



**Parker
Stevenson**

4030 Truxel Road
Suite D
Sacramento, CA 95384
www.parkerstevenson.com

BROKERAGE CORP.

4949 & 4955 Marconi Avenue Marconi & Walnut Shopping Center



The center is anchored by CVS Pharmacy

- +/-840 sf, +/-1,350 sf, and +/-1,882 sf (w/ grease trap) Available
- Other tenants include Metro PCS, Great Clips, Round Table Pizza, and others.
- Convenient, Plentiful Parking
- Spaces suitable for Deli, Coffee Shop, Yogurt or other retail uses

For more information,
please contact:

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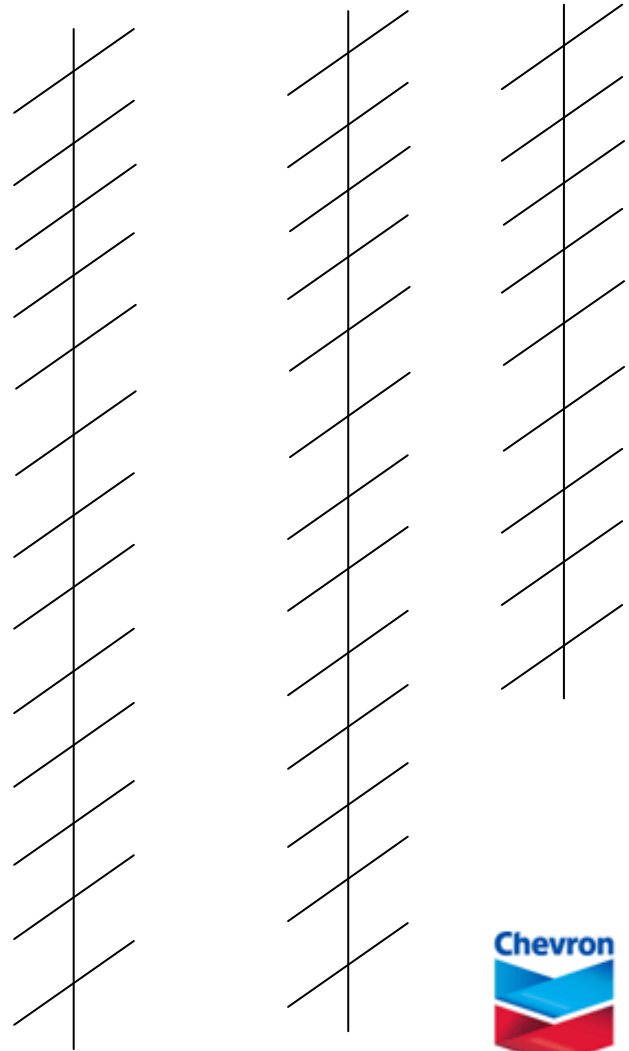
**Marconi & Walnut Shopping Center
4949 & 4955 Marconi Ave
Carmichael, CA**

Suite A Available +/-1,350 SF	Suite B Cleaners	Available +/-1,882 SF w/ grease trap
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CVS/pharmacy
for all the ways you care™

Used Books
Nail Salon
Marconi Coin & Jewelry
Cigarette Store
Silver Sake Sushi

metroPCS
Check Cashing
Suite A1 Available +/-840 SF
Great Clips



Walnut Avenue



Marconi Avenue

Not to scale

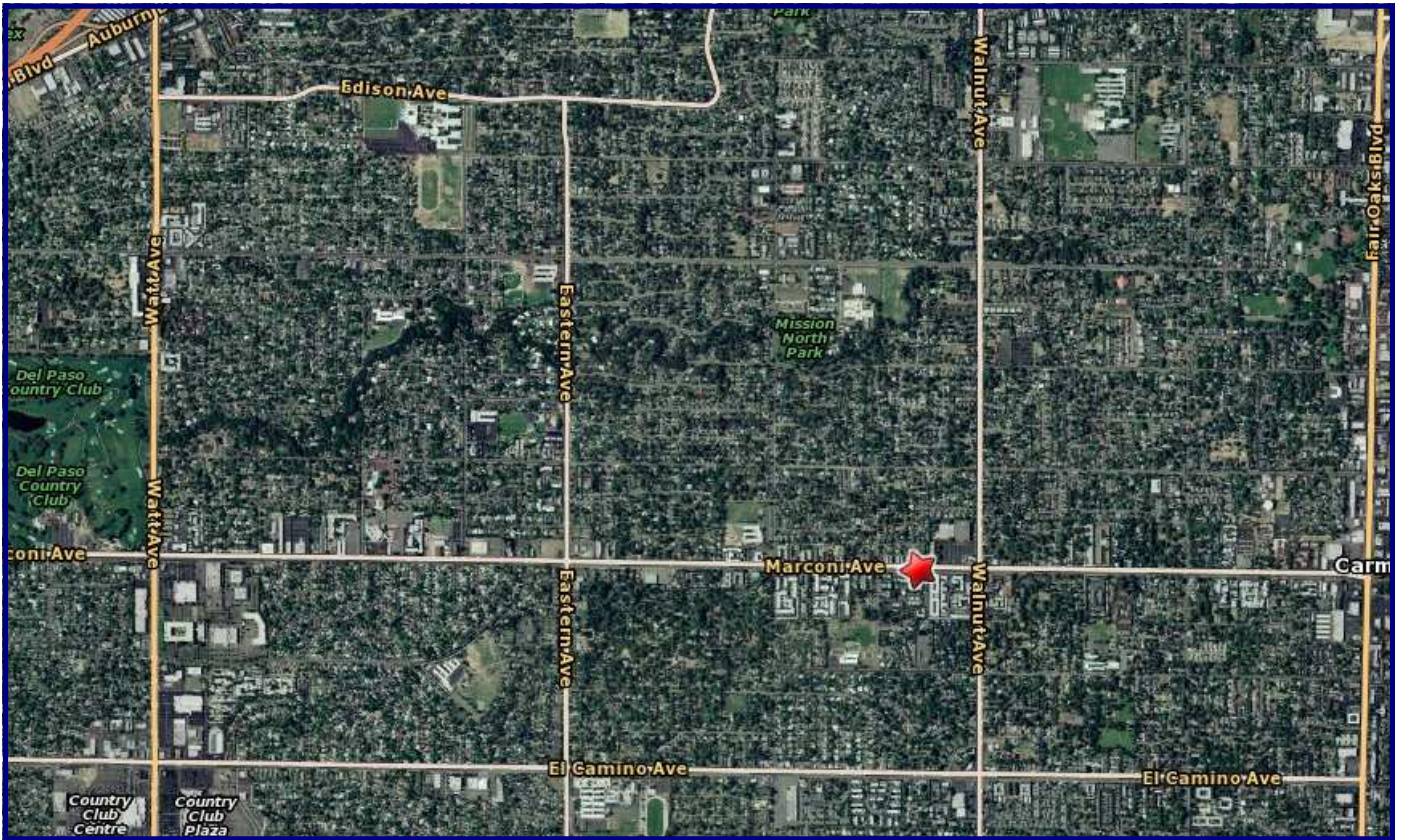
The information provided herein has been given to us by sources we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified before lease or purchase.

For more information, please contact:
Andrew Skinner or Mindee Menigoz 916-928-3800



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Carmichael, CA**



2009 Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	19,373	122,213	349,514
Avg. HH Income	\$69,044	\$80,455	\$70,174

Traffic Counts

Marconi @ Eastern	20,613 VPD - 2009
Walnut @ Marconi	18,303 VPD - 2008

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