



**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

- +/-1,049 sf - Great for Yogurt, Coffee, Deli, or Hair Salon
- +/-1,350 sf - Open Retail Space
- +/-1,882 sf (w/ grease trap) Available
- Other tenants include Goodwill Express, Metro PCS, Round Table Pizza, and others.

For more information,  
please contact:

**Mindee Menigoz**

916-928-3800

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DRE License # 01754522



**Parker  
Stevenson**

**Marconi & Walnut Shopping Center  
4949 & 4955 Marconi Ave  
Carmichael, CA 95608**

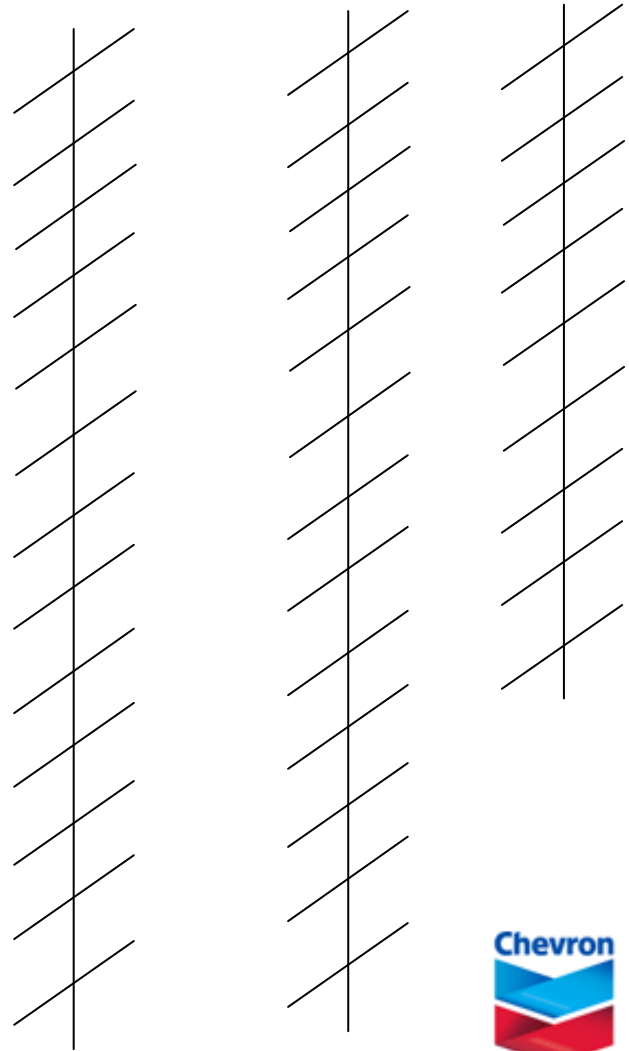
Suite A Available +/-1,350 SF	Suite B Cleaners	Available +/-1,882 SF w/ grease trap
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for all the ways you care™

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

<b>metroPCS</b>
Check Cashing
Suite A1 Available +/-1,049 SF
<b>Goodwill</b> <small>Industries International, Inc.</small>



**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.

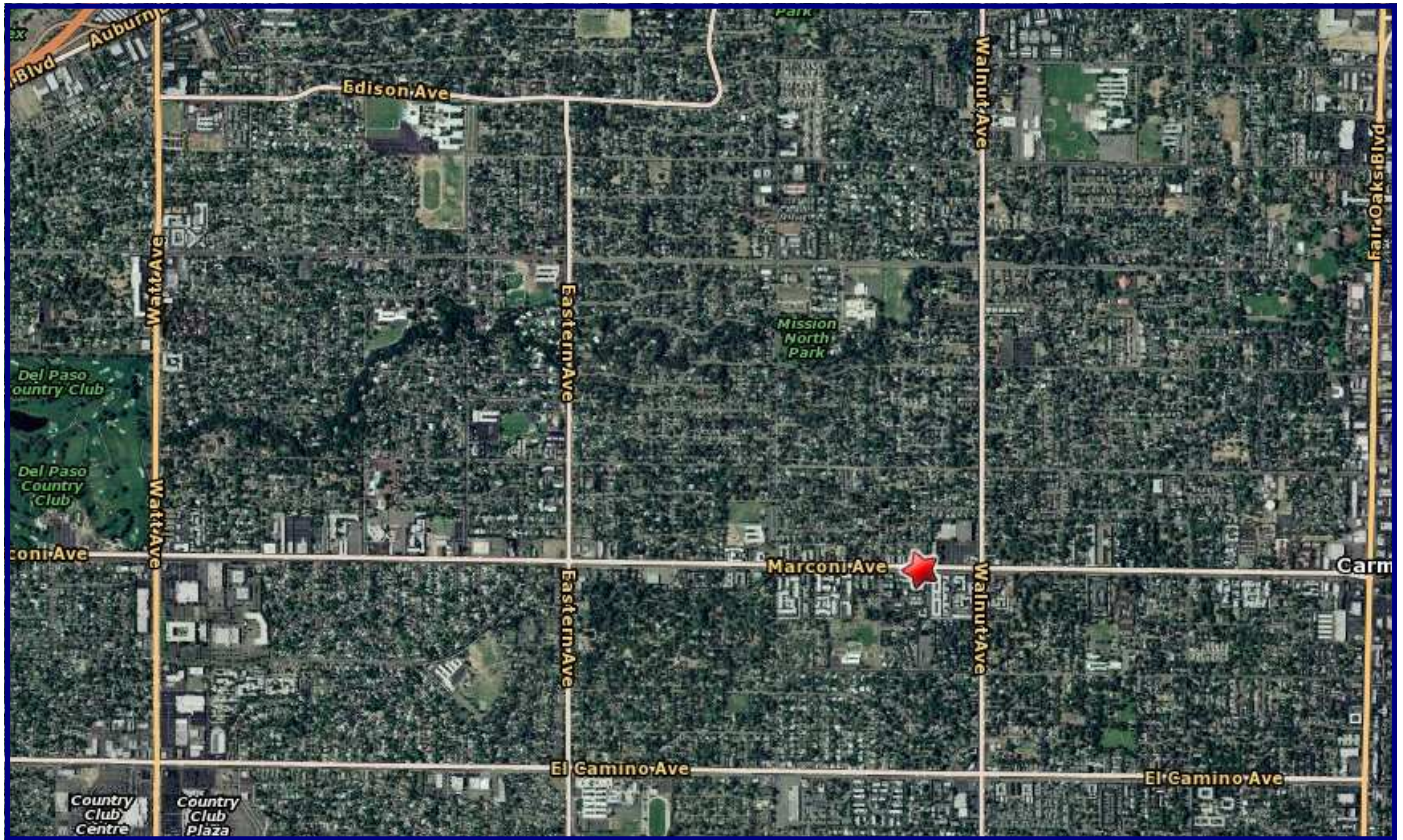
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**2012 Demographics**

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	19,415	116,681	343,704
Avg. HH Income	\$68,200	\$79,495	\$69,043

**Traffic Counts**

Marconi @ Eastern	20,127 VPD - 2011
Walnut @ Marconi	18,540 VPD - 2011

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