

Manzanita Plaza- Two Suites Available

DOUBLE DRIVE THROUGH KIOSK

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FOR LEASE



4140 - 4150 Manzanita Ave
Carmichael, CA 95608



GQNorth
real estate

HIGHLIGHTS

- One Drive Thru with Two Drive up Windows
- Drive thru equipped with Sinks, Storage, and Security Cameras
- Kiosk Equipped with HVAC System and Heating
- One Retail suite with Large Open Space and Restroom
- Busy Shopping center with Carbon Medical Clinic and Goodwill
- Onsite Storage Suite Available for Existing and Newly leased Tenants
- Nearby Shopping Centers Such as Bel Air, Safeway, Ace Hardware
- Nearby Businesses - Mountain Mikes, Dunkin Donuts, Acro Gas, Taco Bell
- Affordable Rates and Move in Incentives!
- 35,000 Daily Traffic Count, Great Location!
- Call For Details 916-798-8559

LU ANN HENDERSON

SENIOR VICE PRESIDENT

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Commercial Real Estate Sales And Leasing



San Francisco (415) 982-9496



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Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
400	AVAILABLE	2,800	\$16.20	NNN	One Open Floor Plan with Private Restroom. Move in with Free Incentives.
A -B	AVAILABLE STORAGE	300	\$0.00	NNN	Bonus available to lease - onsite storage suites - Only for new tenants leasing other retail suites at this location.
KIOSK	Dive Thru KIOSK	140	\$0.00	NNN	Call For Rent Details. Double Drive Thru Equipped with Refrigerators. Check Out YouTube for details.

PROPERTY FEATURES

BUILDING SF	20,317
GLA (SF)	3,540
LAND SF	87,120
LAND ACRES	2
YEAR BUILT	1981
ZONING TYPE	Lc
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	4
NUMBER OF PADS	1
CORNER LOCATION	Yes
NUMBER OF INGRESSES	4
NUMBER OF EGRESSES	4

NEIGHBORING PROPERTIES

NORTH	Apartments
SOUTH	Safeway
EAST	Residential
WEST	Dunkin Doughnuts

TENANT INFORMATION

MAJOR TENANT/S	Goodwill
SHADOW ANCHOR	Carbon Health
LEASE TYPE	NNN



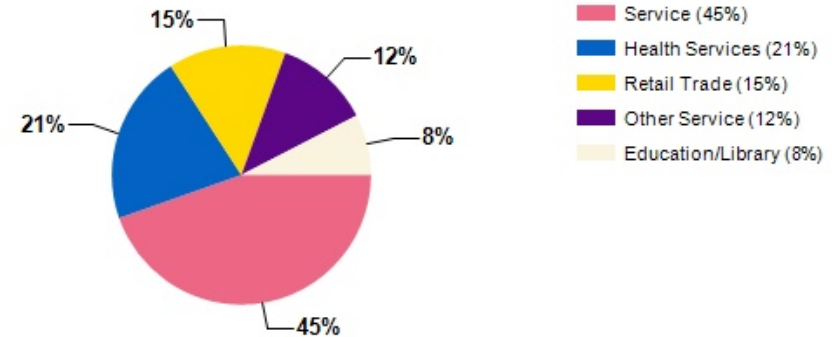
About Carmichael

- Carmichael has an elevation of 125 ft., is 17 square miles, has a zip code population of 72,000, has one of only two regional libraries in Sacramento County, a trauma center, Mercy San Juan Medical Center, is home to one of the top school districts in the state, San Juan Unified School District, has a 320 acre public golf course, the Effie Yeaw Nature Center, two excellent park districts, and a small business community consisting of retail, professional and service businesses.
- Nearby amenities include the Milagro Centre, a mixed-use development featuring restaurants like La Bou Bakery & Cafe and retail shops. The property is situated close to popular local businesses like Starbucks, Jamba Juice, and Chase Bank, making it a convenient location for foot traffic.

Local Carmichael Parks and Recreations

- Carmichael Park, a large recreational area with sports fields, playgrounds, and picnic areas, is a short distance from the property, attracting families and outdoor enthusiasts. Just down the street, Carmichael Park is a major 38-acre (150,000 m2) park in the town. The park includes five ballfields, six tennis courts, and a nine-hole disc golf course. The Community Clubhouse, Veterans' Memorial Building, the Daniel Bishop Memorial Pavilion for the Performing Arts, and the Great Wall of Carmichael are all within the park. A year-round farmers' market is held at the park every Sunday from 9 a.m. to 2 p.m..
- The property is located in Carmichael, a suburb of Sacramento, California, known for its tree-lined streets and quiet neighborhoods, and places such as Ancil Hoffman Park, American River Parkway, and American River Bike Trail. The neighborhood is primarily residential, with a mix of single-family homes and apartments, offering a potential customer base for local businesses.

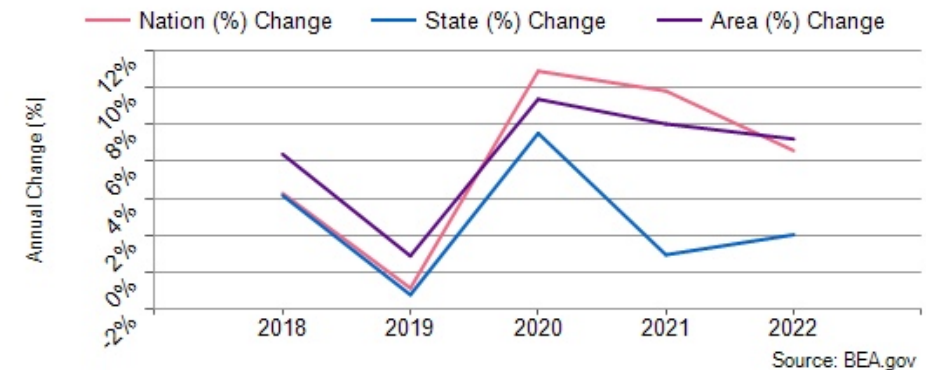
Major Industries by Employee Count

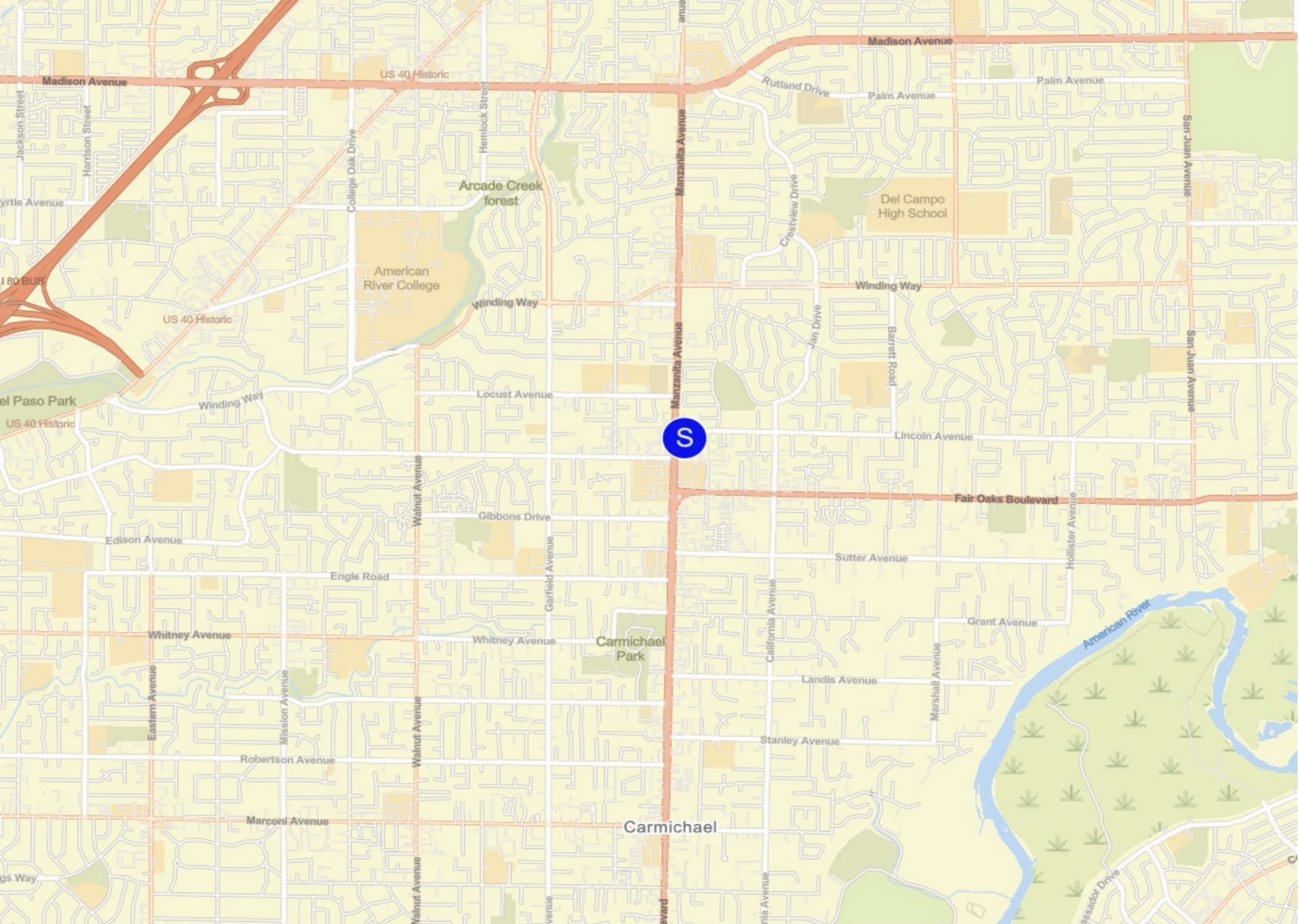


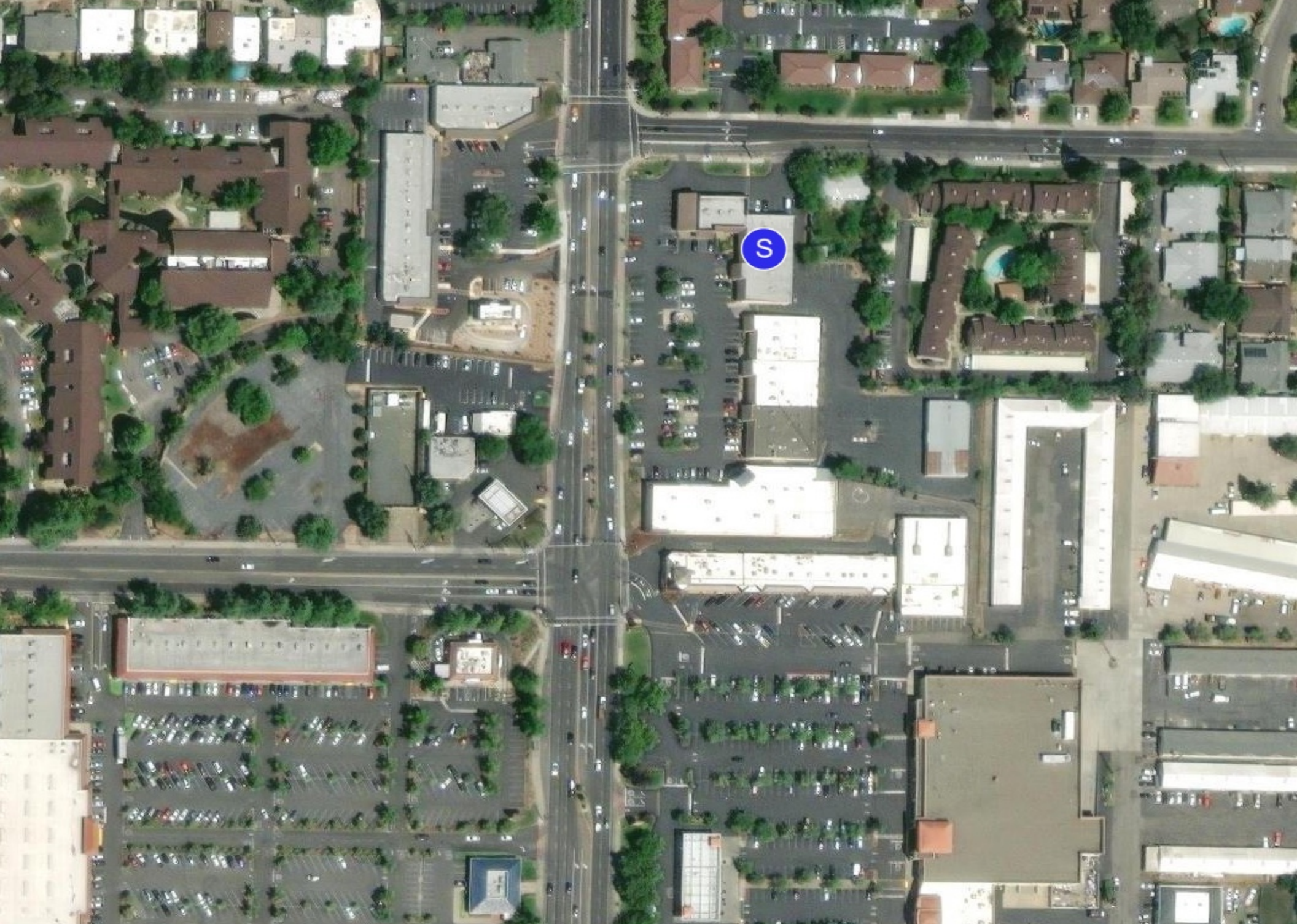
Largest Employers

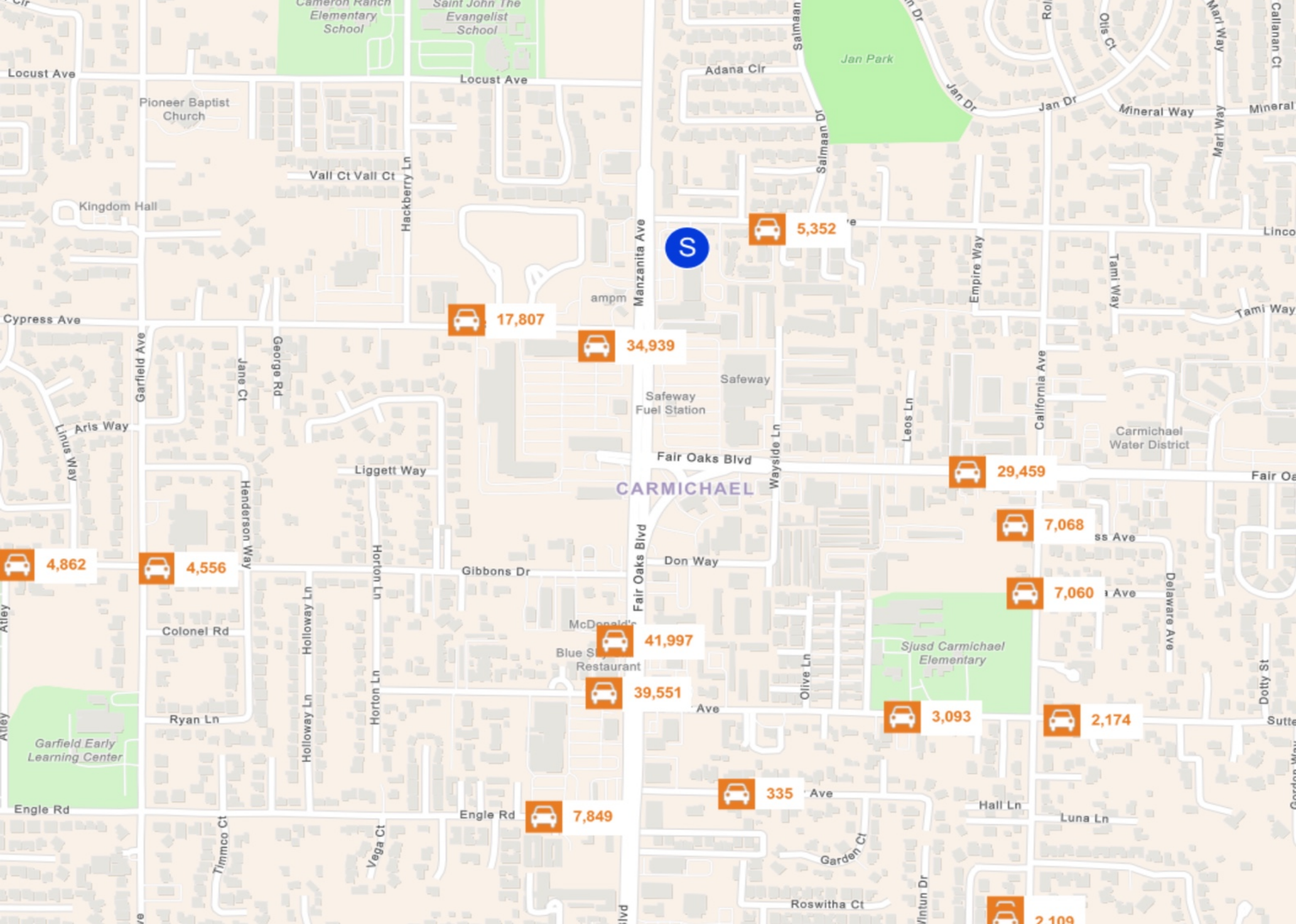
UC Davis Health System	16,075
Kaiser Permanente	11,856
Sutter/California Health Services	10,129
Dignity/Mercy Healthcare	7,353
Intel Corporation	4,300
Raley's Inc. / Bel Air	2,624
Siemens Mobility Inc	2,500
Safeway	1,874

Sacramento County GDP Trend











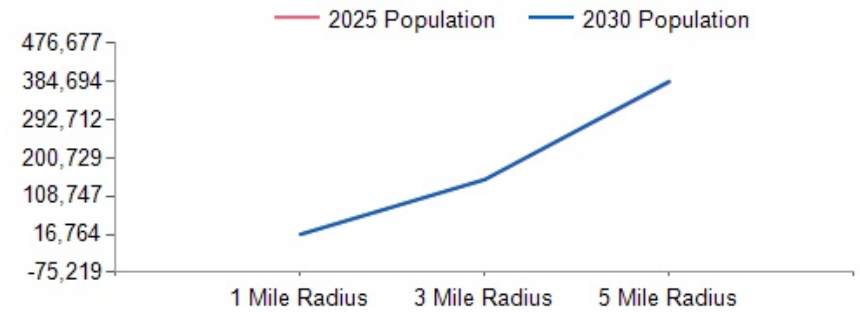




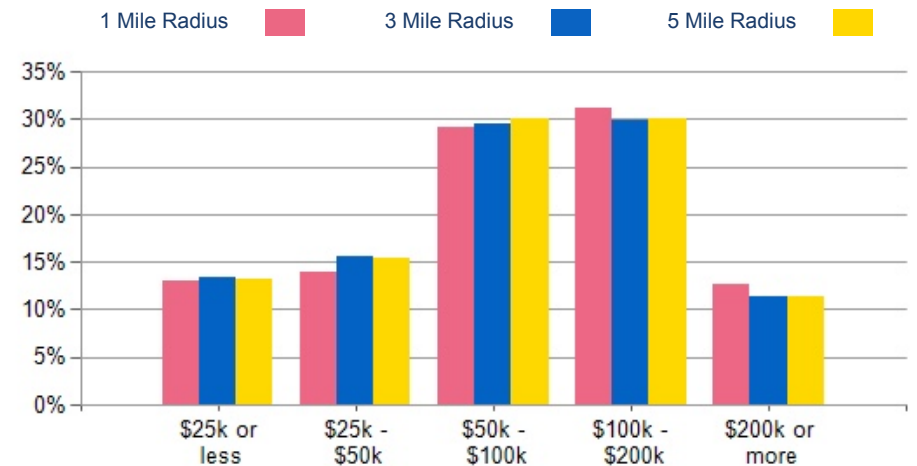


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,669	138,242	345,271
2010 Population	15,575	134,276	344,462
2025 Population	16,853	148,444	382,604
2030 Population	16,764	148,635	384,694
2025 African American	1,017	10,695	28,254
2025 American Indian	126	1,504	4,318
2025 Asian	1,276	11,645	35,656
2025 Hispanic	2,720	27,921	81,483
2025 Other Race	989	12,024	37,623
2025 White	11,012	90,593	218,889
2025 Multiracial	2,318	21,031	54,905
2025-2030: Population: Growth Rate	-0.55%	0.15%	0.55%

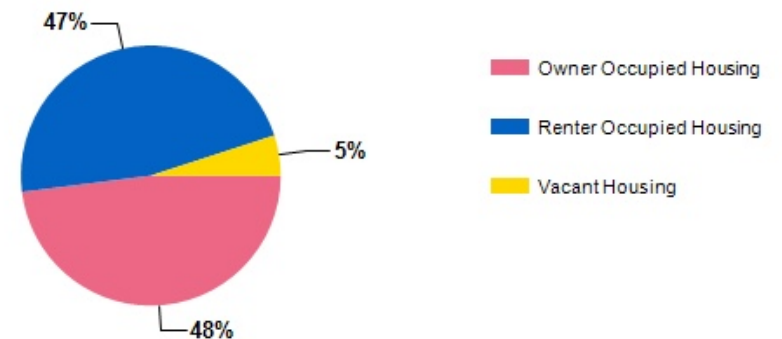
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	490	4,694	11,447
\$15,000-\$24,999	406	3,128	7,669
\$25,000-\$34,999	342	3,604	8,935
\$35,000-\$49,999	612	5,501	13,354
\$50,000-\$74,999	1,087	9,039	22,629
\$75,000-\$99,999	921	8,166	21,039
\$100,000-\$149,999	1,343	10,719	27,070
\$150,000-\$199,999	801	6,658	16,685
\$200,000 or greater	869	6,640	16,363
Median HH Income	\$86,802	\$82,875	\$83,459
Average HH Income	\$117,019	\$110,296	\$109,812



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

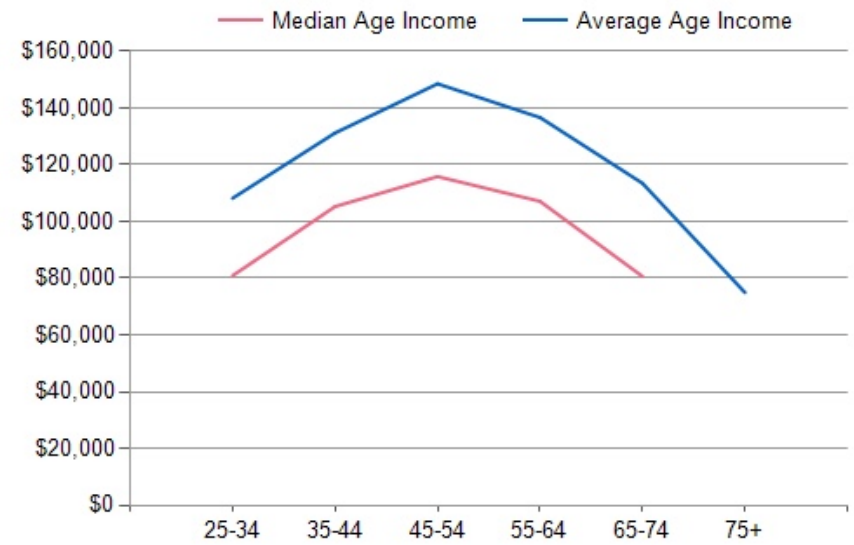
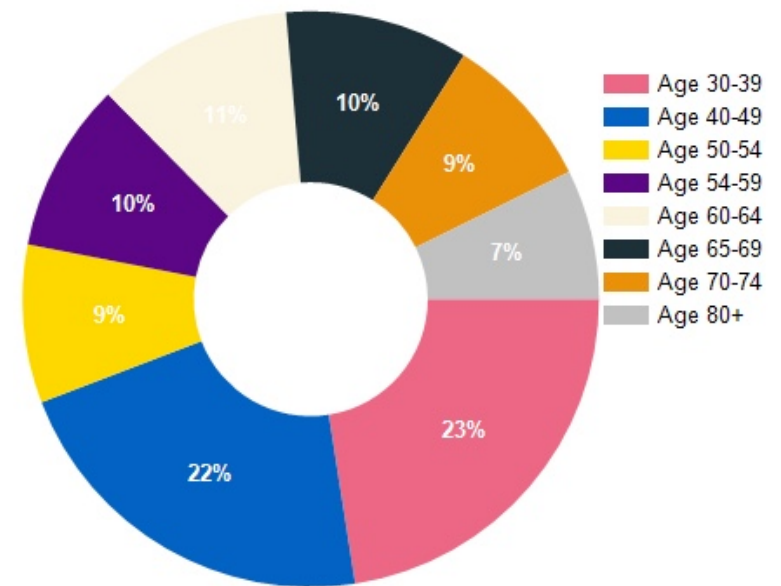


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,126	10,699	28,794
2025 Population Age 35-39	1,141	10,752	28,121
2025 Population Age 40-44	1,219	10,011	25,997
2025 Population Age 45-49	958	8,489	21,851
2025 Population Age 50-54	894	8,213	20,737
2025 Population Age 55-59	960	8,049	20,816
2025 Population Age 60-64	1,110	8,945	22,398
2025 Population Age 65-69	1,035	8,842	22,194
2025 Population Age 70-74	884	7,441	18,355
2025 Population Age 75-79	734	6,007	14,490
2025 Population Age 80-84	467	3,769	8,975
2025 Population Age 85+	596	4,452	9,377
2025 Population Age 18+	13,465	116,450	297,155
2025 Median Age	42	40	39
2030 Median Age	43	41	40

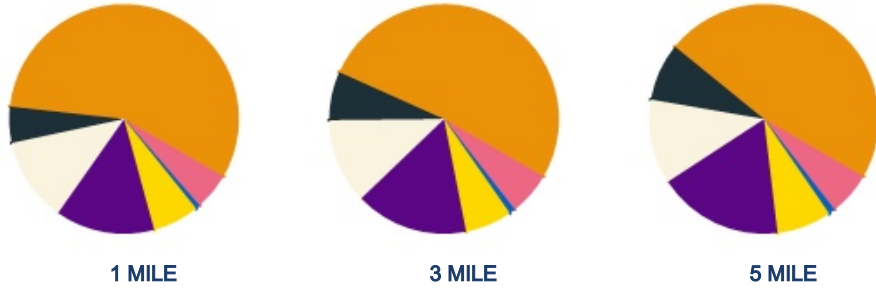
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,884	\$80,907	\$83,532
Average Household Income 25-34	\$108,172	\$103,630	\$103,710
Median Household Income 35-44	\$105,234	\$97,417	\$98,226
Average Household Income 35-44	\$131,183	\$122,746	\$123,499
Median Household Income 45-54	\$115,815	\$106,241	\$104,581
Average Household Income 45-54	\$148,510	\$133,144	\$132,012
Median Household Income 55-64	\$107,068	\$96,151	\$94,543
Average Household Income 55-64	\$136,617	\$121,701	\$121,705
Median Household Income 65-74	\$80,607	\$75,712	\$74,037
Average Household Income 65-74	\$113,421	\$103,297	\$100,525
Average Household Income 75+	\$74,914	\$82,198	\$80,581

Population By Age



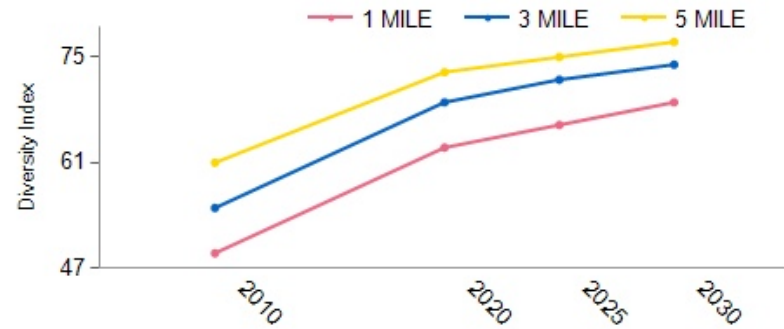
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	69	74	77
Diversity Index (current year)	67	72	75
Diversity Index (2020)	63	69	73
Diversity Index (2010)	49	55	61

POPULATION BY RACE



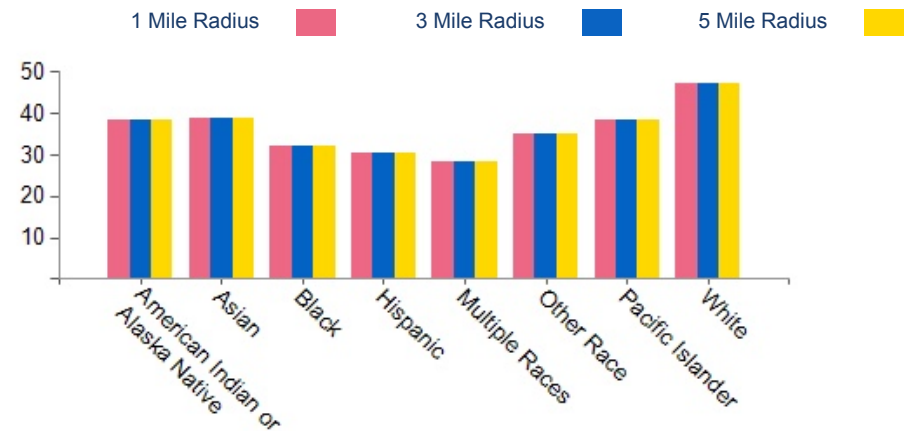
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	5%	6%	6%
American Indian	1%	1%	1%
Asian	7%	7%	8%
Hispanic	14%	16%	18%
Multiracial	12%	12%	12%
Other Race	5%	7%	8%
White	57%	52%	47%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	39	39
Median Asian Age	39	36	35
Median Black Age	32	34	34
Median Hispanic Age	30	30	30
Median Multiple Races Age	28	30	29
Median Other Race Age	35	32	31
Median Pacific Islander Age	39	33	35
Median White Age	47	46	45

2025 MEDIAN AGE BY RACE





Lu Ann Henderson
Senior Vice President

Lu Ann Henderson is an exclusive Commercial Real Estate listing agent serving California. She has a vast network of business owners and investors and a continuous pool of qualified buyers and tenants seeking quality real estate.

Eighty percent of her sales and leasing transactions are dual agency, which expedites transactions and reduces overall commission costs. Lu Ann has been recognized as a top producer by CoStar/LoopNet. She has received the Top-Performing Broker award in Crexi's Annual Platinum Broker Awards and is responsible for over \$40 million in California sales alone.

She selectively manages several listings, ensuring each client receives personal attention and thorough due diligence. Lu Ann has a proven strategy and specialization in various sectors of business real estate, including industrial, retail shopping centers, mixed-use, residential, office, land development, and specialty assets, which contributes to her status in the top 5 percent of brokers by transaction volume.

Lu Ann is committed to advising you on effective strategies for selling or leasing your property. She focuses on transparent and ethical dealings and wants to alleviate the pressures associated with property transactions.

Lu Ann leverages digital marketing platforms and social media, including commercial real estate platforms, to maximize your property's exposure. She also manages a YouTube channel, MatrixCRE.ai, to showcase each listing and enhance global visibility.

If you seek high-quality advice and result-oriented brokerage services, please call or email her at Infor@MatrixCRE.ai and visit the website at MatrixCRE.ai.

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The information contained herein is not a substitute for a thorough due diligence investigation. GQ North Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GQ North Real Estate has not verified, and will not verify, any of the information contained herein, nor has GQ North Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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