

# FORMER PAPA JOHN'S CATERING AND PRODUCTION FACILITY FOR LEASE

4747 Manzanita Ave.  
CARMICHAEL, CA



- Former pizza production facility with **large walk-in freezer**, hood, sinks and prep tables
- **Open kitchen concept** will accommodate commercial kitchen, culinary classes, bakery and food production
- Close to Crestview Village SC (Ross, SaveMart), Sacramento Adventist Academy, American River College and next door to the newly re-opened Mark & Monica's Family Pizza Restaurant
- Free-standing building with ample parking
- Building and monument signage
- Zoned Limited Commercial (LC)
- Suggested uses: Restaurant, Ethnic Market, Deli, Gourmet Meat Market
- **Size: 2,550 +/- sq.ft.**
- **LEASE RATE: \$1.00 per sq.ft. NNN**

**Tami Krohn**

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BRE #01896319

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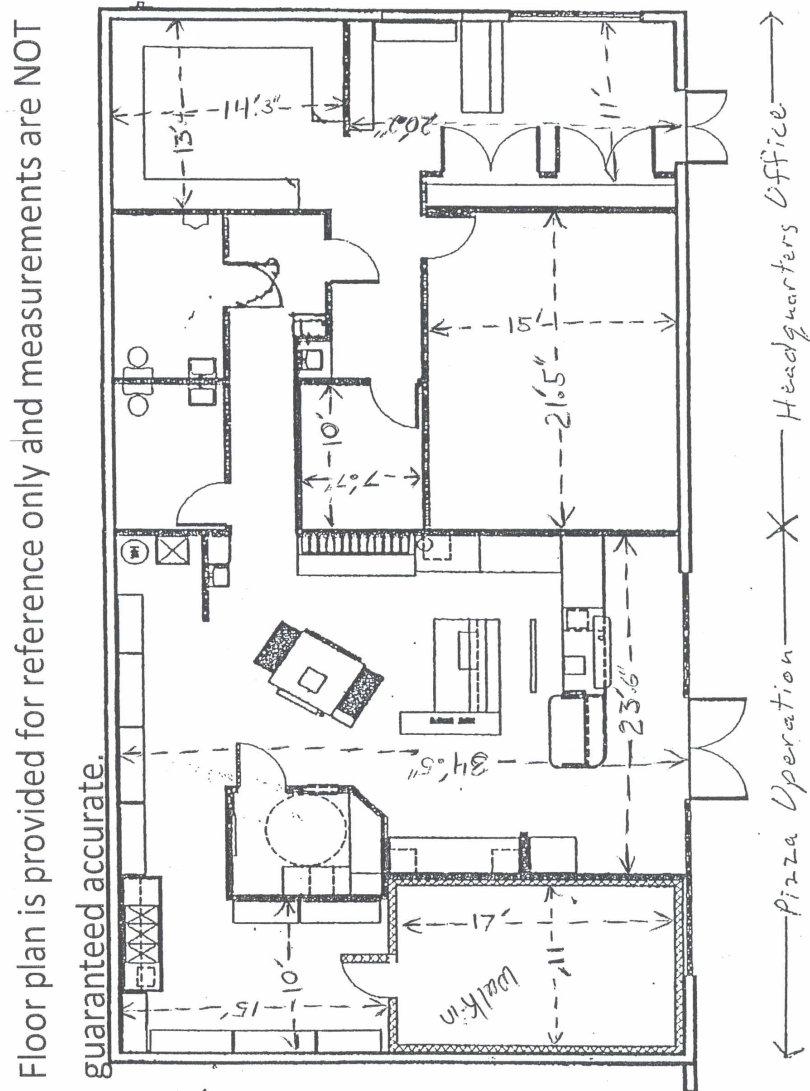
1333 Howe Avenue  
Suite 101  
Sacramento, CA 95825

(916) 929-5900 Phone  
(916) 929-5905 Fax

DEMOGRAPHICS (2013 est)	1 Mile	3 Miles	5 Miles
Population:	14,984	146,448	364,231
Median HH Income:	\$51,039	\$49,500	\$53,610

Information contained herein has been provided by the Owner or other sources deemed reliable. The Broker does not guarantee the accuracy of this information, so prospective tenants and buyers should carefully and independently verify the information contained herein.

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**4747 Manzanita Avenue ■ Carmichael, CA 95608**



MANZANITA AVENUE

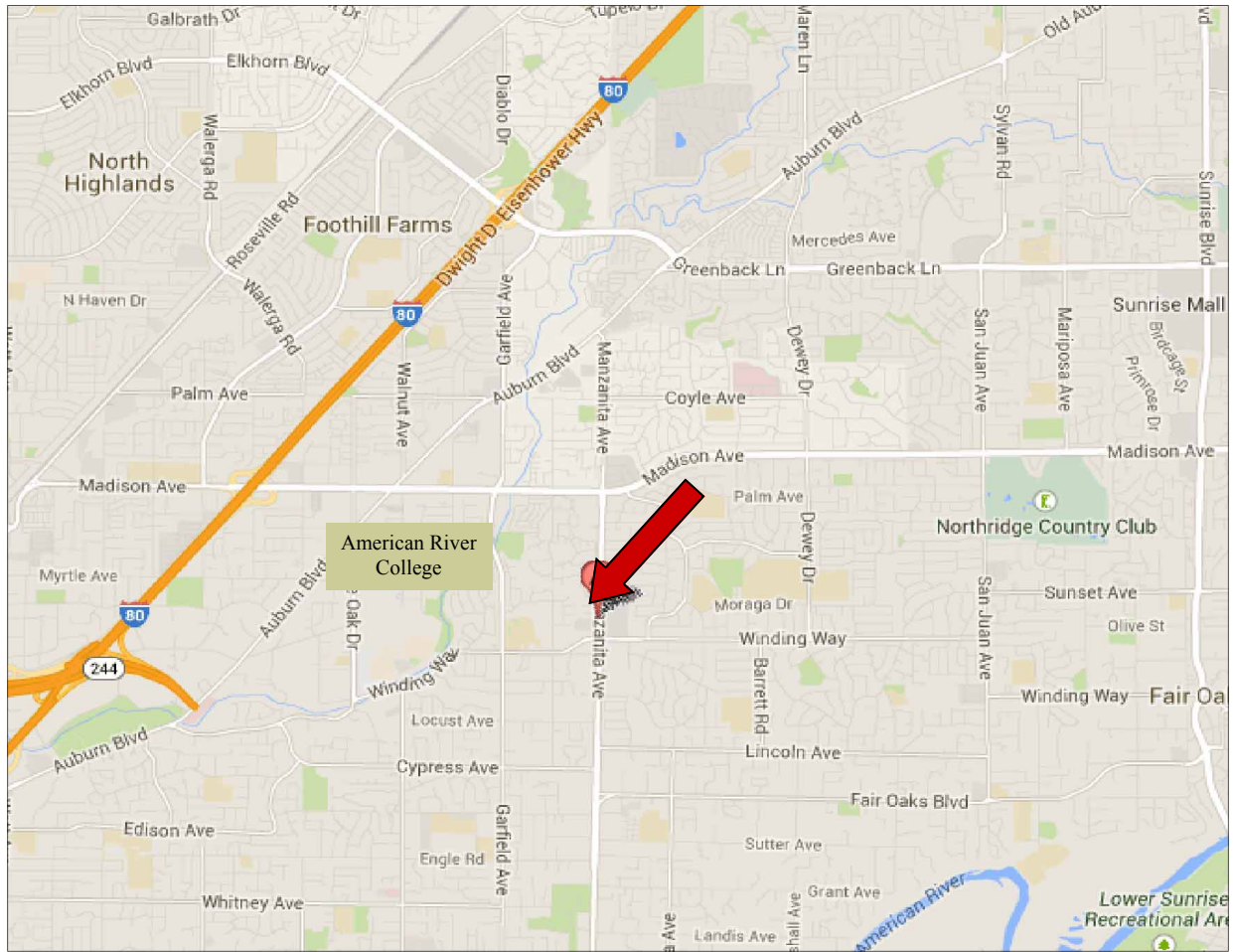
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