

WATT ROSE SQUARE

4980-4986 WATT AVE

NORTH HIGHLANDS, CA

1,506 SF - 5,089 SF RETAIL SUITES AVAILABLE

ETHAN CONRAD

PROPERTIES INC.



REMODEL COMPLETE

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ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200

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FEATURES:

- Located on a major signalized intersection just south of McClellan Park entrance on Watt Ave
- Monument signage available
- High traffic counts of over 56,000 cars per day
- Close proximity to Hwy 80 and lightrail station
- Parking lot and most infrastructure already installed for Pad development.
- Building 4980, Suite C & D have roll-up doors

PROPERTY DETAILS:

Located along one of Sacramento’s main north-south thoroughfares. Across the street from Panda Express and Starbucks. National neighboring tenants include Jack In The Box, Pizza Hut, McDonald’s, Carl’s Jr, WingStop, Metro PCS, Subway, Taco Bell and new Super Walmart.

LEASE RATES:

\$1.69 - \$1.79 PSF, NNN

NNN costs are approximately \$0.47 PSF.

0.34 ACRE PARCEL

Sale: \$19.50 PSF, \$289,000.00

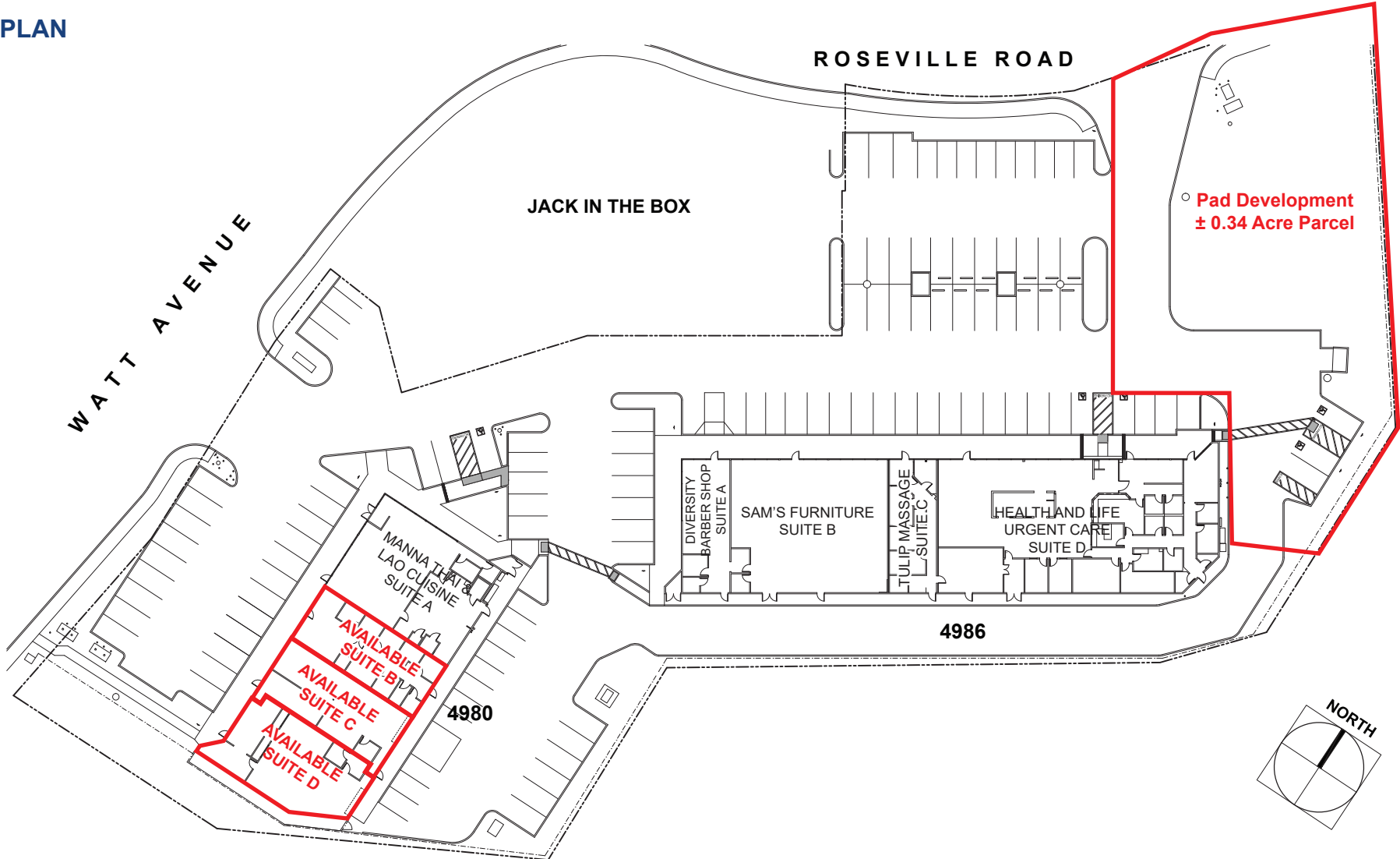
Lease: \$2,200.00 per month

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 Avg. Population:	10,737	119,084	376,032
2018 Avg. HH Income:	\$48,603	\$60,231	\$68,107
Average Daily Traffic Count:	Watt Ave 35,760 Roseville Rd 21,317		



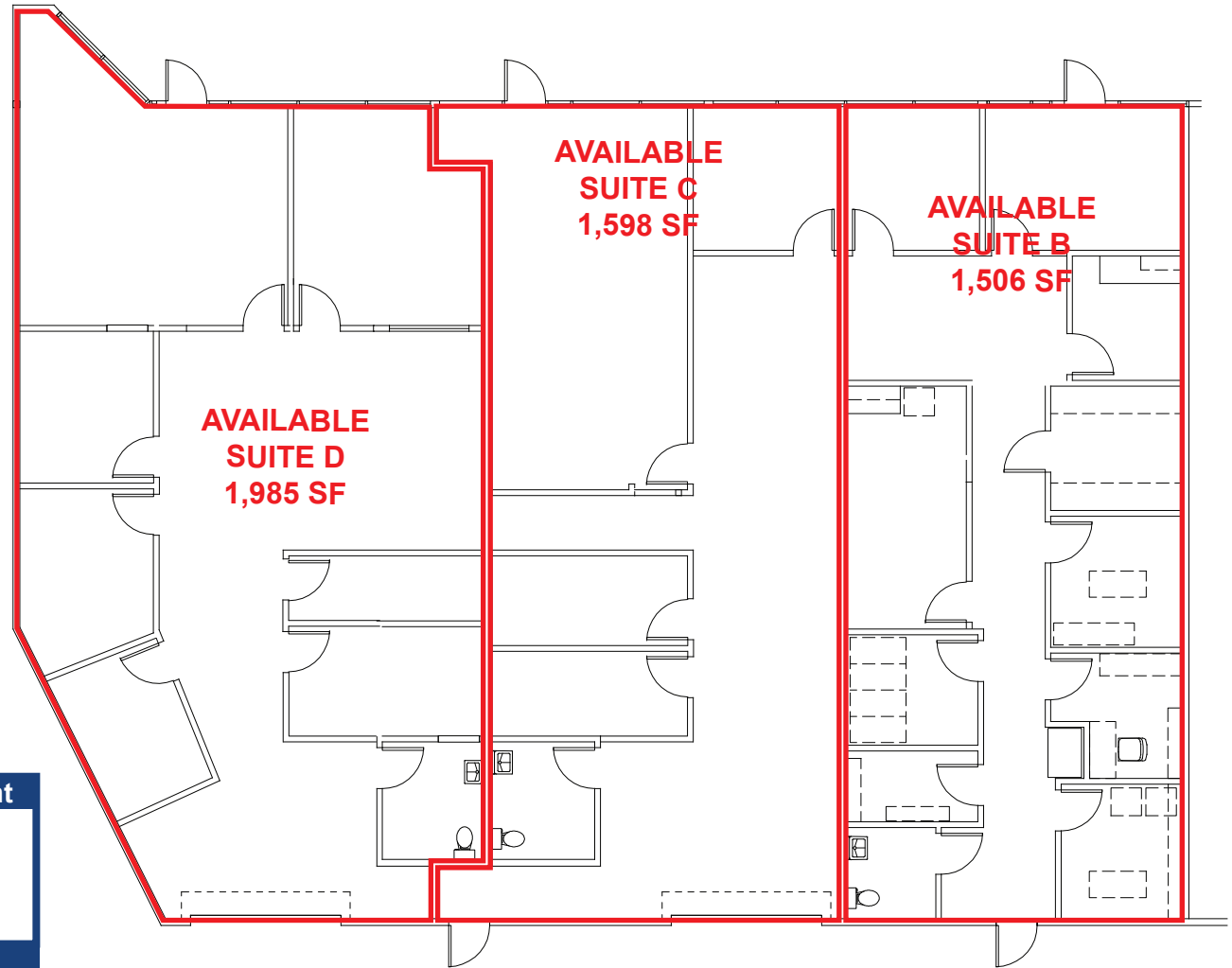
SITE PLAN



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4980 WATT AVE



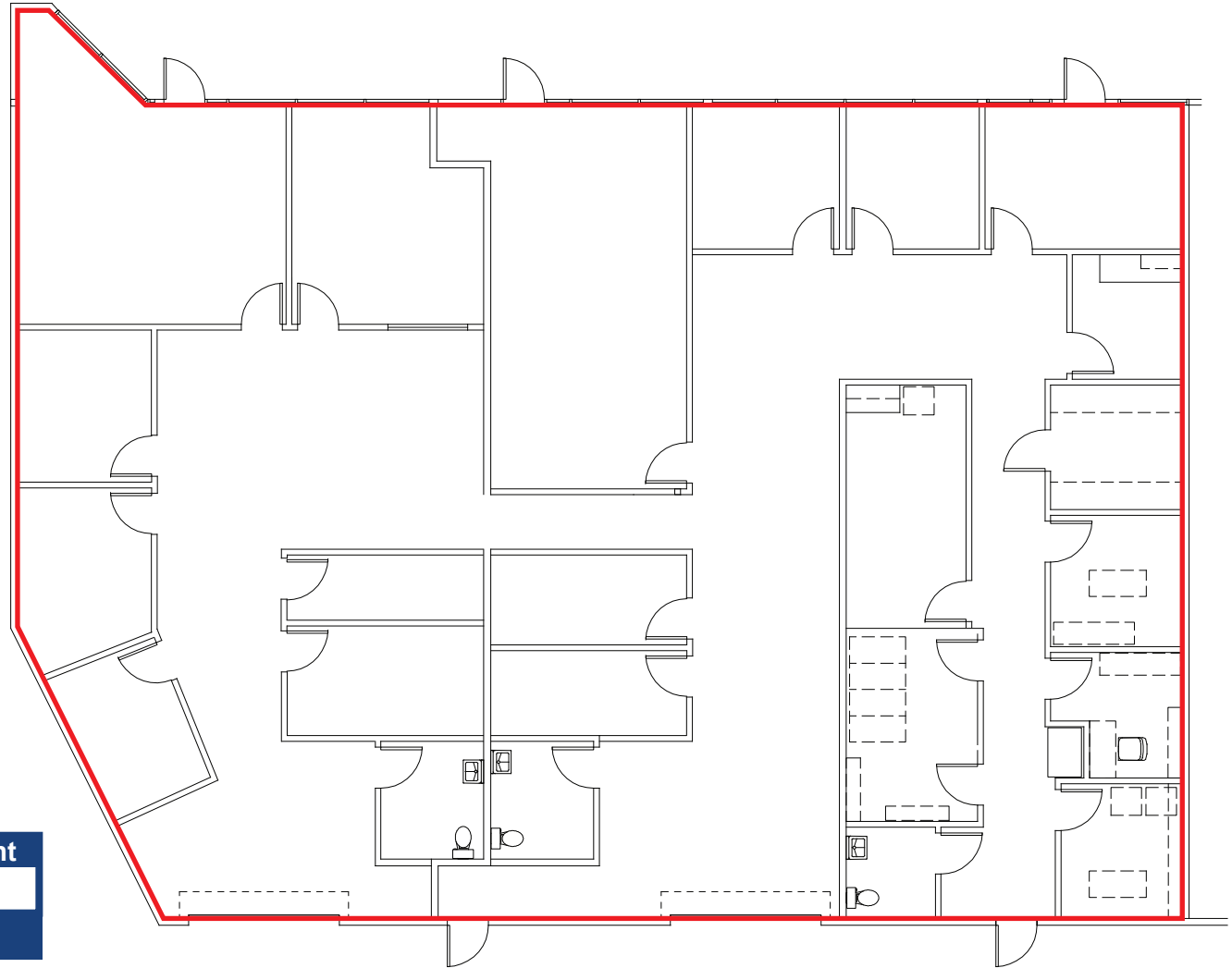
Suite	SF	Lease Rates	Monthly Rent
B	1,506	\$1.79 PSF, NNN	\$2,276.00
C	1,598	\$1.79 PSF, NNN	\$2,860.00
D	1,985	\$1.79 PSF, NNN	\$3,553.00
B-D	5,089	\$1.69 PSF, NNN	\$8,600.00

NNN costs are approximately \$0.47 PSF.

FOR LEASE

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NORTH HIGHLANDS, CA

4980 WATT AVE

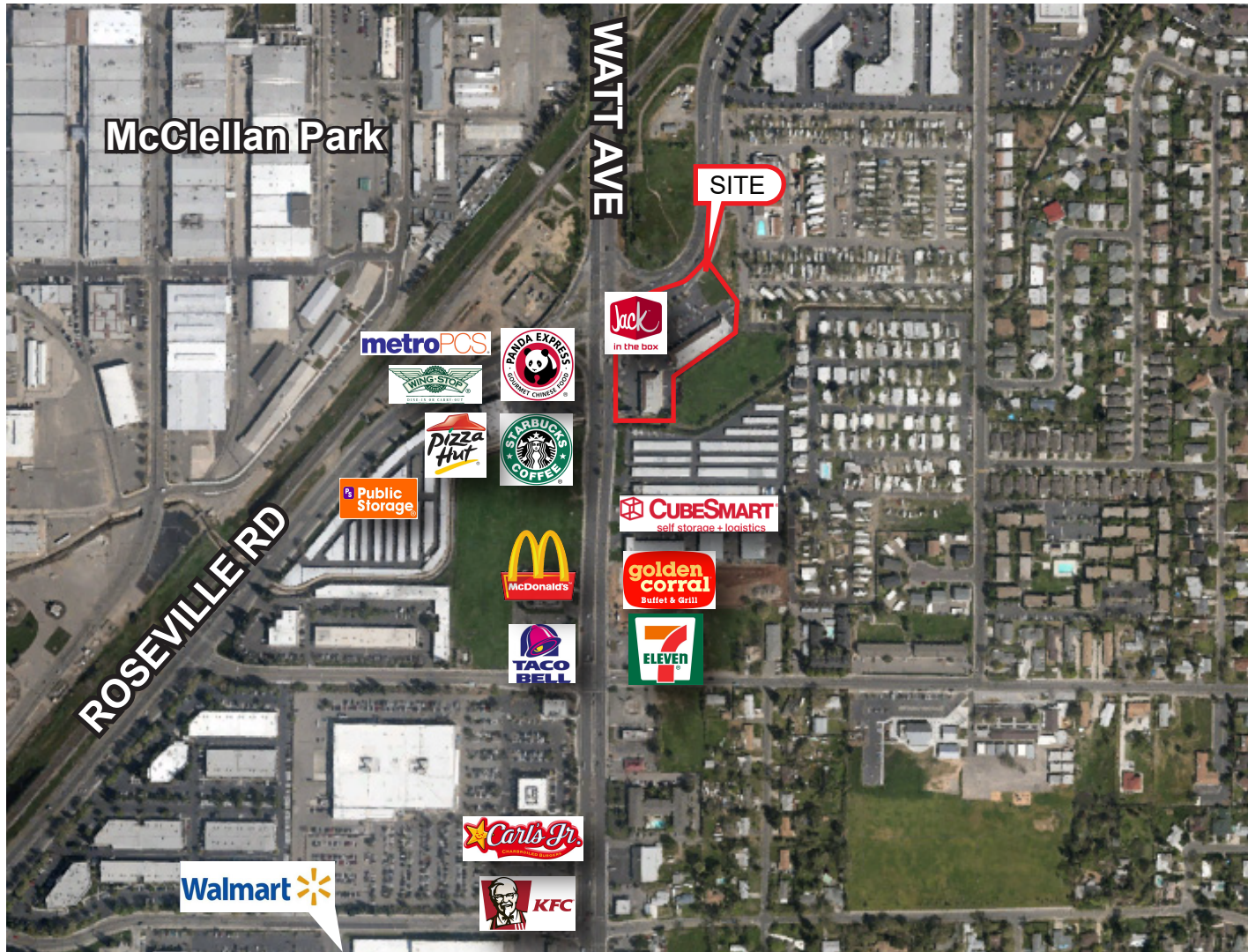


Suite	SF	Lease Rates	Monthly Rent
B-D	5,089	\$1.79 PSF, NNN	\$9,109.00

NNN costs are approximately \$0.52 PSF.

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