

ARCADE SQUARE

3431 WATT AVE

SACRAMENTO, CA

FOR LEASE

16,727 SF FULLY FIXTURIZED

GROCERY STORE

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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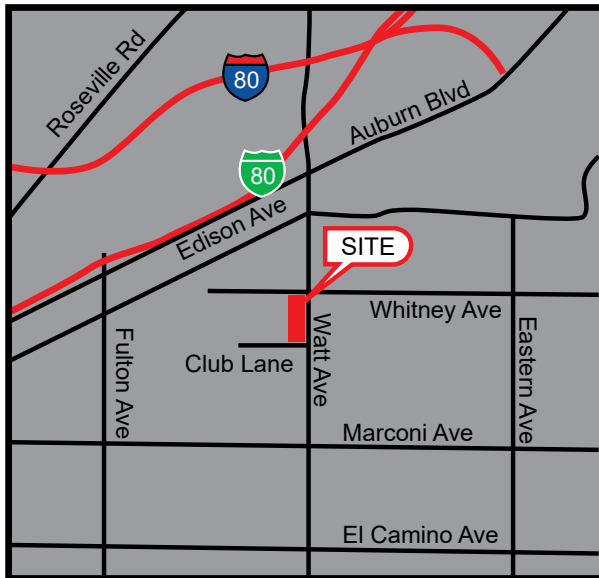
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916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Former grocery store with full FF&E and a mezzanine
- Prominent visibility from heavily traveled Watt Ave
- Co-tenants include AutoZone, Round Table Pizza, H&R Block and UPS Store
- At the corner of Watt Ave and Whitney Ave
- Easy access to I-80 and Business 80
- Dense residential population
- Monument signage available



PROPERTY DETAILS:

Located at one of Sacramento's busiest thoroughfares. Center is visible to more than 61,000 cars at the intersection per day. Strong daytime populations for mixed use, service, food and retail tenants.

Surrounded by multi-family units in close proximity. Elementary, Middle School and High School within walking distance.

LEASE RATE:

16,727 SF \$18,232.00 (\$1.09 PSF, NNN)

NNN costs are approximately \$0.29 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	17,311	143,162	368,755
2023 Average HH Income:	\$85,296	\$90,839	\$96,874
Traffic Count @ Watt Ave & Whitney Ave:	61,306		

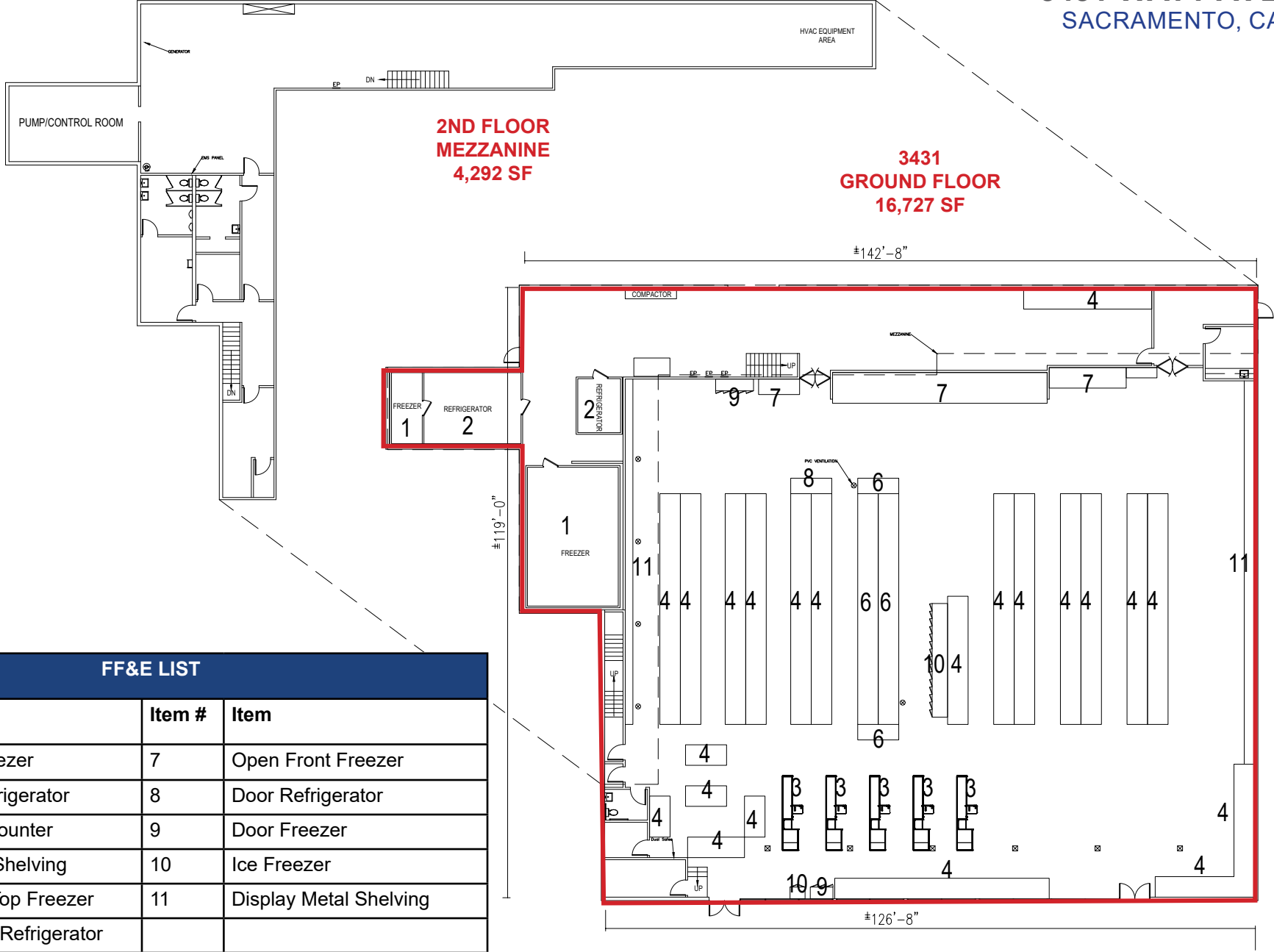
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FLOOR PLAN



FF&E LIST			
Item #	Item	Item #	Item
1	Walk-In Freezer	7	Open Front Freezer
2	Walk-In Refrigerator	8	Door Refrigerator
3	Checkout Counter	9	Door Freezer
4	Bulk Metal Shelving	10	Ice Freezer
5	Low Open Top Freezer	11	Display Metal Shelving
6	Open Front Refrigerator		

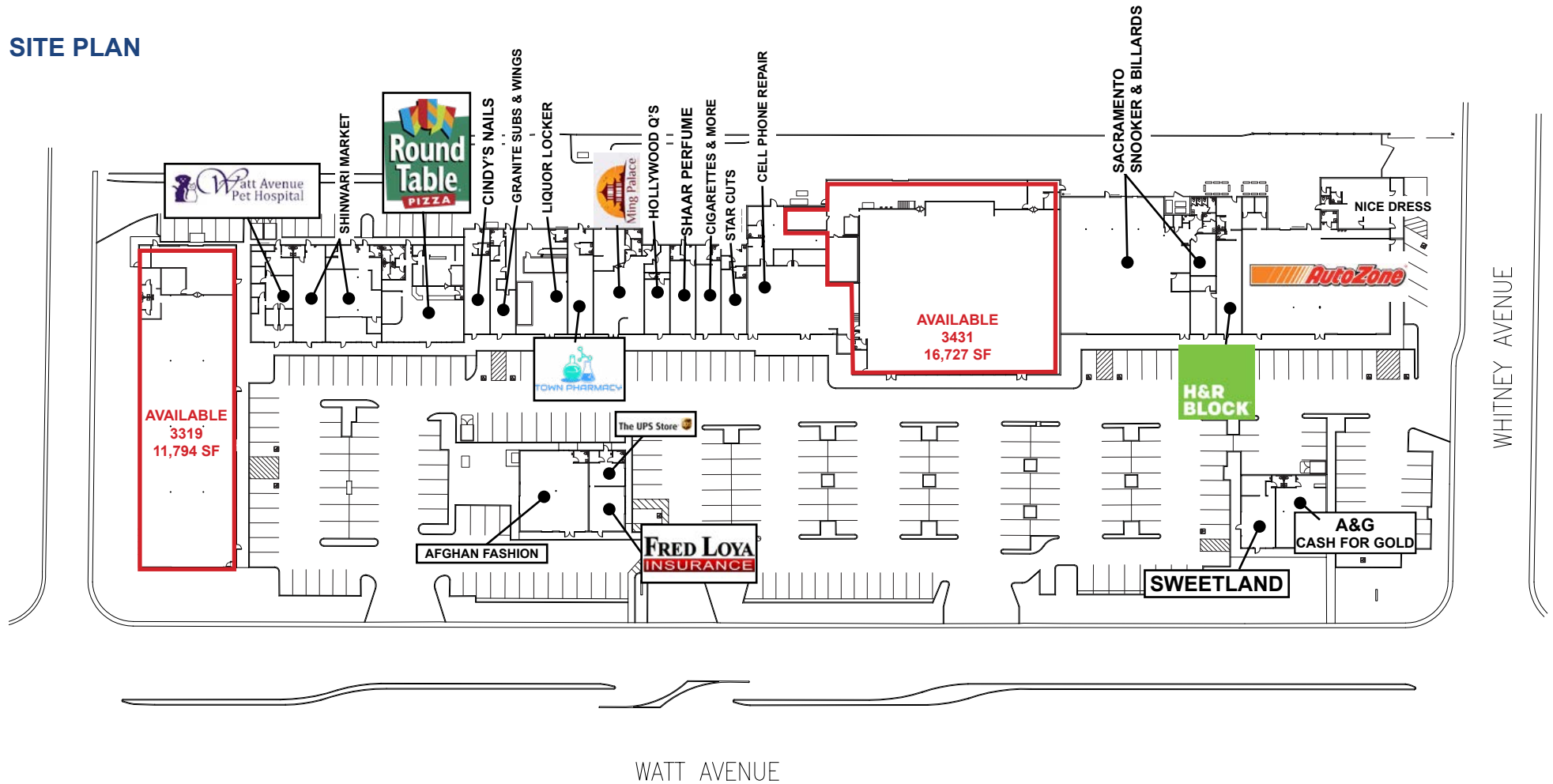
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SITE PLAN



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