

MANZANITA CENTER RETAIL SHOP SPACE FOR LEASE

5801-5813 MANZANITA AVENUE
CARMICHAEL, CA 95608

+/-620-1,000 SQUARE FEET
\$1.00 PER SQUARE FOOT PER MONTH

- MULTI-TENANT SHOPS BUILDING BUILT IN 2008
- STRONG RETAIL CORRIDOR NEAR NATIONAL RETAILERS
- ATTRACTIVE SELLER CARRY-BACK FINANCING AVAILABLE

 Potter-Taylor & Co.

For leasing information, contact:

Timothy J. Taylor, (916) 614-8875 direct, (916) 923-0200 main

www.potter-taylor.com - License #00621042 - Potter-Taylor & Co., Sacramento, CA

Building Amenities

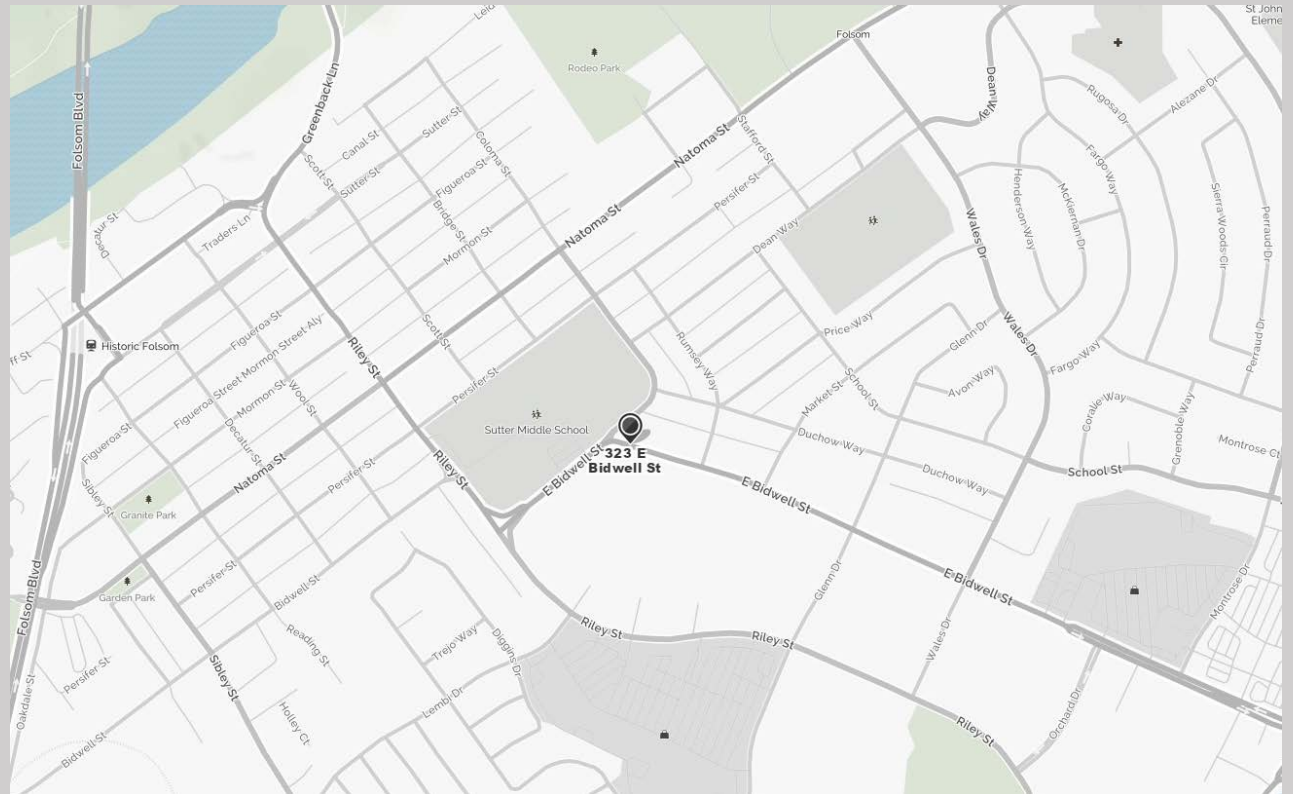
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PROPERTY INFORMATION & HIGHLIGHTS:

- HIGH VISIBILITY IN GROWING CITY
- STRONG DEMOGRAPHIC & EMPLOYMENT AREA
- LOCATED IN RETAIL HUB
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TENANTS INCLUDE

- DMV
- DIMPLE RECORDS
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DEMOGRAPHICS:

- BUILT IN 2008
- POPULATION – 11,913 WITHIN A MILE
- AREA: 4.08 SQ. MILES
- AVERAGE HOUSEHOLD INCOME - \$81,551 WITHIN A MILE
- TRAFFIC COUNTS -
 - EAST BIDWELL ST. +/- 15,657 ADT (2014)
 - RILEY ST. +/- 14,554 ADT (2011)