

FOR LEASE

WINDING RANCH TOWN CENTER

SEC MANZANITA AVENUE & WINDING WAY, CARMICHAEL, CA

SHOP SPACE & DRIVE-THRU PAD AVAILABLE FOR LEASE



4% COMMISSION TO
PROCURING BROKER

KELLY RULE | BRE# 01173419

m 314-954-7735 | d 916-465-8843
e krule@pappasinvestments.com

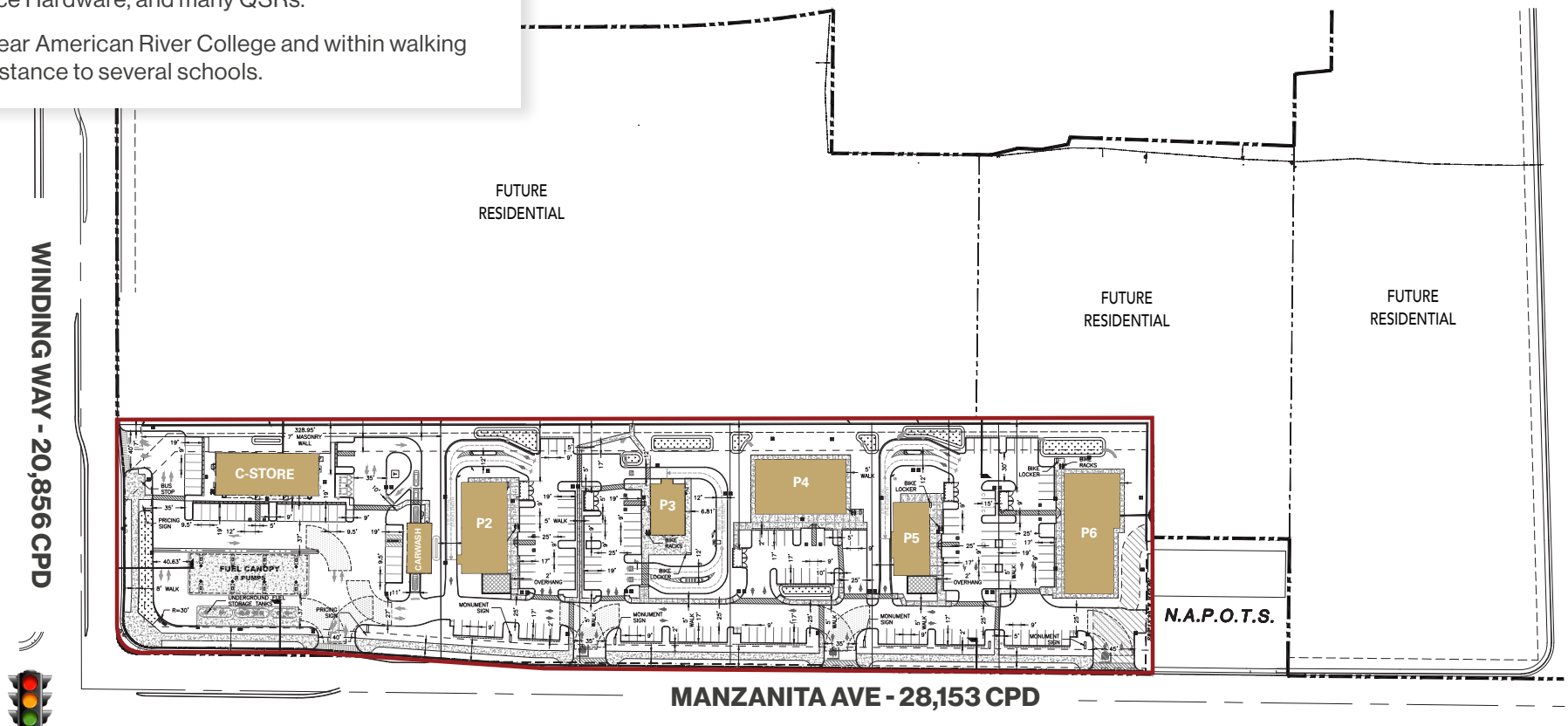
@pappasinvestments
www.pappasinvestments.com

Pappas Investments

PROJECT HIGHLIGHTS

- Located at signalized intersection at the hard SEC of Manzanita Avenue and Winding Way
- 29,150 SF shopping center development with shop space & drive-thru pad available for lease
- Situated in a densely populated residential area with over 156,000 residents within 3 miles
- Surrounded by a number of well-known national tenants including: Home Depot, Safeway, BelAir, Ace Hardware, and many QSRs.
- Near American River College and within walking distance to several schools.

DEMOGRAPHICS	1.5 MILE	3 MILE	5 MILE
RESIDENTIAL POPULATION	40,392	156,108	391,159
AVG. HOUSEHOLD INCOME	\$106,637	\$107,532	\$110,185
DAYTIME POPULATION	14,132	39,187	117,851

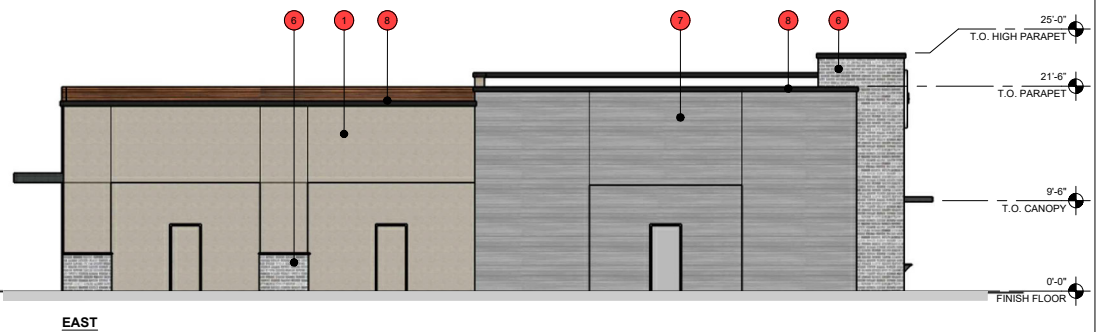
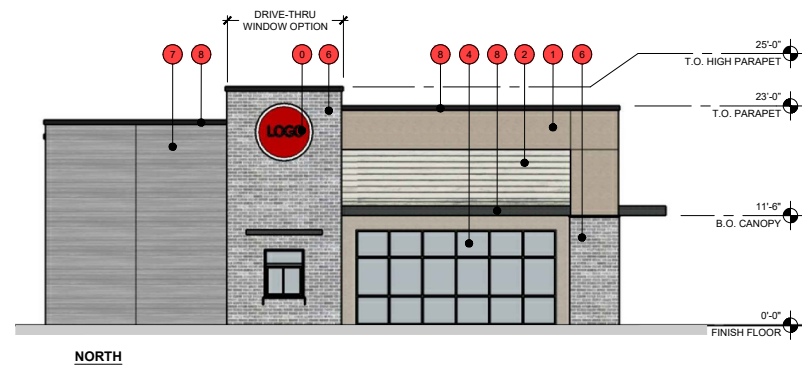
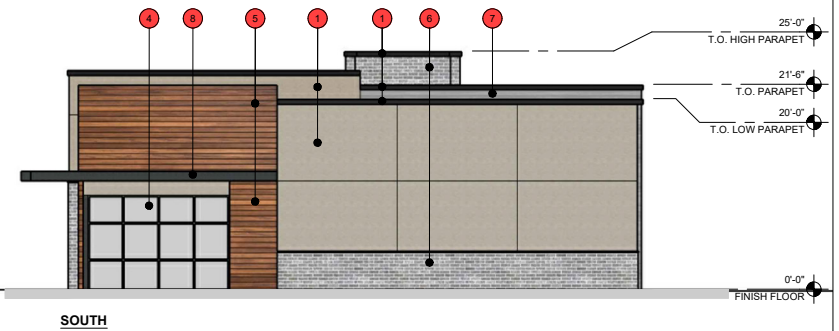
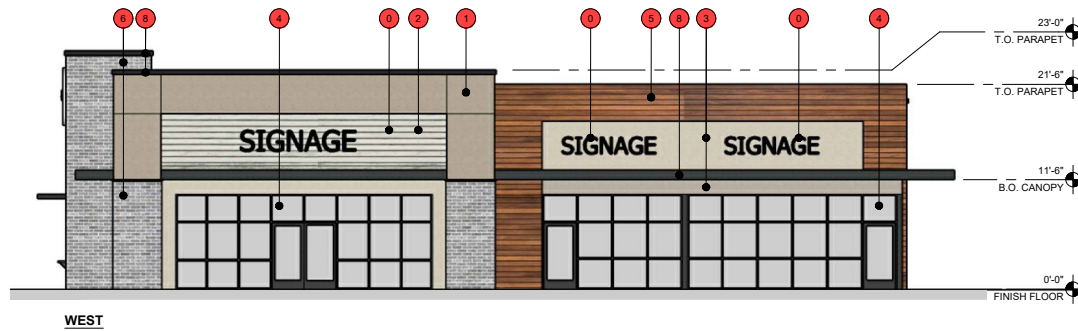
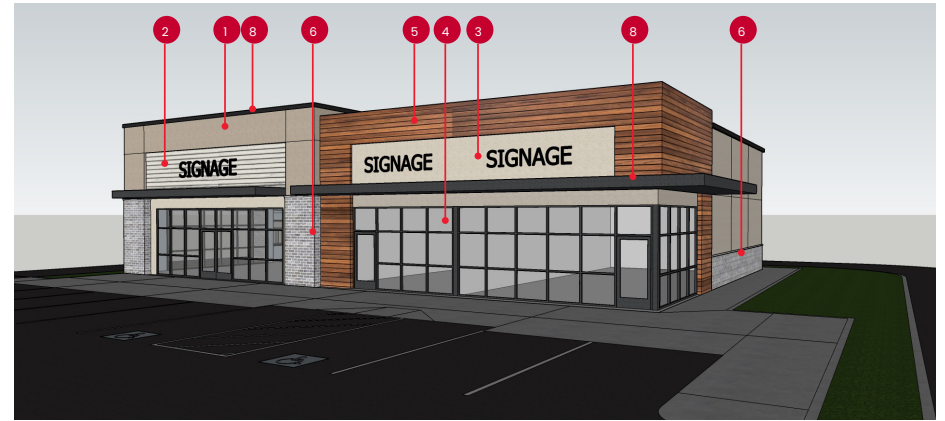
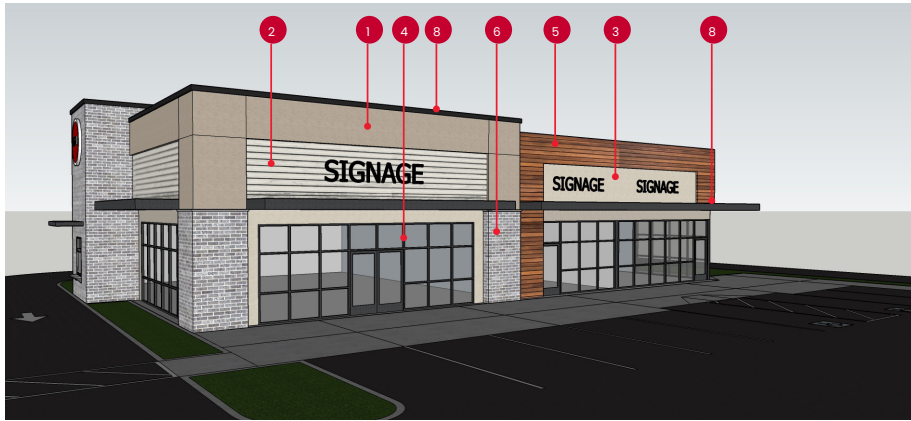


CARMICHAEL CALIFORNIA

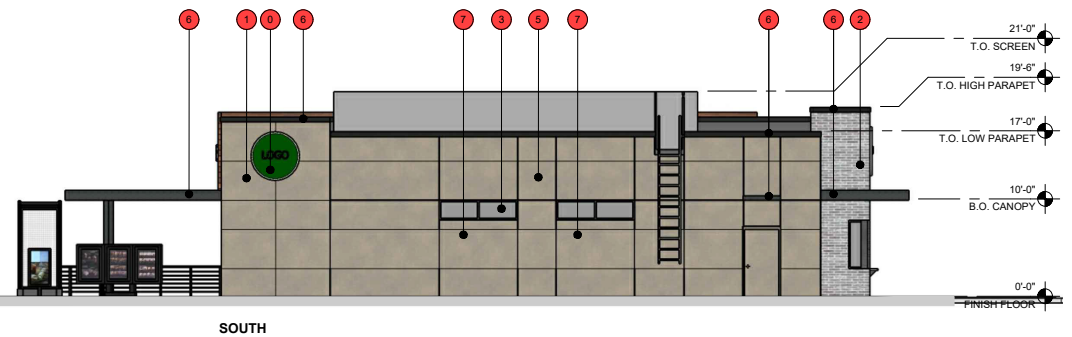
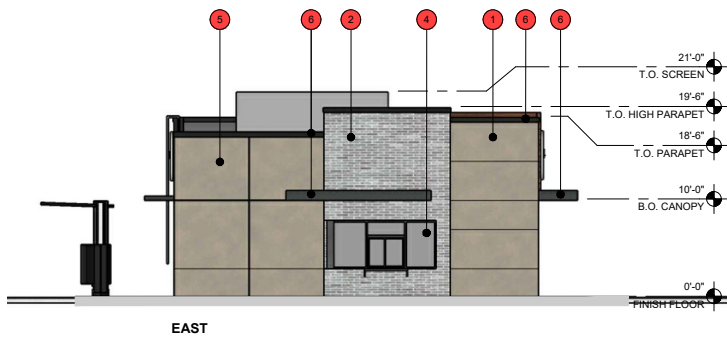
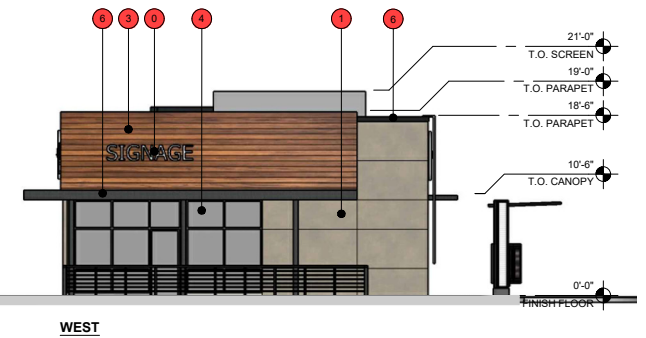
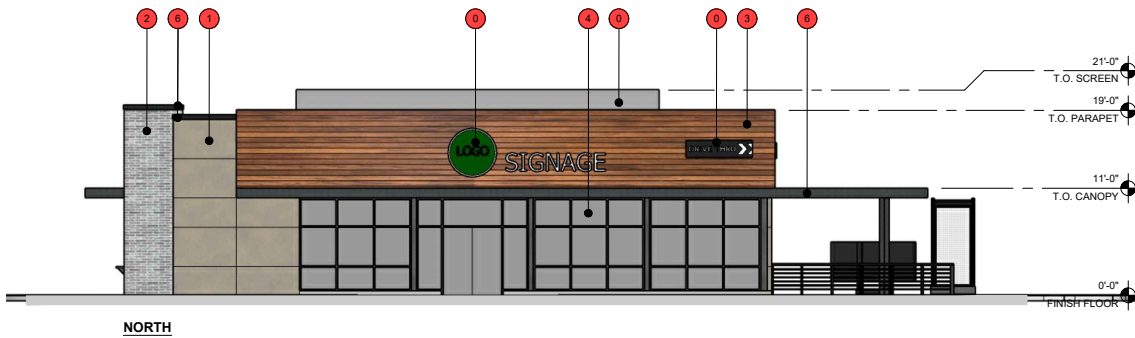
Carmichael, in its 17 square miles, has a zip code population of 72,000, and is home to one of only two regional libraries in Sacramento County, a trauma center, Mercy San Juan Medical Center, San Juan Unified School District, a 320 acre public golf course, the Effie Yeaw Nature Center, two excellent park districts, and a small business community consisting of retail, professional and service businesses.



AREA ELEVATIONS/RENDERINGS



BUILDING ELEVATIONS/RENDERINGS

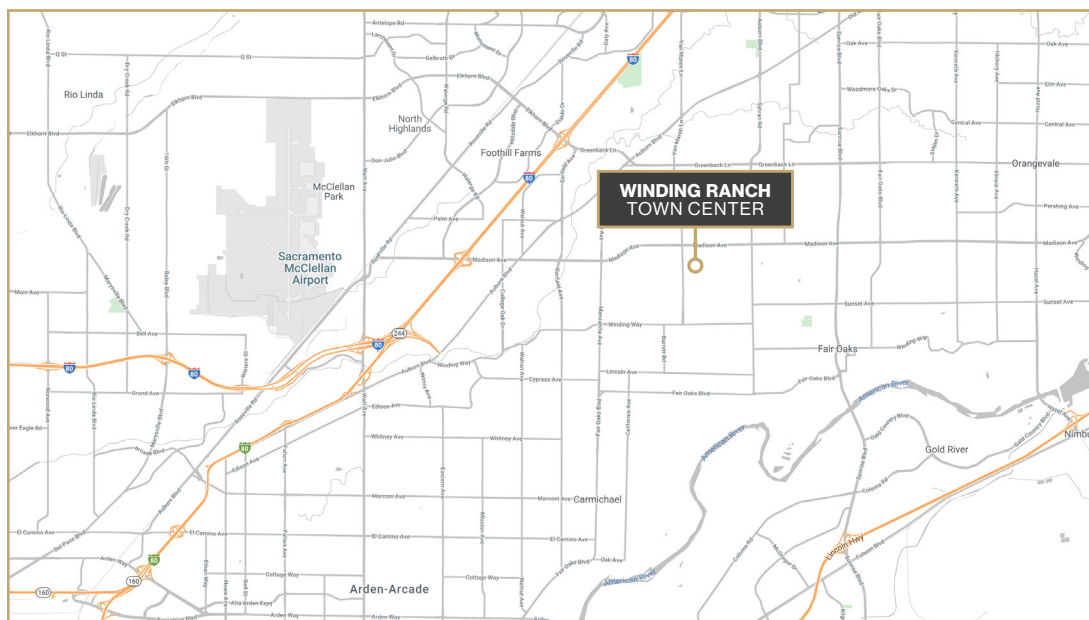
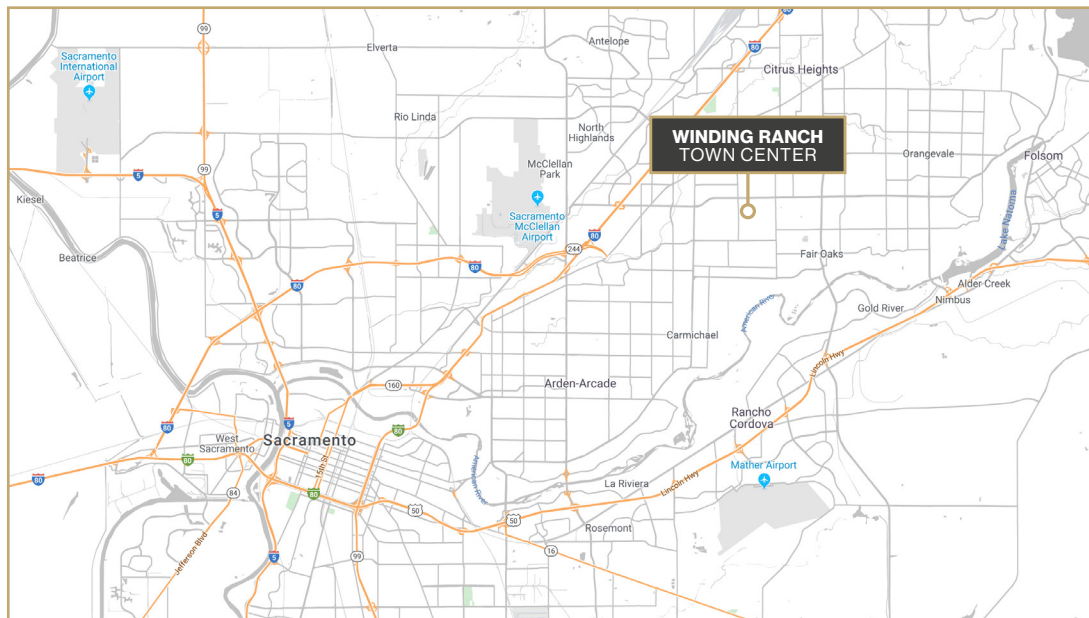


Sacramento, California is located approximately 105-miles northeast of San Francisco. The Sacramento-Arden Arcade-Roseville MSA is comprised of Placer, El Dorado, Sacramento and Yolo Counties.

These four counties are the main employment center for the region. In addition, Sutter and Yuba counties are tracked as a part of the region's population. These counties feature agricultural characteristics and serve as bedroom communities to the Sacramento region because of their affordable housing.

One of the primary contributors to economic expansion in the Greater Sacramento Area is the influx of people from the San Francisco Bay Area who choose Sacramento for its affordability while remaining within commuter range of the Bay Area. The population of the region in 2018 exceeded 2.3 million and is projected to reach nearly 2.5 million by 2025. Population in the greater Sacramento region grew by 29.60% between 2000 and 2018, an average annual growth rate of 1.45%.

The Sacramento region's population is expected to significantly outpace the growth of nearly all other major metro areas in California, as well as California itself. Sacramento County accounted for 57.5% of the entire region's population growth.





FOR LEASE

WINDING RANCH TOWN CENTER

SEC MANZANITA AVENUE & WINDING WAY, CARMICHAEL, CA

29,150 SF shopping center development with
SHOP SPACE & Drive-thru pad available FOR LEASE

KELLY RULE | BRE# 01173419

m 314-954-7735 | **d** 916-465-8843

e krule@pappasinvestments.com

  @pappasinvestments
www.pappasinvestments.com



Pappas Investments