

RETAIL SPACE AVAILABLE FOR LEASE

4949 Marconi Ave, Carmichael, CA 95608



LAST SPACE AVAILABLE

FEATURES

- Suite B: ±910 SF
- Lease Rate: \$1.35/SF/Month; NNN
- NNN Rate: \$0.35/SF
- Grocery Outlet and Dollar Tree coming soon to co-anchor with CVS



For more information visit: www.tricommercial.com

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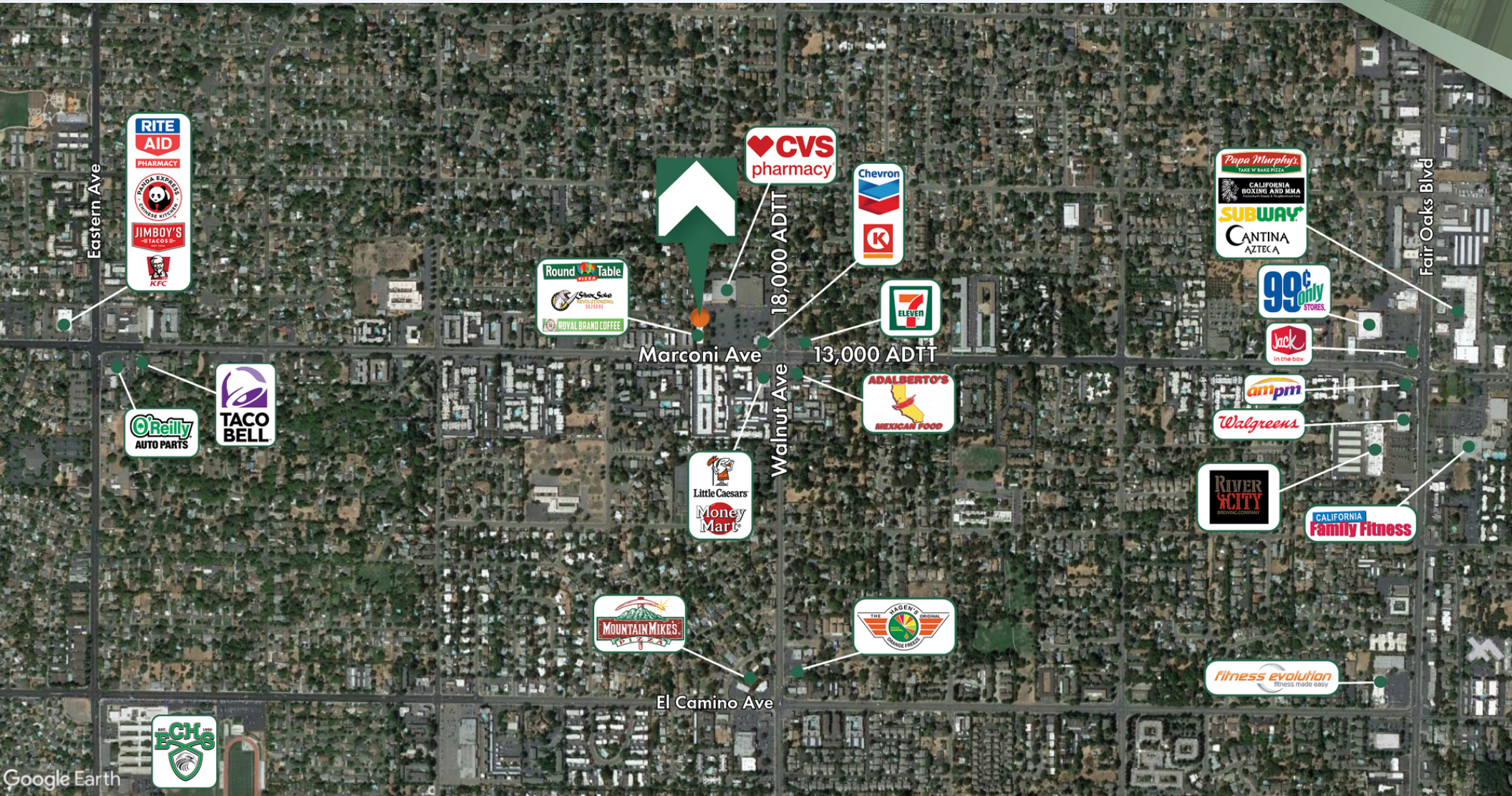
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FOR LEASE RETAIL PROPERTY

RETAILER MAP

4949 Marconi Ave



FOR LEASE RETAIL PROPERTY

ADDITIONAL PHOTOS

4949 Marconi Ave



FOR LEASE RETAIL PROPERTY

DEMOGRAPHICS MAP

4949 Marconi Ave

POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,618	119,533	353,961
Median age	39.4	41.6	37.4
Median age (Male)	36.6	39.5	35.8
Median age (Female)	41.6	43.3	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,568	49,533	142,587
# of persons per HH	2.3	2.4	2.5
Average HH income	\$65,599	\$77,432	\$67,145
Average house value	\$373,101	\$375,707	\$336,570

** Demographic data derived from 2010 US Census*

