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FOR LEASE

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±2,200SF HIGHLY VISIBLE RETAIL SPACE FOR \$1.15/SF

**4755 Manzanita Ave
Carmichael, CA 95608**

EXCLUSIVELY OFFERED BY:

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EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

Tiner Commercial Real Estate Services is pleased to exclusively offer this completely renovated $\pm 2,200$ square foot*, Class B Retail | Office Space w/onsite parking. The neighboring properties on Manzanita and Fair Oaks Blvd consist of a combination of retail, multitenant office and medical buildings. *Subject to confirmation of actual building

OFFERING HIGHLIGHTS:

- ◆ Available SF $\pm 2,200$ sf at \$1.15/SF
- ◆ Lot Size $\pm 24,772$ SF (.56 Acres)
- ◆ Retail | Office
- ◆ Zoned LC
- ◆ Property Type Commercial
- ◆ Remodeled 2014
- ◆ Great Signage | Visibility
- ◆ 129' of Frontage on Manzanita
- ◆ Outstanding Foot Traffic
- ◆ High Vehicle Traffic Count



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ASSESSORS INFORMATION

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ASSESSORS INFORMATION

PROPERTY INFORMATION	
ASSESSOR'S PARCEL NUMBER	230-0500-013-0000
Address	5881 JAMESON CT
Jurisdiction	UNINCORPORATED
Supervisor District	District 3

ADDITIONAL INFORMATION	
For Property tax bill information... Link to ePropTax	

ASSESSOR'S ROLL VALUES	
Current as of September 30, 2013	
Land Value	\$80,081
Improvement Value	\$176,547
Personal Property Value	\$0
Fixtures	\$0
Homeowner's Exemption	\$0
Other Exemption	\$0
Net Assessed Value	\$256,628
For changes made after September 30, 2013, please see Assessed Value Lookup viewer	

LAND INFORMATION	
Thomas Brothers Coordinates	279 D 1
Assessor's Land Use Code	BAB00A
Subdivision	
Subdivision Name	
Lot Number	
Approx. Parcel Area	24772 sq ft

OWNERSHIP INFORMATION	
Due to privacy concerns contained in Government Code Section 6254.21, ownership information is not available on-line. It may be obtained by calling (916) 875-0700, or by visiting the Assessor's Office at 3701 Power Inn Road, Suite 3000, in Sacramento.	

PROPERTY BUILDING INFORMATION	
Gross Building Area	5948 sq ft
Net Rentable Area	5948 sq ft
Ground Floor Area	5948 sq ft
Year Built:	1970
Effective Year	1970
Stories	1

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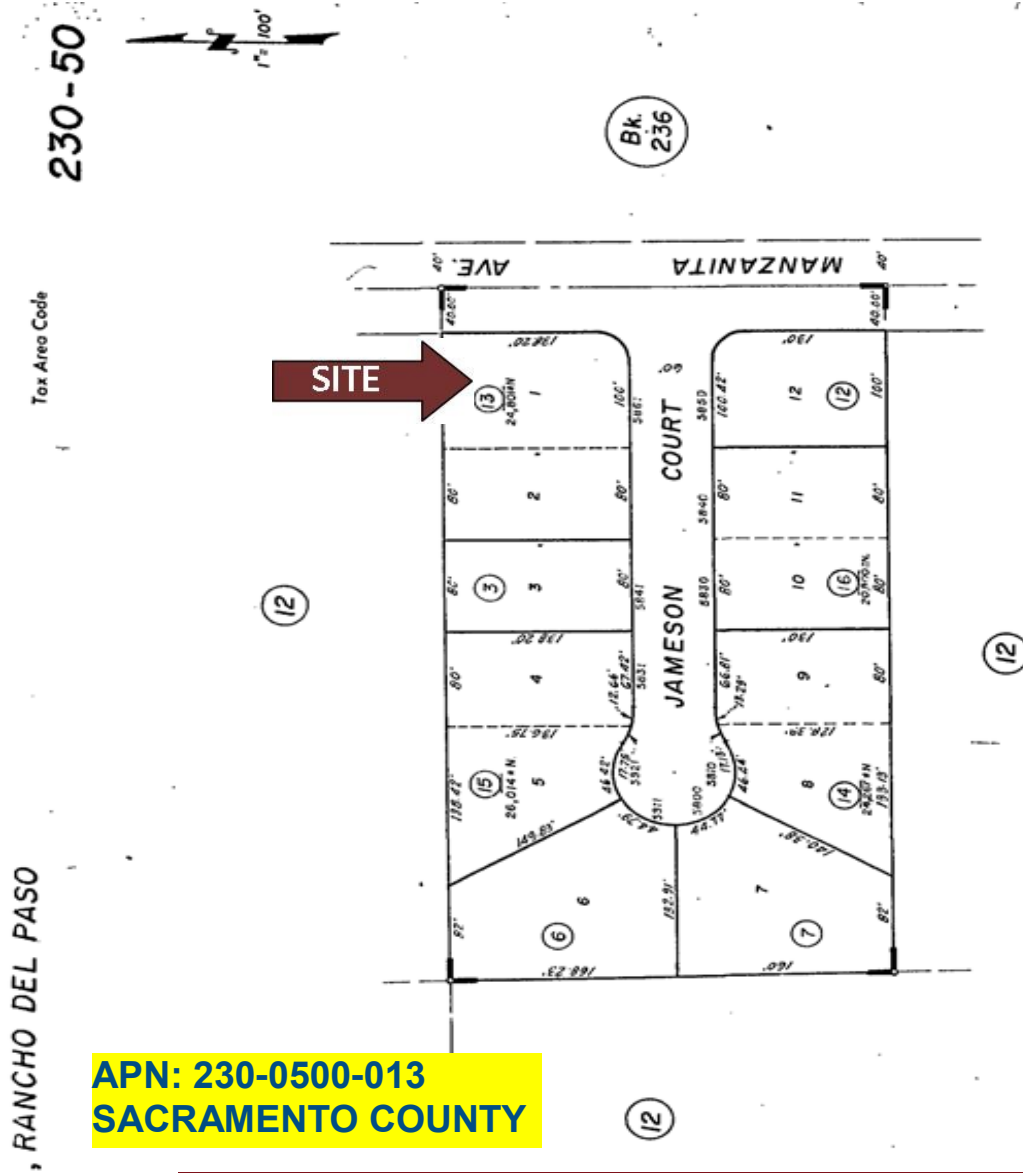


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PARCEL MAP

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PARCEL MAP



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AERIAL

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AERIAL MAP



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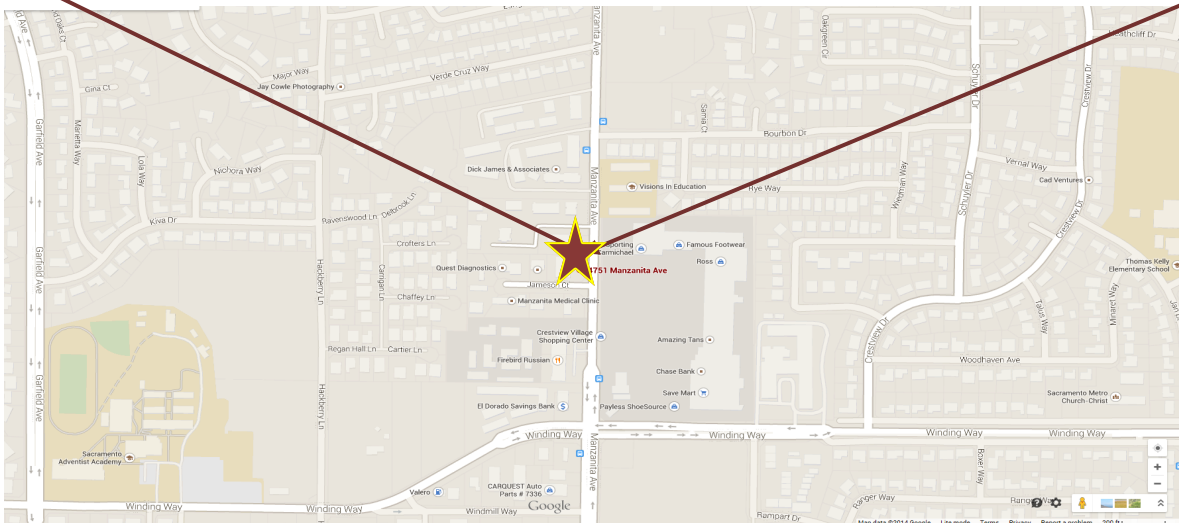


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AREA MAP

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AREA MAP



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DEMOGRAPHICS

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DEMOGRAPHIC SUMMARY REPORT

4751-4755 Manzanita Ave, Carmichael, CA 95608

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: - % Leased: **100%**
 GLA: **8,334 SF** Rent/SF/Mo: -
 Year Built: -



Radius	1 Mile	3 Mile	5 Mile			
Population						
2019 Projection	17,919	158,260	388,117			
2014 Estimate	17,051	150,584	370,167			
2010 Census	16,256	143,494	355,539			
Growth 2014 - 2019	5.09%	5.10%	4.85%			
Growth 2010 - 2014	4.89%	4.94%	4.11%			
2014 Population by Hispanic Origin						
2014 Population By Race	2,166	23,488	62,634			
White	17,051	150,584	370,167			
Black	13,927	81.68%	121,120	80.43%	294,524	79.57%
Am. Indian & Alaskan	1,096	6.43%	11,336	7.53%	26,181	7.07%
Asian	217	1.27%	2,090	1.39%	5,337	1.44%
Hawaiian & Pacific Island	851	4.99%	6,973	4.63%	21,922	5.92%
Other	94	0.55%	949	0.63%	2,538	0.69%
	867	5.08%	8,116	5.39%	19,665	5.31%
Households						
2019 Projection	7,579	63,682	150,221			
2014 Estimate	7,212	60,588	143,271			
2010 Census	6,882	57,784	137,716			
Growth 2014 - 2019	5.09%	5.11%	4.85%			
Growth 2010 - 2014	0.34%	0.69%	-0.11%			
Owner Occupied	3,738	51.83%	31,990	52.80%	80,309	56.05%
Renter Occupied	3,474	48.17%	28,598	47.20%	62,963	43.95%
2014 Households by HH Income						
Income: <\$25,000	7,213	60,588	143,273			
Income: \$25,000 - \$50,000	1,940	26.90%	16,715	27.59%	35,821	25.00%
Income: \$50,000 - \$75,000	2,002	27.76%	16,041	26.48%	35,954	25.09%
Income: \$75,000 - \$100,000	1,221	16.93%	10,536	17.39%	25,923	18.09%
Income: \$100,000 - \$125,000	840	11.65%	7,045	11.63%	18,095	12.63%
Income: \$125,000 - \$150,000	381	5.28%	4,027	6.65%	11,063	7.72%
Income: \$150,000 - \$200,000	331	4.59%	2,662	4.39%	6,532	4.56%
Income: \$200,000+	298	4.13%	1,854	3.06%	4,966	3.47%
	200	2.77%	1,708	2.82%	4,919	3.43%
2014 Avg Household Income	\$62,454	\$62,326	\$66,748			
2014 Med Household Income	\$44,112	\$45,876	\$49,882			



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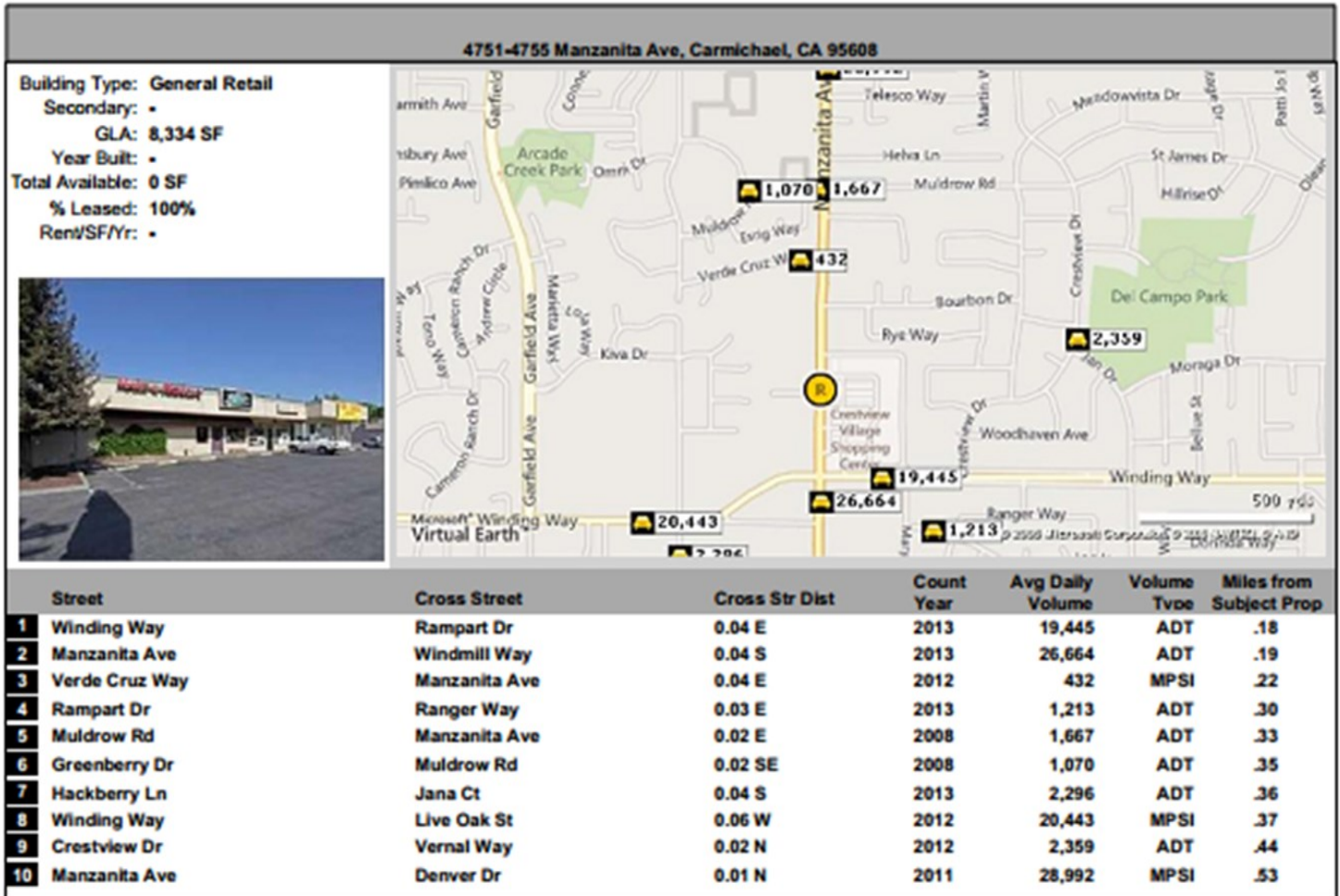


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TRAFFIC

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TRAFFIC REPORT



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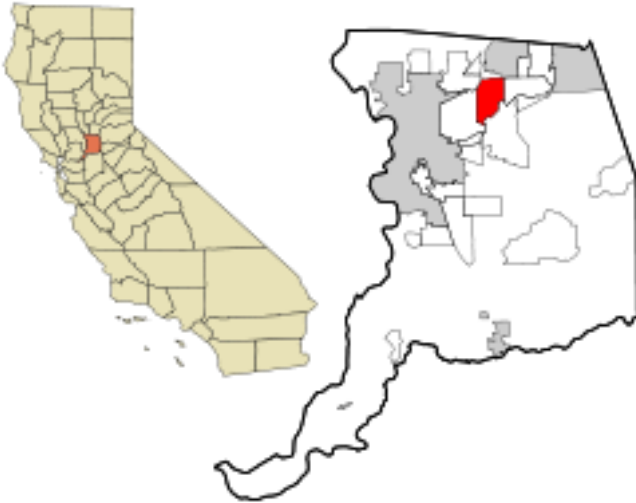


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LOCATION OVERVIEW

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LOCATION OVERVIEW



The 2010 United States Census^[4] reported that **Carmichael** had a population of 61,762. The population density was 4,477.8 people per square mile (1,728.9/km²).

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 in them. The average household size was 2.33. There were 16,063 families (61.7% of all households); the average family size was 2.91.

The population was spread out with 13,060 people (21.1%) under the age of 18, 5,370 people (8.7%) aged 18 to 24, 14,388 people (23.3%) aged 25 to 44, 18,054 people (29.2%) aged 45 to 64, and 10,890 people (17.6%) who were 65 years of age or older. The median age was 42.4 years.

There were 28,165 housing units at an average density of 2,042.0 per square mile (788.4/km²), of which 14,472 (55.6%) were owner-occupied, the homeowner vacancy rate was 2.3%; the rental vacancy rate was 9.8%.



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6837 Fair Oaks Blvd,
Carmichael CA 95608

WE DELIVER:

ASSET MANAGEMENT: **FREEDOM**

LANDLORD OWNERS INVESTORS: **CERTAINTY**

TENANTS: **STABILITY**

BUYERS: **CONFIDENCE**

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