

# WATT ROSE SQUARE | LAND

4980 - 4986 WATT AVE  
NORTH HIGHLANDS, CA

FOR SALE OR LEASE

0.34 ACRE PARCEL

IDEAL FOR DRIVE-THRU COFFEE KIOSK

# ETHAN CONRAD

PROPERTIES INC.

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ETHAN CONRAD PROPERTIES, INC

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

[www.ethanconradprop.com](http://www.ethanconradprop.com)



**FEATURES:**

- Located on a major signalized intersection just south of McClellan Park entrance on Watt Ave
- Parking lot and most infrastructure already installed for pad development
- Paved parking, water, and sewer hookups
- High traffic counts of over 56,000 cars per day
- Close proximity to I-80 and Light-rail station
- Parcel APN: 228-0251-052, 14,898 SF
- Zoning: SPA - Special Planning Areas County of Sacramento



**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.

SPA Zoning (Sub) North Watt Avenue SPA Article #612-10

The district provides a wide spectrum of commercial uses ranging from retail, restaurants, health services, office, etc.

**GROUND LEASE RATE:**

\$2,200.00, NNN per month

**PURCHASE PRICE:**

\$320,000.00 (\$21.50, PSF)

**DEMOGRAPHICS:**

	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	11,696	125,820	386,380
2024 Average HH Income:	\$65,559	\$88,045	\$96,080
Traffic Count @			
	Watt Ave:		35,760
	Roseville Rd:		21,317

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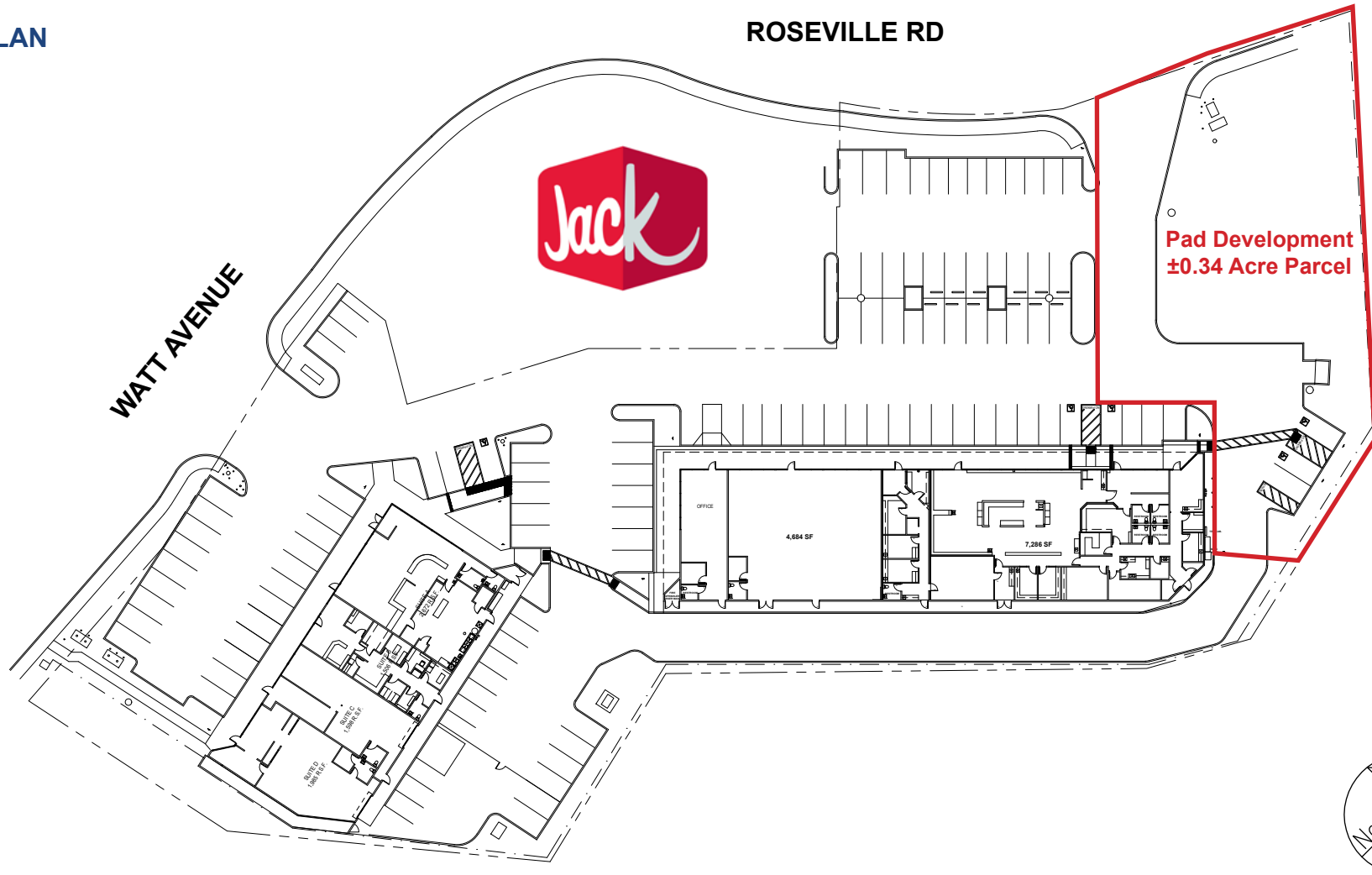
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PARCEL PLAN



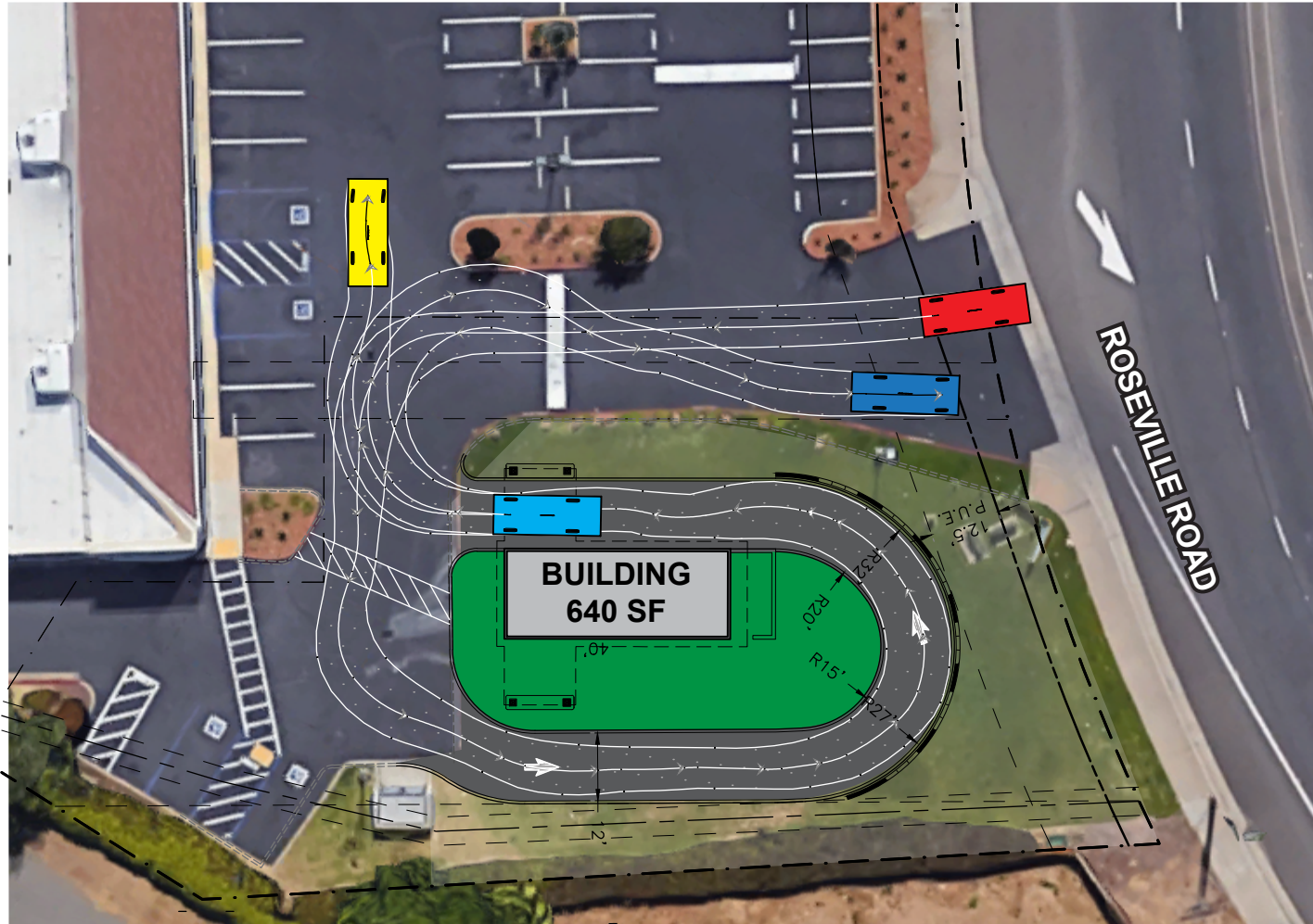
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CONCEPTUAL DRIVE-THRU COFFEE KIOSK PLAN



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