

STAND ALONE RESTAURANT SPACE

5840 WINDING WAY, CARMICHAEL CA

FOR LEASE

± 2,200 SF Restaurant Space | \$1.50 Per Square Foot + NNN



FOR MORE INFORMATION CONTACT:

BEN TINER · 916.999.3900 · BEN@TINER.COM

CAL BRE LIC #: 01705584

TINER | COMMERCIAL
REAL ESTATE
SERVICES

STAND ALONE RESTAURANT SPACE

5840 WINDING WAY, CARMICHAEL CA

FOR LEASE

DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Tiner Commercial Real Estate Services and should not be made available to any other person or entity without the written consent of Tiner Commercial Real Estate Services. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Tiner Commercial Real Estate Services has not made any investigation, and makes no warranty or representation. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Tiner Commercial Real Estate Services has not verified, and will not verify, any of the information contained herein, nor has Tiner Commercial Real Estate Services 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.

WWW.TINERCOMMERCIAL.COM



STAND ALONE RESTAURANT SPACE

5840 WINDING WAY, CARMICHAEL CA

FOR LEASE

PROPERTY INFORMATION

Tiner Commercial Real Estate Services is pleased to exclusively market 5840 Winding Way, Carmichael California. Sitting on the hard signalized corner of Manzanita Avenue and Winding Way this property provides its user with outstanding traffic counts and visibility. The building is a stand alone restaurant space and was previously a KFC and Subway.

Property	5840 Winding Way
Location	Carmichael, CA Corner of Manzanita Avenue and Winding Way
Price	\$1.50 / SF NNN
Building SF	±2,200 SF
Parking	16 Surface Spaces; Ratio of 6.3/1000
Traffic	±51,000 cars per day - Manzanita Avenue and Winding Way
Description	• Stand Alone Restaurant Space • Previous KFC and Subway



STAND ALONE RESTAURANT SPACE

5840 WINDING WAY, CARMICHAEL CA

FOR LEASE

DEMOGRAPHICS

POPULATION	1-MI	2-MI	3-MI
2015 Total Population	15,707	129,832	324,760
2020 Population	16,415	135,703	340,503
Population Growth 2015-2020	4.51%	4.52%	4.85%
Average Age	42.70	40.20	38.90

HOUSEHOLD	1-MI	2-MI	3-MI
2015 Total Households	6,738	52,429	132,745
HH Growth 2015-2020	4.51%	4.52%	4.87%
Median Household Income	\$56,252	\$52,195	\$47,774

HOUSING	1-MI	2-MI	3-MI
Median Home Value	\$363,705	\$275,450	\$250,835
Median Year Built	1969	1968	1970



Carmichael, California is located in the Greater Sacramento metropolitan area. The 2010 United States Census reported that Carmichael had a population of 61,762. The population density was 4,4778 people per square mile.

The Census reported that 60,790 people (98.4% of the population) lived in households. There were 26,036 households, out of which 7,431 (28.5%) had children under the age of 18 living with them. The average household size was 2.33. There were 16,063 families (61.7% of households); the average family size was 2.91.

The population was spread out with 13,060 people. The median age was 42.4 years. There were 28,165 housing units at an average density of 2,042 per square mile of which, 14,472 (55.6%) were owner-occupied, the homeowner vacancy rate was 2.3%; the rental vacancy was 9%.

WWW.TINERCOMMERCIAL.COM

TINER | COMMERCIAL
REAL ESTATE
SERVICES

INTERIOR PHOTOGRAPHS



STAND ALONE RESTAURANT SPACE

5840 WINDING WAY, CARMICHAEL CA

FOR LEASE

SITE OVERVIEW



STAND ALONE RESTAURANT SPACE

5840 WINDING WAY, CARMICHAEL CA

FOR LEASE

RETAIL AERIAL OVERVIEW

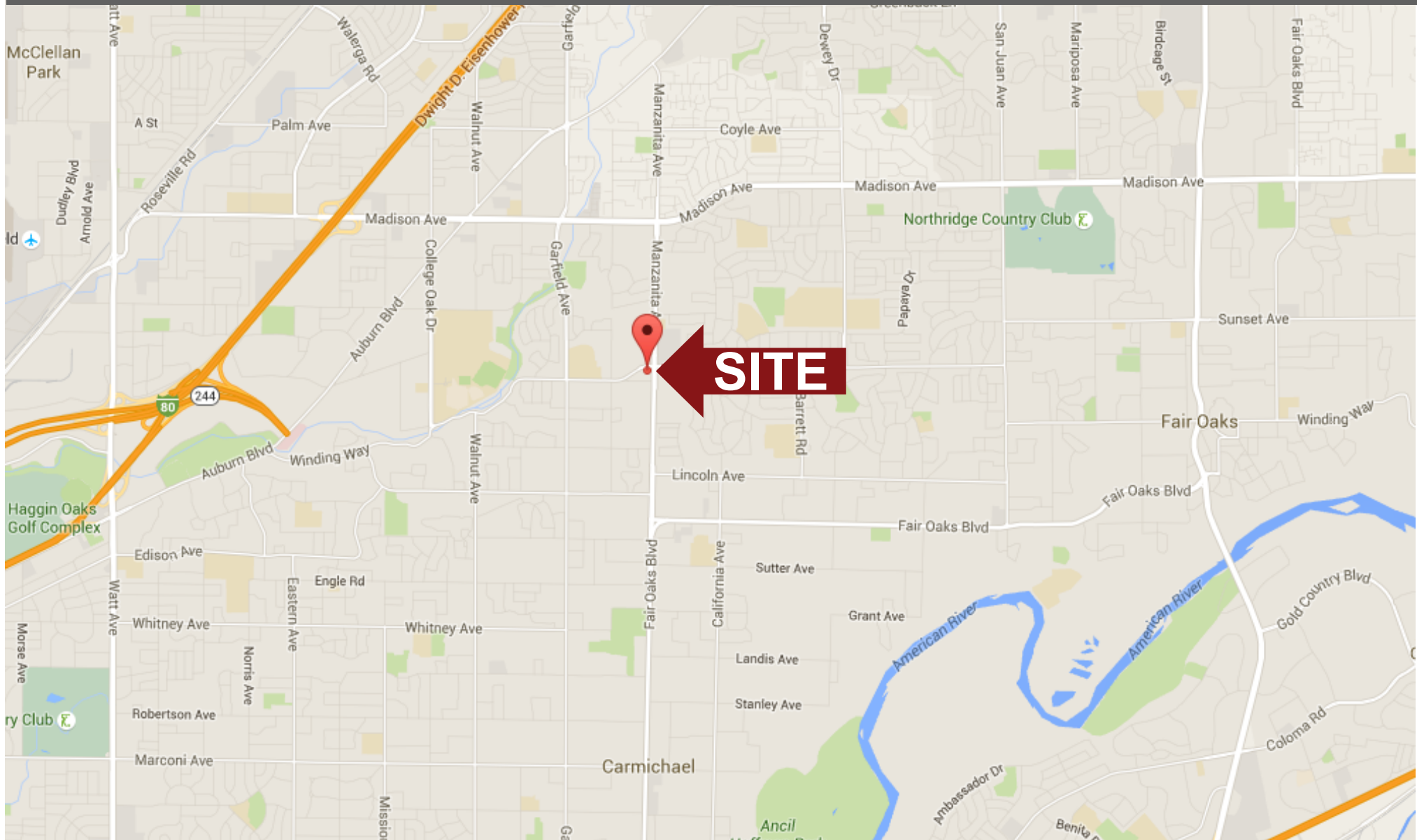


STAND ALONE RESTAURANT SPACE

5840 WINDING WAY, CARMICHAEL CA

FOR LEASE

AERIAL OVERVIEW

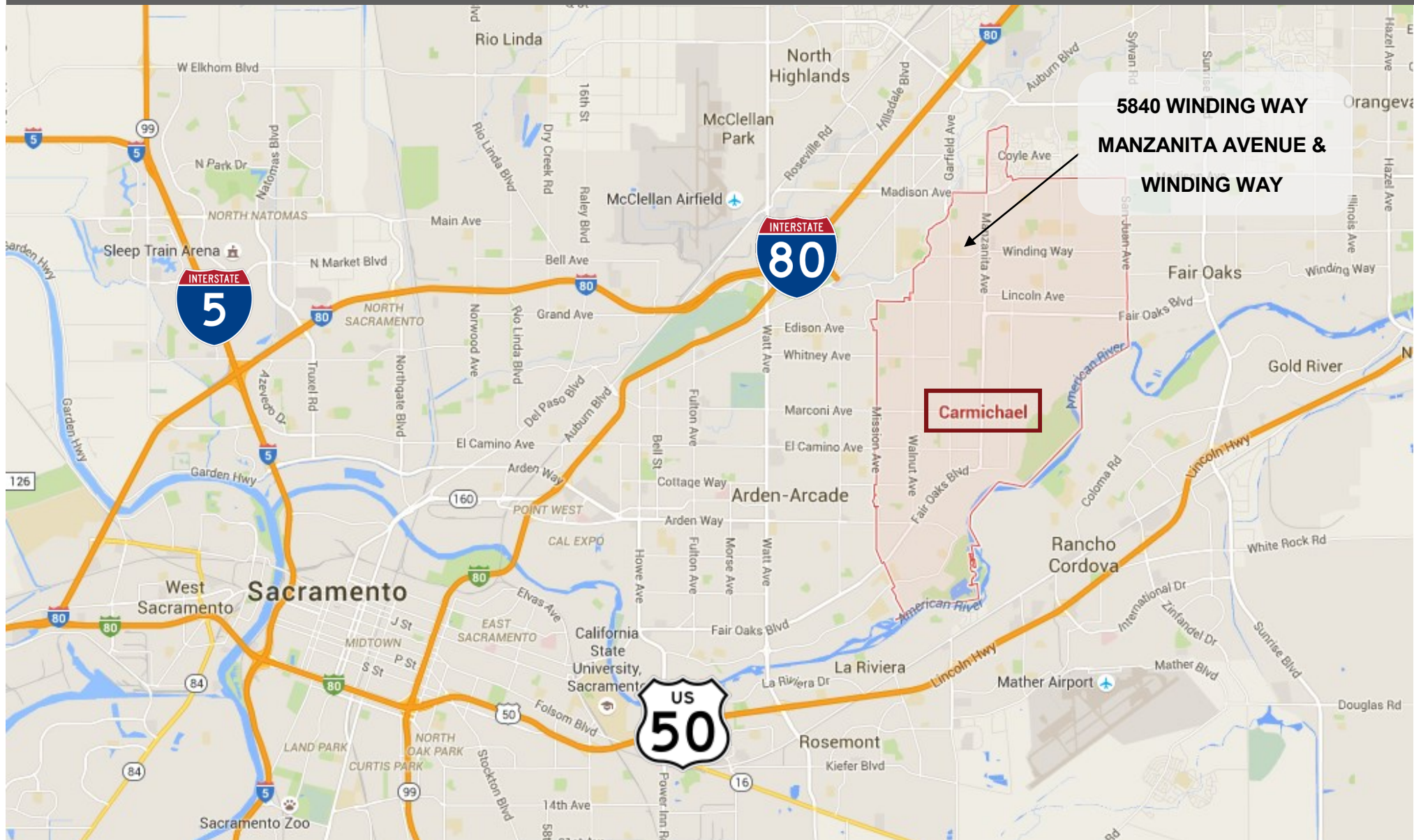


STAND ALONE RESTAURANT SPACE

5840 WINDING WAY, CARMICHAEL CA

FOR LEASE

LOCATION OVERVIEW



FOR MORE INFORMATION PLEASE CONTACT:



Ben Tiner

Office: 916.999.3900

Mobile: 916.607.9836

ben@tiner.com

CAL BRE Lic #: 01705584

TINER

**COMMERCIAL
REAL ESTATE
SERVICES**

WWW.TINERCOMMERCIAL.COM