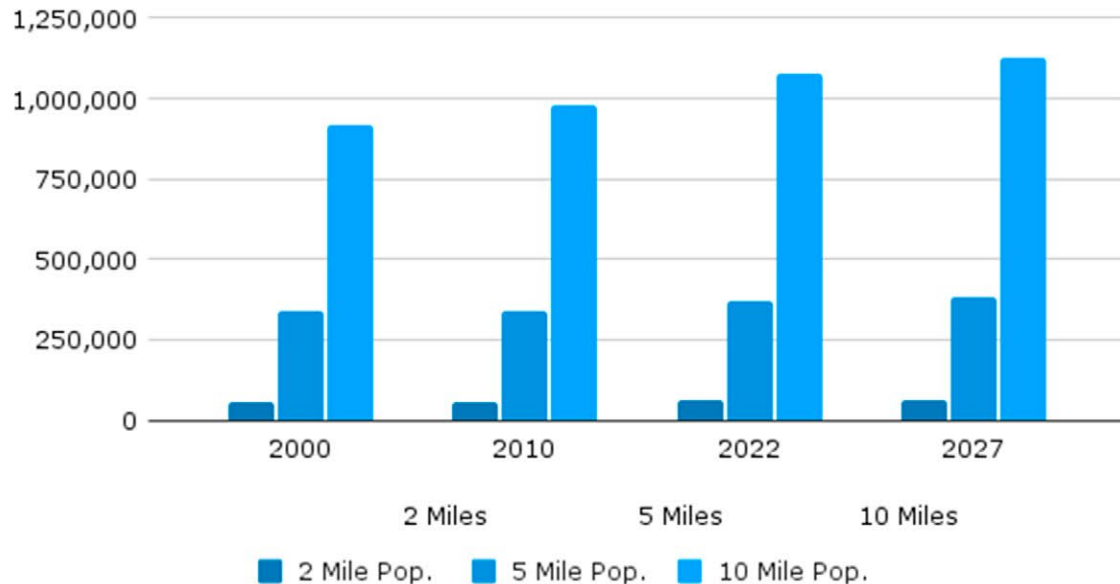
14.0%



1 Unit

62.0%

POPULATION



Per Capita & Avg. Household Spending



POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	57,162	339,925	918,271
2010	56,484	338,496	978,466
2022	59,706	367,181	1,079,289
2027	61,842	381,887	1,127,997



LEASE

CENTURY 21
Select Real Estate, Inc.



2022 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 0101224