

TINER

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SERVICES

FOR LEASE

Office Suite Available on Corner of
Windmill Way and Manzanita Ave

5845 Windmill Way Suite D
Carmichael, CA 95608

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Property Information

Property Details:

Property	5845 Windmill Way Suite D Carmichael, CA 95608
Type	Office
Size	±1,508 Sq Ft
Location	Windmill Way and Manzanita Avenue
Price	\$1.00/Sq Ft + NNN

Highlights:

- Ingress and egress located on Winding Way, Manzanita Avenue, and Windmill Way
- Situated between Dutch Bros Coffee (Coming Soon!), Options For Youth and CarQuest
- Provides user visibility along Windmill Way and monument signage on Manzanita Avenue
- Situated in a densely populated residential and commercial area
- Convenient access to both Interstate 80 and Highway 50

Traffic Volume:

Collection Street	Cross Street	Traffic Volume
Manzanita Avenue	Windmill Way	27,534
Winding Way	Rampart Drive	18,894
Winding Way	Live Oak Street	21,857

Demographics:

	1 Mi	2 Mi	3 Mi
2016 Population	16,249	150,583	373,386
2021 Population	17,070	158,054	391,701
Population Growth	5.05%	4.96%	4.91%
2016 Households	6,945	61,128	145,329
Median HH Income	\$54,642	\$49,803	\$51,688
Median Home Value	\$323,301	\$265,640	\$255,772

Site Plan



 Options For Youth
Public Charter Schools

Subject Property



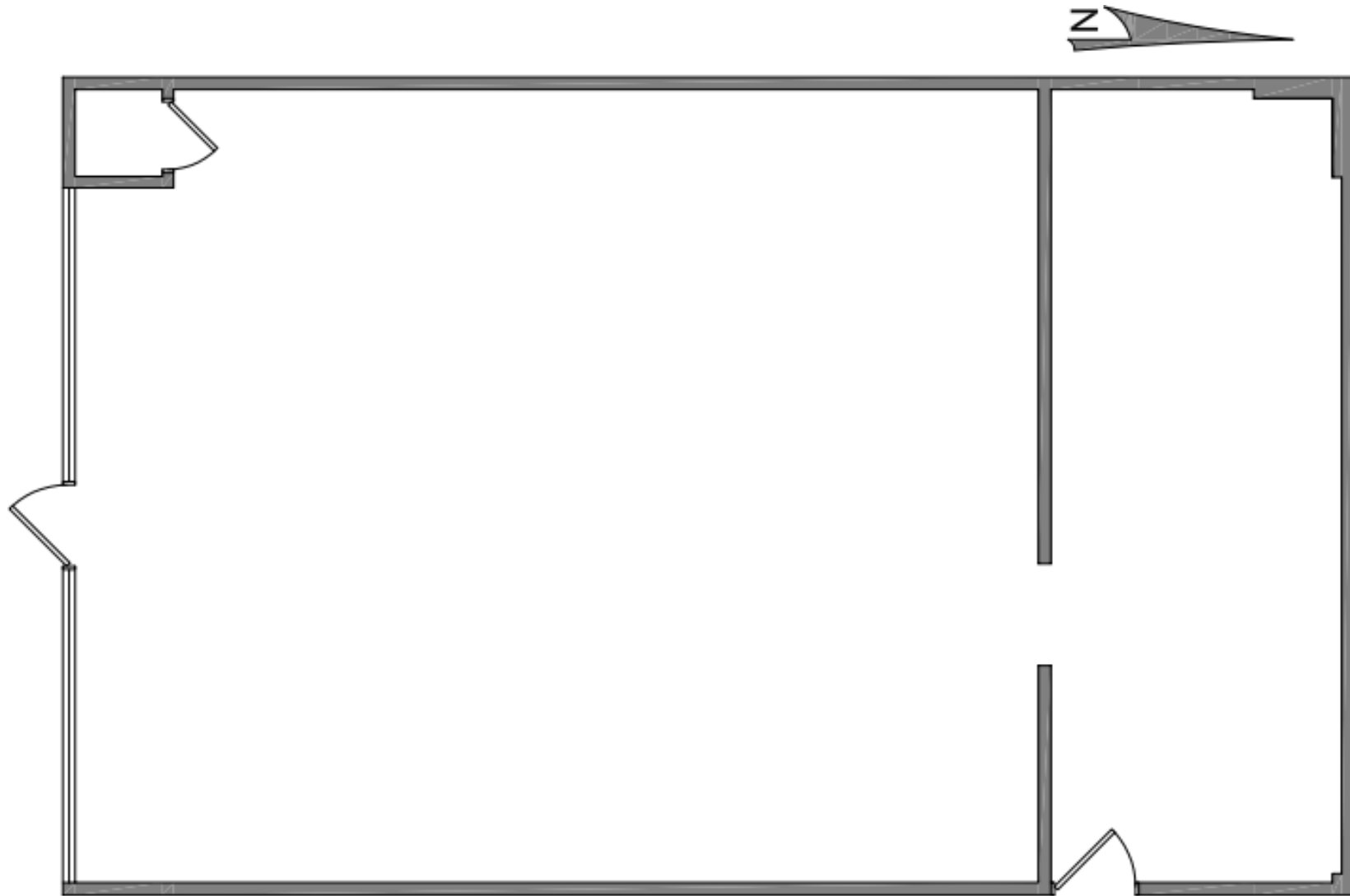


Winding Way

Windmill Way

Manzanita Ave

Floor Plan



Retail Guide



American River College

Del Campo High School

SAVE MART SUPERMARKETS
BIG 5 SPORTING GOODS
Chevron
Bath & Body Works
SUBWAY

Subject Property

CARQUEST
Dutch Bros. Coffee
Options For Youth Public Charter Schools

SAFEWAY
SUPERCUTS
goodwill

STARBUCKS COFFEE
TACO BELL
Denny's
DOLLAR TREE
McDonald's
Round Table PIZZA
NOAH'S
JIMBOY'S TACOS