CARMICHAEL VILLAGE

NWC FAIR OAKS BLVD. & MANZANITA AVE. | CARMICHAEL

FOR LEASE



COMING SOON

JACKS URBAN EATS

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PROPERTY DETAILS

Location 4005 Manzanita Ave. and 7423 & 7433 Fair Oaks Blvd. Carmichael, CA 95608

Available Space

870 SF. (End Cap)

960 SF.

1,800 SF.

4,000 SF. (Proposed Pad / Divisible)

PROPERTY HIGHLIGHTS

- Dominant area shopping center
- High Profile Retail Center
- Dense residential trade area

CO-TENANTS

Bel Air, Ace Hardware, Dollar Tree, jamba, DaVita, Golden 1 Credit Union, Bank of the West, Starbucks Coffee, orangetheory Fitness, Noah's NY Bagels, Wing Stop, Subway, Stretch Lab, Round Table Pizza Royalty, BR, Incredible Pets, Sport Clips Haircuts, Jacks Urban Eats, Leslie's, Taco Bell

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population	16,541	64,376	143,455
Households	6,710	25,823	56,068
Avg. Household Income	$100,795	$100,350	$97,103
Employees	5,163	17,864	36,152

TRAFFIC COUNTS

Fair Oaks Blvd.	41,997 ADT
Manzanita Ave.	34,939 ADT
Cypress Ave.	17,807 ADT

CARMICHAEL VILLAGE SHOPPING CENTER

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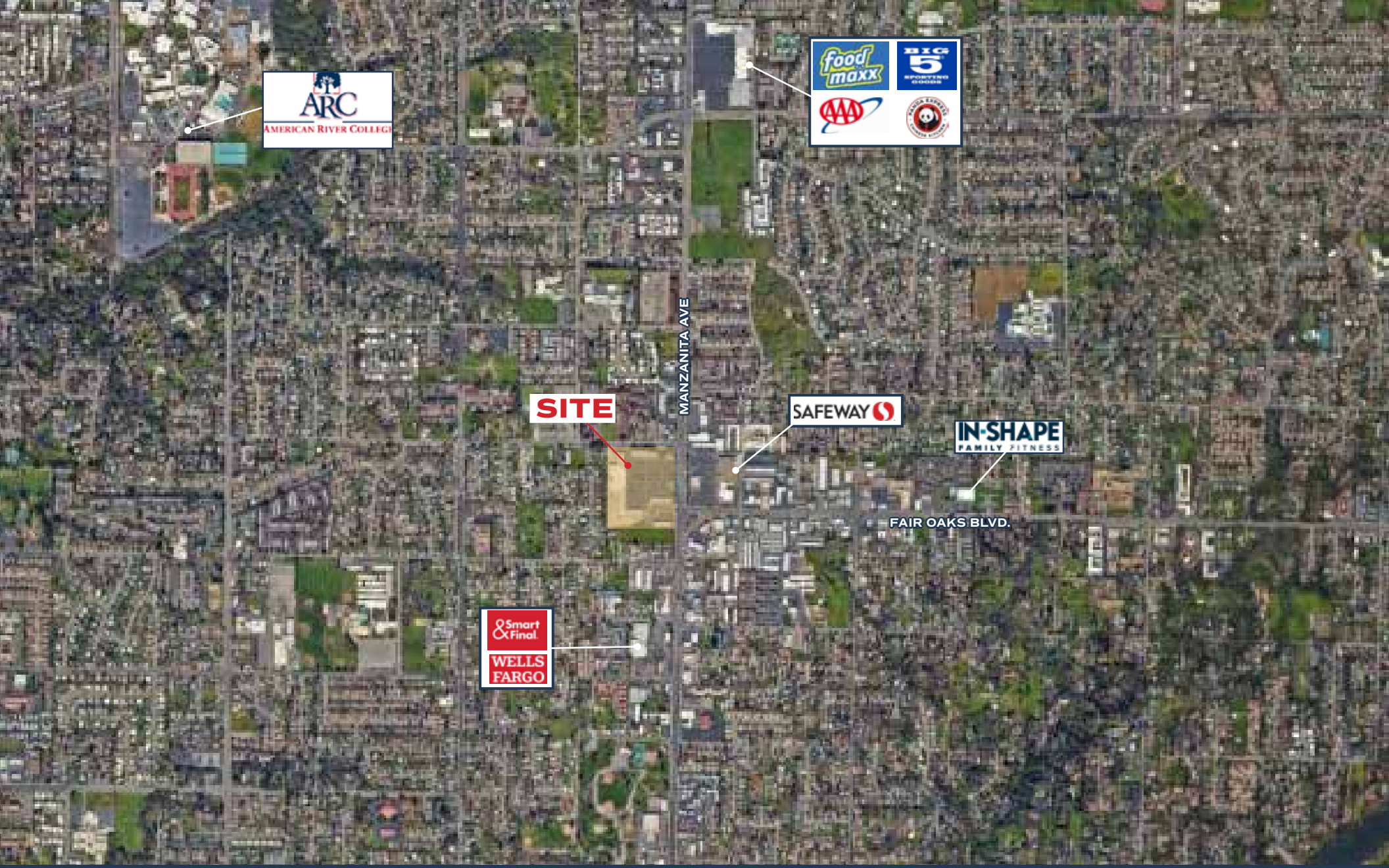
SITE PLAN



CARMICHAEL VILLAGE SHOPPING CENTER

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MANZANITA AVE.
CYPRESS AVE.
FAIR OAKS BLVD.
DUNKIN'
MOUNTAIN MIKE'S
ARCO
SAFEWAY
IN-SHAPE
FAMILY FITNESS
BEL AIR
ACE
Hardware
jamba
DaVita
JACKS
URBAN
EATS
JIMBOY'S
TACOS
POPEYES
Smart & Final
WELLS FARGO
BURGER KING
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