

AVAILABLE
FOR LEASE

**2834 WALNUT AVE
CARMICHAEL, CA 95608**

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CENTURY 21
Select Real Estate, Inc.



MARCONI AVE

SUBJECT PROPERTY

WALNUT AVE. ADT 21,000

1,104 SF / 0.21 ACRES

FREE STANDING RESTAURANT BUILDING

THE PROPERTY

2834 WALNUT AVE. CARMICHAEL, CA 95608



REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



CARMICHAEL, CA
SACRAMENTO COUNTY
APN: 272-0171-023



1,104 SF
0.21 ACRES



LC
LIGHT
COMMERCIAL



FREE STANDING
RESTAURANT /
RETAIL



\$2.25 + NNN



CENTURY 21
Select Real Estate, Inc.

PRICING: \$2.25 + NNN



SHARING
& CARING



ADT 21,000

WALNUT AVE



PAMPERED
PAWS



MARCONI AVE





2834
WALNUT AVE
CARMICHAEL, CA 95608



2834
WALNUT AVE



THE BUILDING

2834 WALNUT AVE. CARMICHAEL, CA 95608

This freestanding former restaurant is located on the south east corner of Walnut Ave. & Marconi Ave. This intersection sees an average of 21,000 vehicles per day and the property has an immediate ingress and egress point from Walnut Ave. with a suicide lane for opposing traffic to easily ingress.

Just north of the parcel lies Adalberto's with the drive thru situated closest to the subject building which further increases the visibility. As it stands, the building is for sale and lease and is in a shell condition with a landlord willing to provide a tenant improvement allowance to qualified individuals.

COMMERCIAL

PRICING: \$2.25 + NNN

CENTURY 21
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2834
WALNUT AVE
CARMICHAEL, CA 95608





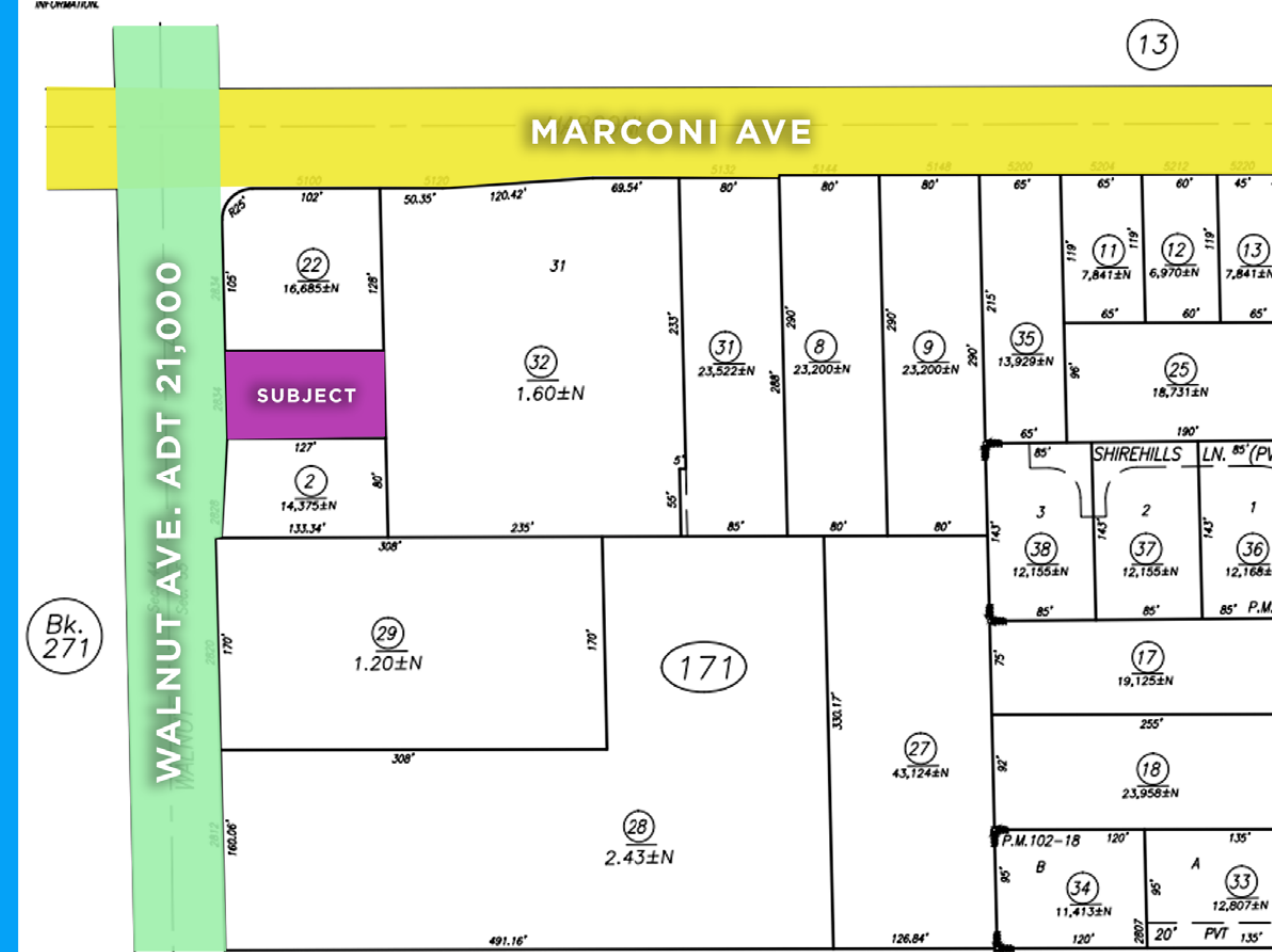
THE AREA

This parcel is situated on the western limits of Carmichael just east of Arden-Arcade. Immediately surrounding the intersection are national retailers such as Grocery Outlet, Chevron, 7-Eleven, Little Caesars, & CVS. Expanding outward of the intersection, the area is surrounded by numerous apartment complexes, several residential neighborhoods, and several other retail centers. Less than one mile from the location are two public schools, El Camino Fundamental High School & Winston Churchill Middle School, and the Carmichael DMV. As a suburb to Sacramento, Carmichael has a population of 72,000 residents with several schools, libraries, and recreational areas surrounding it.



2834 WALNUT AVE

CARMICHAEL, CA 95608



WHITNEY AVE

WALNUT AVE

RETAIL

RETAIL

RETAIL

SUBJECT PROPERTY

MARCONI AVE

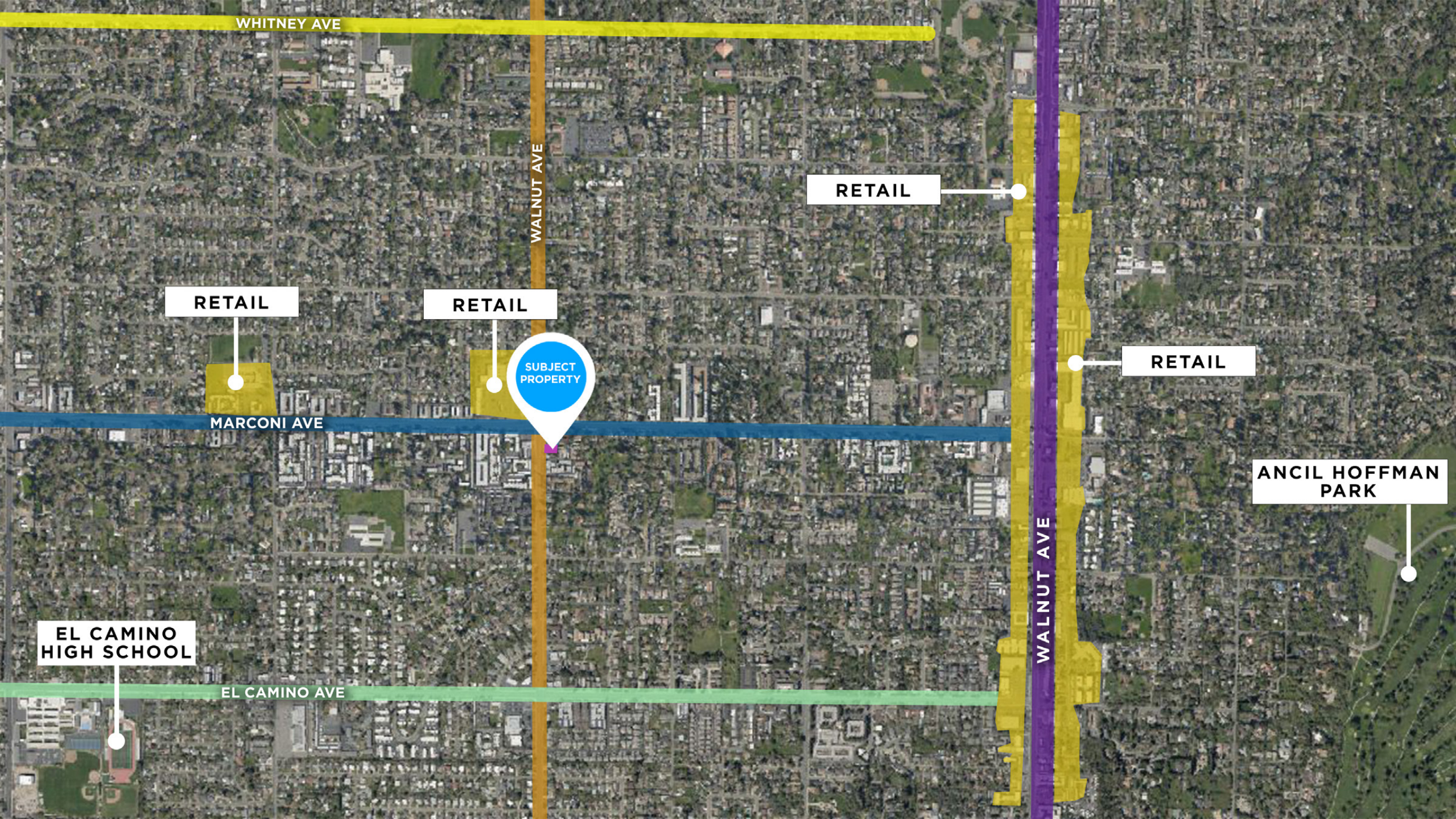
RETAIL

ANCIL HOFFMAN PARK

EL CAMINO HIGH SCHOOL

EL CAMINO AVE

WALNUT AVE



DEMOGRAPHICS

2834 WALNUT AVE
CARMICHAEL, CA 95608

HOUSEHOLDS

1 MILE

3 MILE

5 MILE

AVERAGE HOUSEHOLD
INCOME

\$80,748

\$96,099

\$85,691

POPULATION

1 MILE

3 MILE

5 MILE

ESTIMATED POPULATION

20,075

125,645

364,468

TRAFFIC COUNT REPORT

STREET

DAILY VOLUME

Marconi Ave

13,298

Walnut Ave

21,537

El Camino Ave

11,738



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BUY

LEASE

CENTURY 21
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