

**AVAILABLE FOR LEASE**

5839 Manzanita Ave, Carmichael Ca 95608

## *Carmichael Corner Shopping Center*

### **Apex Retail Square**



We are pleased to offer a premier retail space within the **Carmichael Corner Shopping Center**, a highly sought-after plaza renowned for its **unmatched corner visibility** and strategic location. This property represents a crucial opportunity for businesses prioritizing high traffic and brand exposure.

#### **Strategic Corner Visibility**

This plaza is strategically positioned at the convergence of two major thoroughfares, giving the space **double exposure** to continuous vehicle and pedestrian traffic. The corner positioning ensures that the building serves as a **local landmark**, guaranteeing maximum daily impressions for your business signage and storefront display.

- **Exceptional Brand Presence:** The building facade is highly visible from all four directions of the intersection, making your business impossible to miss.
- **Optimal Access:** The plaza features multiple, well-designed curb cuts and entry/exit points from both main streets, ensuring easy access and minimizing customer congestion.

#### **Ideal Space for Business Needs**

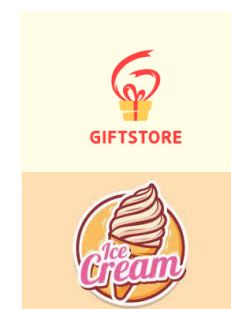
**Ideal Space Available for Nail & Hair Salon / Restaurant / Coffee & Boba Shop /Retail**



**LY & ASSOCIATES**  
Commercial Real Estate

exp  
COMMERCIAL

DANNY LY  
REALTOR  
DRE#02099159  
Lyassociatesre@gmail.com  
CELL - 916-761-2888





**CALL TO RESERVE A TOUR**

**Prime Retail Space Available**



## PROPERTY HIGHLIGHTS

- In the heart of Carmichael Community
- Multi Culture Business
- Great Corner Visibility
- Space from 800 to 2,100 Square feet's Available
- Total 20,936 Square Feet's Plaza
- High Daily Traffic

## LOCAL BUSINESSES IN THE AREA



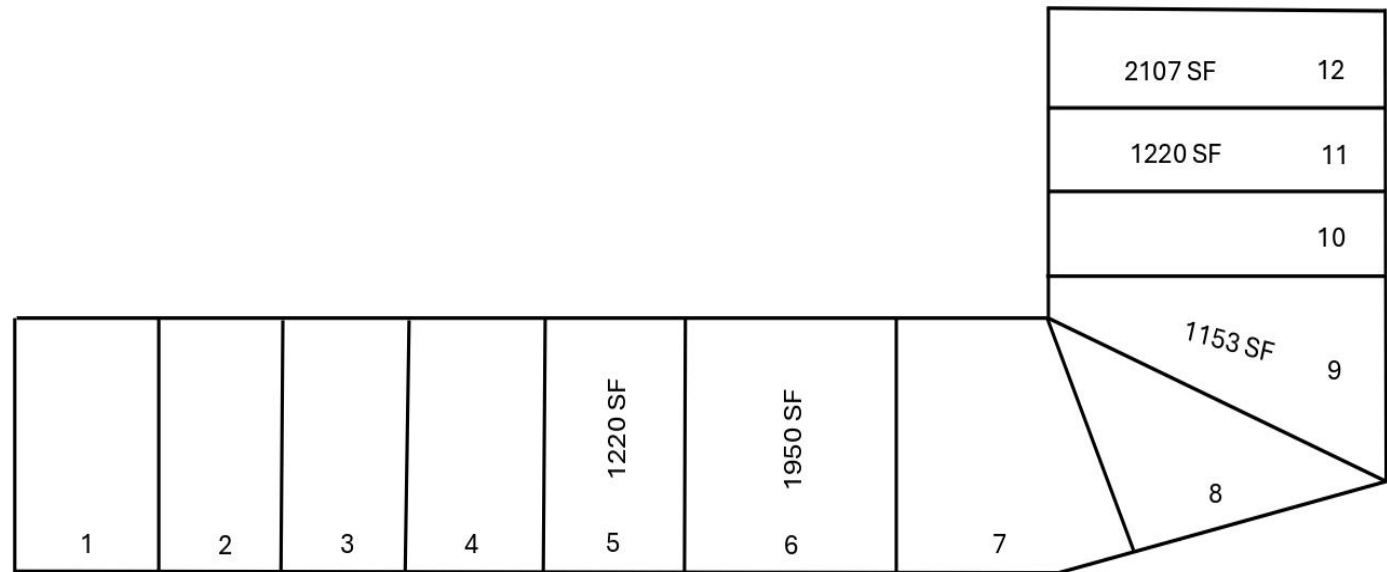
AVAILABLE FOR LEASE

5839 Manzanita Ave, Carmichael Ca

## Carmichael Corner Shopping Center

### DEMOGRAPHICS

- Over 700Millions Spending on Food & Alcohol
- Strong Population in area
- Excellent Household Area



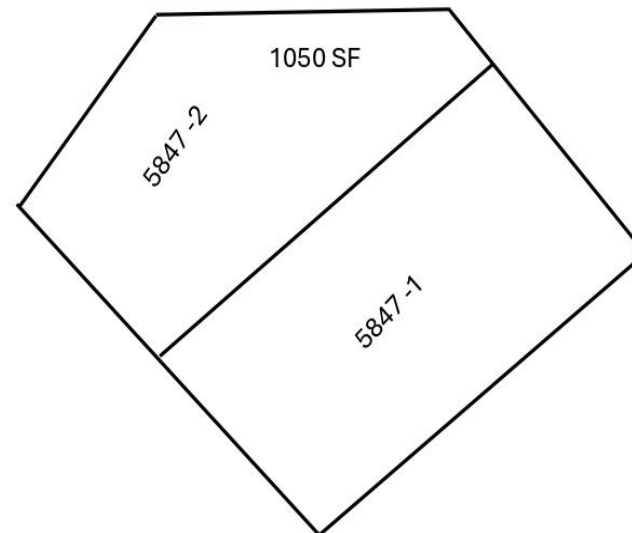
### TRAFFIC

- Located on the corner of Manzanita and Auburn Blvd
- Excellent Freeway Access

CONTACT US



DANNY LY  
REALTOR  
DRE#02099159  
Lyassociatesre@gmail.com  
CELL - 916-761-2888



Unit	Tenants
1	Royal Liquor
2	Taqueria Carniceria
3	Barbar shop
4	TC Hair Supplies
5	Nail Salon / Available
6	Available
7	Tran Travel
8	An Award T-shirt
9	Available
10	Smoke Shop
11	Available
12	Available
5847-1	Granite sub
5847-2	Available