

Manzanita - Winding Way Plaza

4707 - 4711 Manzanita Ave, Carmichael CA 95148

Three Small Retail Units Available, Continuous



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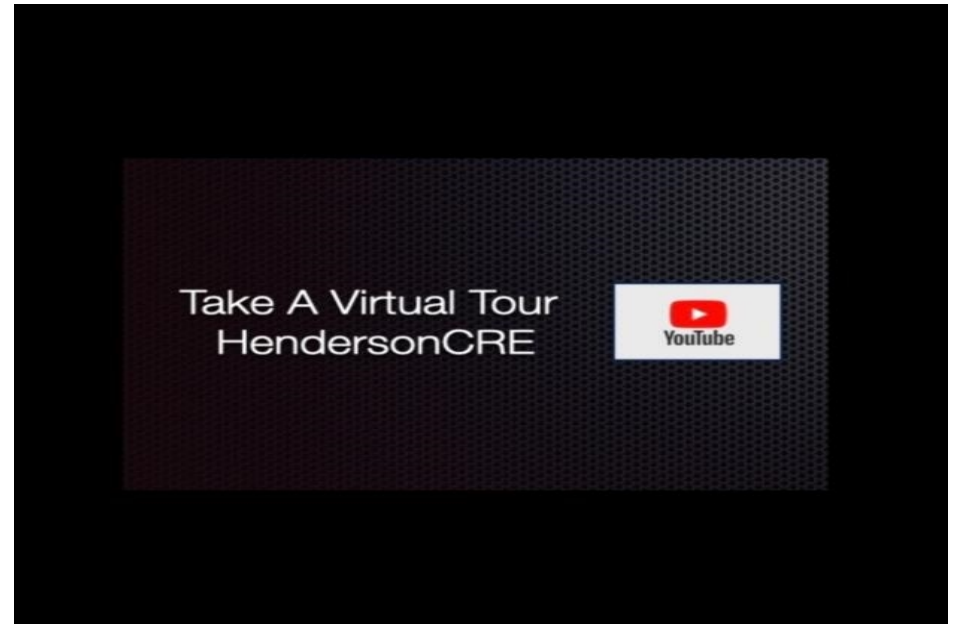
GQNorth
real estate

THE SPACE

Location	4707 - 4711 Manzanita Ave, Carmichael, CA, 95148
Traffic Count	25,000 Daily

HIGHLIGHTS

- Three Small Retail Units Available
- Three Continuous units up to 1,866 Square Feet
- LEASED Unit 4707 - 575 Square Feet
- AVAILABLE Unit 4709 - 566 Square Feet
- LEASED Unit 4711- 725 SF Turnkey Unit with One Built out Office, New Carpet and Paint
- Each Unit has It's Own Private Restroom
- Monument Signage
- Neighboring Unit of Three Restaurants
- Free Rents in Exchange for Tenant Improvements
- Take A Virtual Tour on YouTube: HendersonCRE
- HendersonCRE.com
- Aharon Manukyan 916-801-3984
- \$1.00 PSF NNN



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
16,600	149,619	372,701



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$90,032	\$83,574	\$86,818



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,966	59,943	143,029

PROPERTY FEATURES

GLA (SF)	15,151
LAND SF	48,786
LAND ACRES	1.12
ZONING TYPE	LC
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	Three
NUMBER OF PARKING SPACES	AMPLE Parking



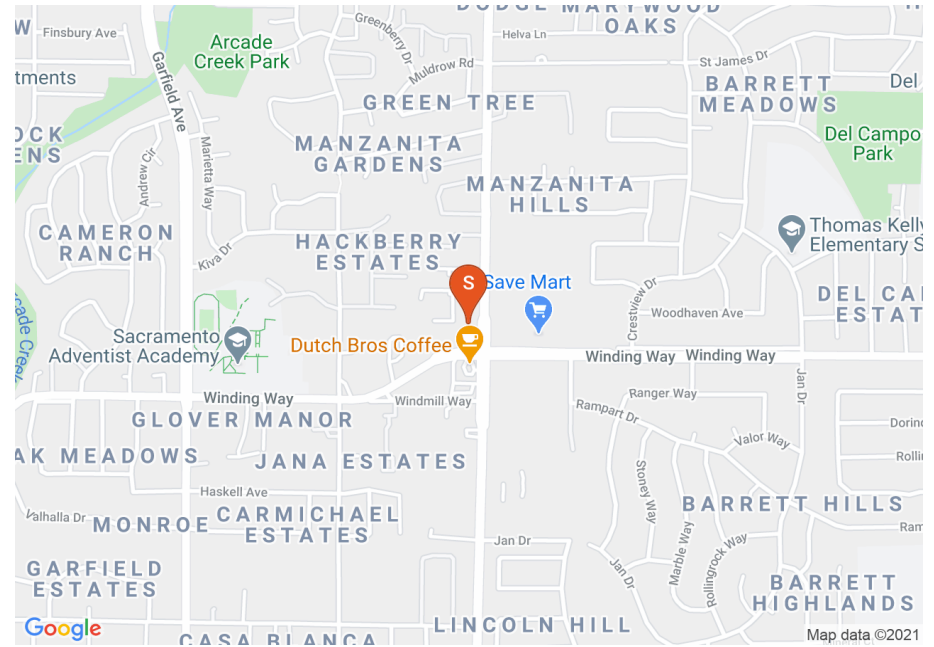
Manzanita Shopping Center

- Center located near a hard corner 4 way signalized intersection, on the corner of Manzanita Avenue and Winding Way.

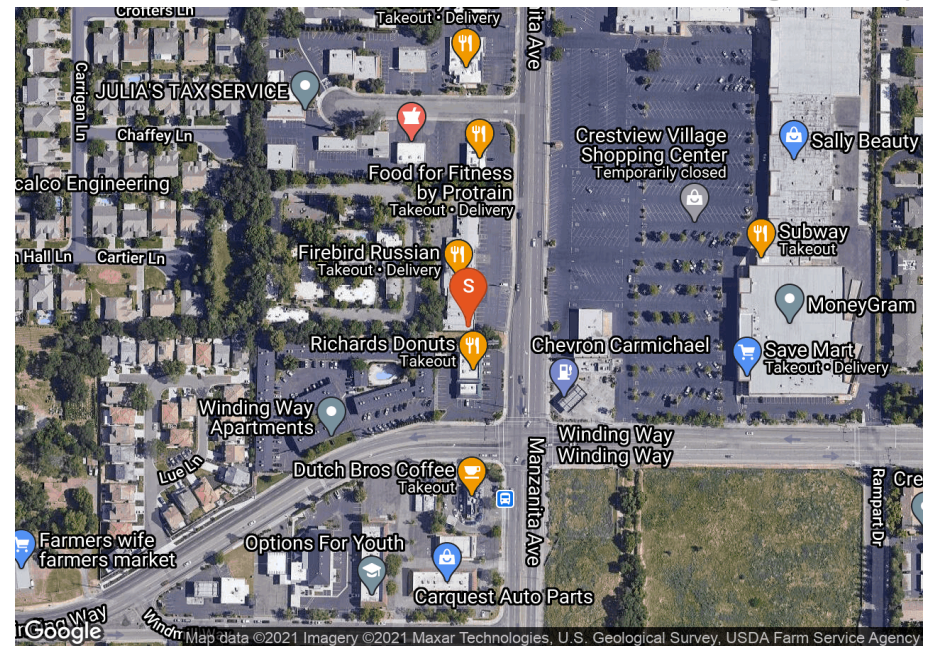
Manzanita Avenue is the major north/south arterials through the Carmichael area
 Dense surrounding residential generates heavy traffic to the center.
 Major community shopping center in the trade area located between Sunrise Mall (Citrus Heights) and Arden Fair Mall (Sacramento). Across the street combines a mix of national and regional retailers provides a strong retail drawing for the trade area.

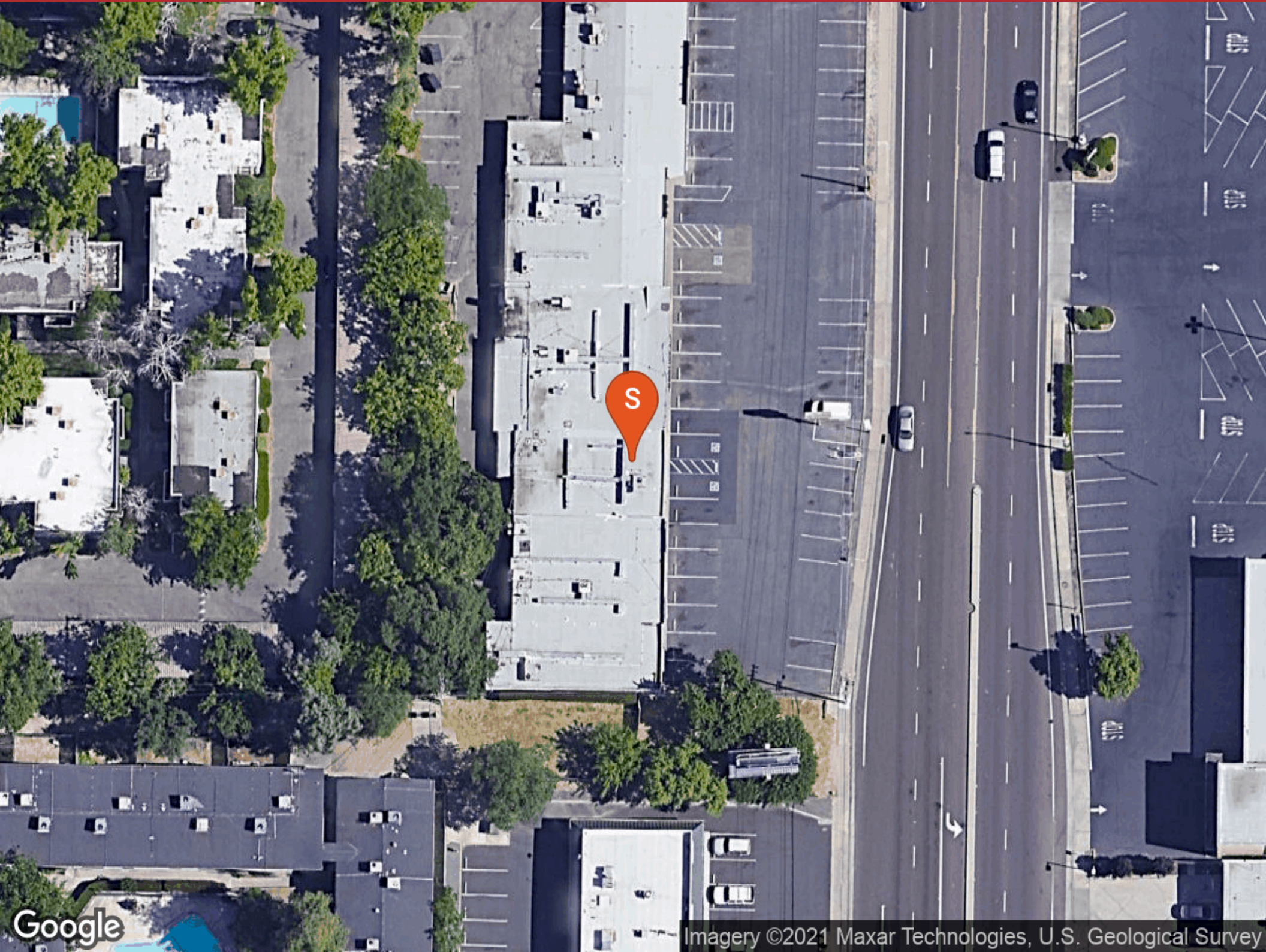
- Take a virtual tour of each unit on my Youtube channel HendersonCRE.
 We are motivated to lease the units out so call or text me with any questions.

Locator Map



Regional Map









POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,927	145,126	351,060
2010 Population	15,673	141,833	352,173
2020 Population	16,600	149,619	372,701
2025 Population	17,117	153,987	383,993
2020 African American	1,066	11,193	25,852
2020 American Indian	168	1,506	3,739
2020 Asian	980	7,814	24,948
2020 Hispanic	2,484	27,140	73,128
2020 Other Race	679	9,960	29,339
2020 White	12,390	106,808	258,323
2020 Multiracial	1,216	11,358	27,852
2020-2025: Population: Growth Rate	3.10 %	2.90 %	3.00 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	653	6,159	13,340
\$15,000-\$24,999	639	5,485	12,258
\$25,000-\$34,999	515	5,090	12,142
\$35,000-\$49,999	705	7,641	18,097
\$50,000-\$74,999	1,247	10,874	25,796
\$75,000-\$99,999	860	7,852	19,209
\$100,000-\$149,999	1,254	9,147	22,492
\$150,000-\$199,999	651	4,125	10,435
\$200,000 or greater	442	3,570	9,261
Median HH Income	\$67,733	\$60,477	\$62,875
Average HH Income	\$90,032	\$83,574	\$86,818

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,955	61,157	143,182
2010 Total Households	6,622	57,374	136,721
2020 Total Households	6,966	59,943	143,029
2025 Total Households	7,152	61,410	146,637
2020 Average Household Size	2.37	2.47	2.58
2000 Owner Occupied Housing	3,526	31,220	77,790
2000 Renter Occupied Housing	3,243	27,693	59,901
2020 Owner Occupied Housing	3,559	31,338	79,949
2020 Renter Occupied Housing	3,407	28,605	63,081
2020 Vacant Housing	476	3,876	8,769
2020 Total Housing	7,442	63,819	151,798
2025 Owner Occupied Housing	3,690	32,495	82,919
2025 Renter Occupied Housing	3,462	28,916	63,718
2025 Vacant Housing	496	3,999	9,050
2025 Total Housing	7,648	65,409	155,687
2020-2025: Households: Growth Rate	2.65 %	2.40 %	2.50 %

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 Call/Text

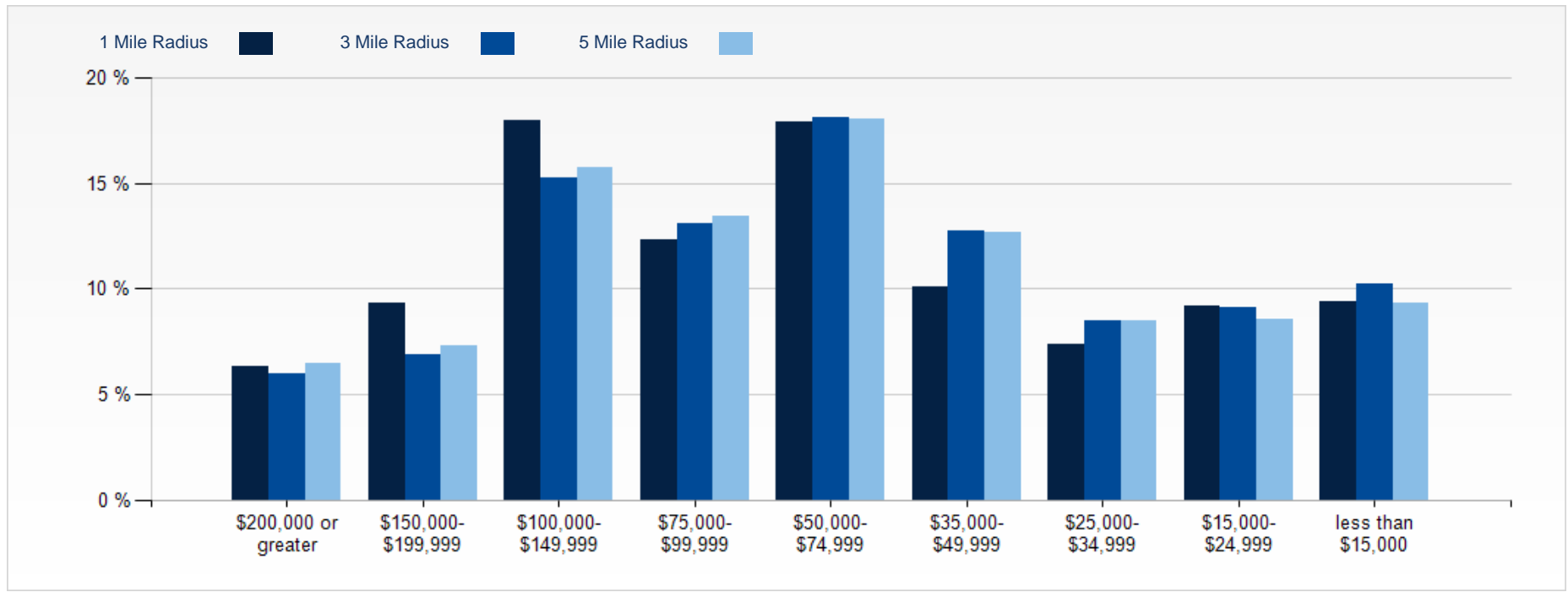
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,182	10,436	26,508
2020 Population Age 35-39	946	9,218	23,939
2020 Population Age 40-44	877	8,314	21,375
2020 Population Age 45-49	951	8,305	21,061
2020 Population Age 50-54	1,019	8,855	22,343
2020 Population Age 55-59	1,092	10,143	25,102
2020 Population Age 60-64	1,135	10,041	24,301
2020 Population Age 65-69	988	8,351	20,360
2020 Population Age 70-74	842	6,826	16,327
2020 Population Age 75-79	577	4,758	11,158
2020 Population Age 80-84	458	3,609	8,153
2020 Population Age 85+	641	4,766	9,678
2020 Population Age 18+	13,370	118,439	291,976
2020 Median Age	42	40	39

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,087	\$60,659	\$63,118
Average Household Income 25-34	\$90,671	\$79,643	\$80,870
Median Household Income 35-44	\$82,920	\$71,368	\$76,363
Average Household Income 35-44	\$99,973	\$92,792	\$95,281
Median Household Income 45-54	\$90,172	\$78,140	\$81,201
Average Household Income 45-54	\$110,717	\$101,391	\$105,784
Median Household Income 55-64	\$80,139	\$68,961	\$71,124
Average Household Income 55-64	\$97,140	\$90,032	\$95,546
Median Household Income 65-74	\$62,764	\$56,349	\$56,465
Average Household Income 65-74	\$86,620	\$78,350	\$81,258
Average Household Income 75+	\$64,957	\$64,611	\$63,602

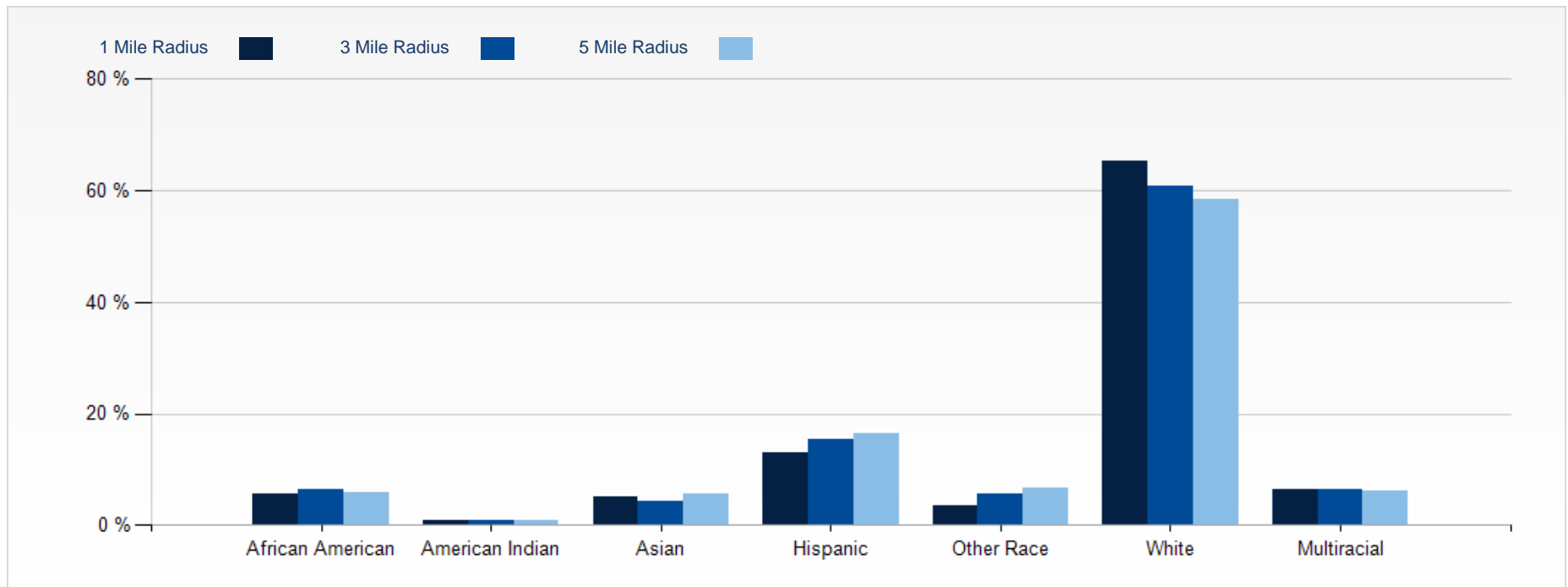
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,173	11,197	28,912
2025 Population Age 35-39	1,127	10,086	26,226
2025 Population Age 40-44	969	9,227	23,853
2025 Population Age 45-49	904	8,377	21,521
2025 Population Age 50-54	929	8,431	21,118
2025 Population Age 55-59	1,006	8,759	21,777
2025 Population Age 60-64	1,074	9,795	24,025
2025 Population Age 65-69	1,116	9,471	22,856
2025 Population Age 70-74	954	7,800	18,629
2025 Population Age 75-79	774	6,283	14,812
2025 Population Age 80-84	517	4,119	9,283
2025 Population Age 85+	693	4,848	9,971
2025 Population Age 18+	13,846	122,053	301,184
2025 Median Age	42	40	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,424	\$65,183	\$68,213
Average Household Income 25-34	\$96,909	\$85,532	\$87,949
Median Household Income 35-44	\$88,354	\$77,372	\$81,929
Average Household Income 35-44	\$108,731	\$101,059	\$104,907
Median Household Income 45-54	\$97,003	\$81,775	\$85,816
Average Household Income 45-54	\$118,525	\$108,160	\$114,132
Median Household Income 55-64	\$85,425	\$74,677	\$76,981
Average Household Income 55-64	\$106,307	\$97,754	\$104,850
Median Household Income 65-74	\$67,941	\$59,949	\$60,865
Average Household Income 65-74	\$95,763	\$85,410	\$90,145
Average Household Income 75+	\$74,498	\$72,354	\$72,488

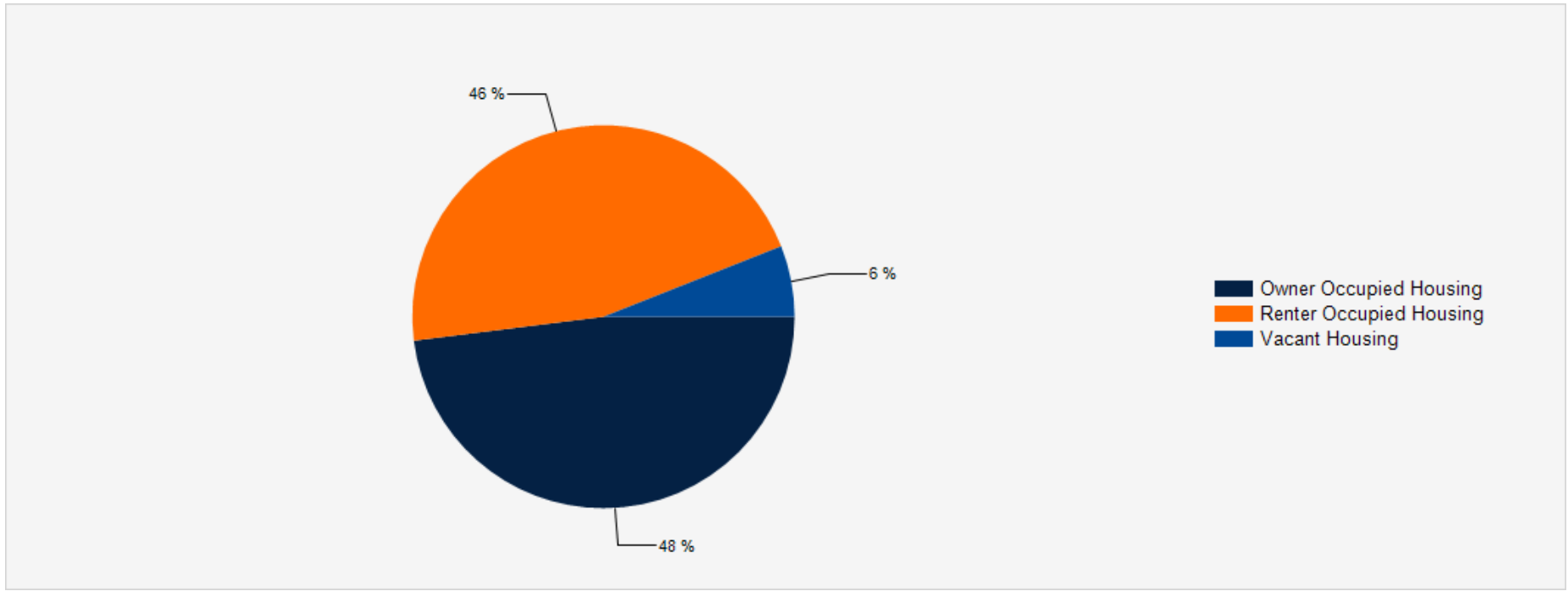
2020 Household Income



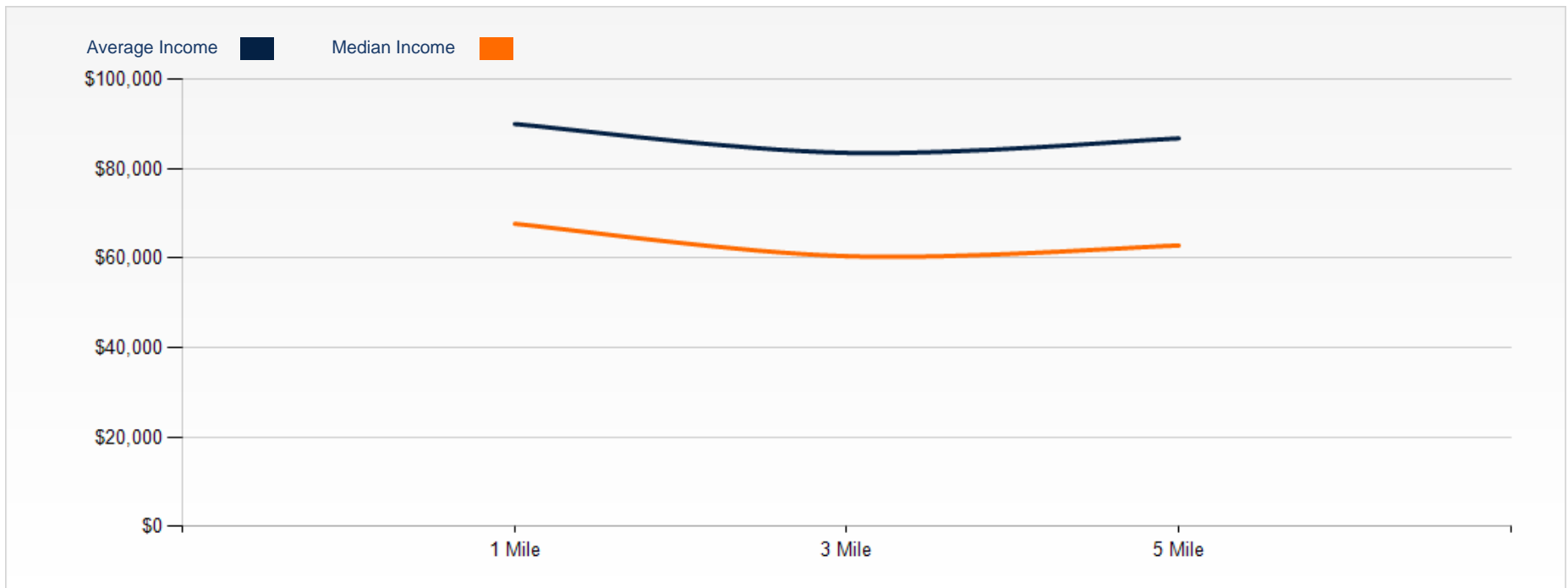
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median





Lu Ann Henderson
Senior Vice President

Lu Ann Henderson, BRE License #01912126, Senior Vice President of Commercial Sales and Leasing Services at GQ North Real Estate. She is a Board Member for the Citrus Heights Chamber of Commerce. Lu Ann is a CCIM candidate and has received three of the four CCIM certificates.

Lu Ann is an exclusive California listing agent, servicing the Sacramento, Bay Area, and Los Angeles markets. She comes with a wide range of local and international investors. 80% of her sales and leasing transactions are dual agency because, besides a high closing portfolio, her strong suit is obtaining her buyers and tenants. Lu Ann became a top producer in her company in 2016/2017/2018 and was named top producer by Costar/LoopNet for the second quarter of 2020.

In California, Lu Ann has been responsible for multi-millions in sales, specializing in industrial, retail, office, land development, and specialty assets. She has become versatile in most sectors of business real estate. Lu Ann started her California commercial real estate career in 2013 as a two-year intern for an investor that holds commercial assets worldwide. Learning from one of the savviest private commercial investors, she now utilizes these strategies in her transactions, which she is known for her top closing commercial real estate success rate and her top transaction volume being in the top 5% of brokers.

First receiving her Nevada Real Estate License in 2005, Lu Ann started with the Blasco Development group and attended several commercial meetings on various development – transnational projects underway. Usually, the only female in the group exposed to a wealth of knowledge, she quickly learned that her passion was in commercial real estate. Her first project was assisting the sellers in the sale transaction of the Spanish Palm Apartments, located at 5250 S. Rainbow Blvd., Las Vegas NV. 89118. The buyer utilized her assistance in selling the first two phases of a 376-unit Apartment sale transaction for \$52.6 million. The buyers purchased the apartments for a condominium conversion.

In 2015, the City of Sacramento opened a map naming Industrial approved zoning for cultivation in the cannabis industry. Lu Ann was one of the first courageous commercial agents in the region to take on uncharted territory while actively attending city ordinance meetings obtaining all necessary rules and regulations into this new real estate arena for her clients. A true entrepreneur in all aspects of the business.

Currently, in 2020, Lu Ann uses various digital marketing platforms and traditional media to generate global exposure to potential tenants, buyers, or sellers of commercial property, utilizing Costar/LoopNet, Crexi, and Retailsphere, which has direct contact with major retailers.

Recently, during the COVID pandemic, she started a new YouTube Channel, HendersonCRE, which further expands her digital marketing and property display globally. Surprisingly, she became busy via virtual walkthroughs! She is a big believer in various marketing platforms as it draws a diverse set of people, situations and affords global reach for buyers and potential tenants.

In January 2021, Lu Ann was approached by a Los Angeles business brokerage firm looking to collaborate with her. Known for her skilled nature, integrity, and professionalism, she has now collaborated with a reputable team offering a full evaluation of your business, which includes Business Sales, Mergers & Acquisitions, Business Valuation, Opinion of Value Report, Pre-Sale Consultation, and Exit Strategy.

Manzanita - Winding Way Plaza

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Exclusively Marketed by:



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