

ARCADE SQUARE 3319 - 3465 WATT AVE SACRAMENTO, CA

FOR LEASE
599 SF - 11,794 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.

For Lease 688-11,720 SF
ETHAN CONRAD
PROPERTIES INC.
916-779-1000

COMPLETELY REMODELED

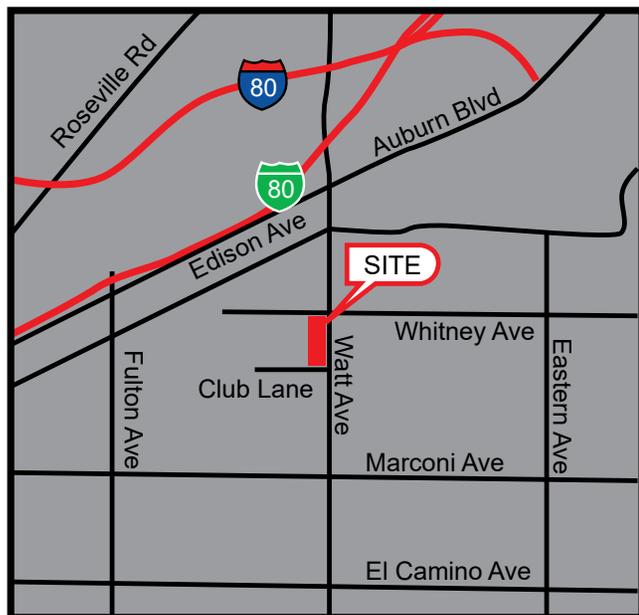
FOR MORE INFORMATION CONTACT:

Race Merritt
DRE: #01700659
race@ethanconradprop.com

916.779.1000

FEATURES:

- Prominent visibility from heavily traveled Watt Ave
- Anchored by Autozone
- Other tenants include Round Table Pizza and UPS Store
- At the corner of Watt Ave and Whitney Ave
- Easy access to I-80 and Business 80
- Dense residential population



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 RATES:

3319 Watt Ave*:	3,843 SF - 11,794 SF	\$1.45 PSF - \$2.19 PSF, NNN
3409 Watt Ave:	599 SF	\$1,492.00 \$2.49 PSF, NNN
3423 Watt Ave:	4,019 SF	\$5,988.00 \$1.49 PSF, NNN

NNN costs are approximately \$0.44 PSF.

*Available with 45 days’ notice.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	17,311	143,022	369,179
2023 Average HH Income:	\$85,296	\$90,856	\$96,818
Traffic Count @ Watt Ave & Whitney Ave:	61,306		

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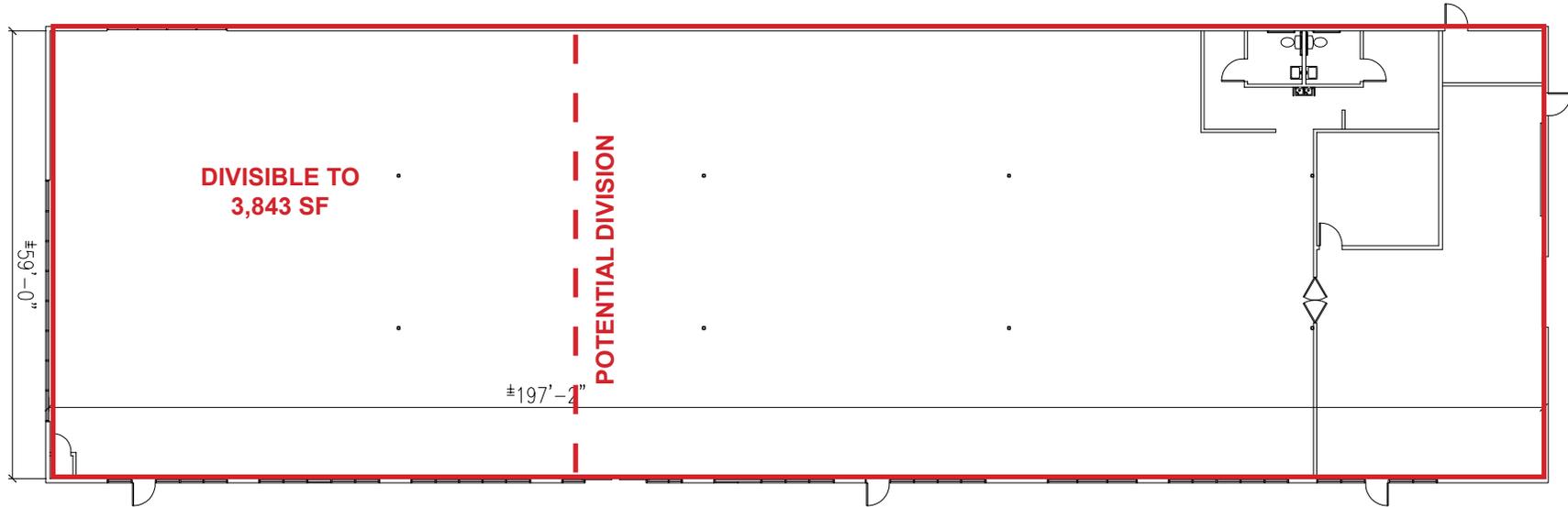
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN

AVAILABLE
3319
11,794 SF

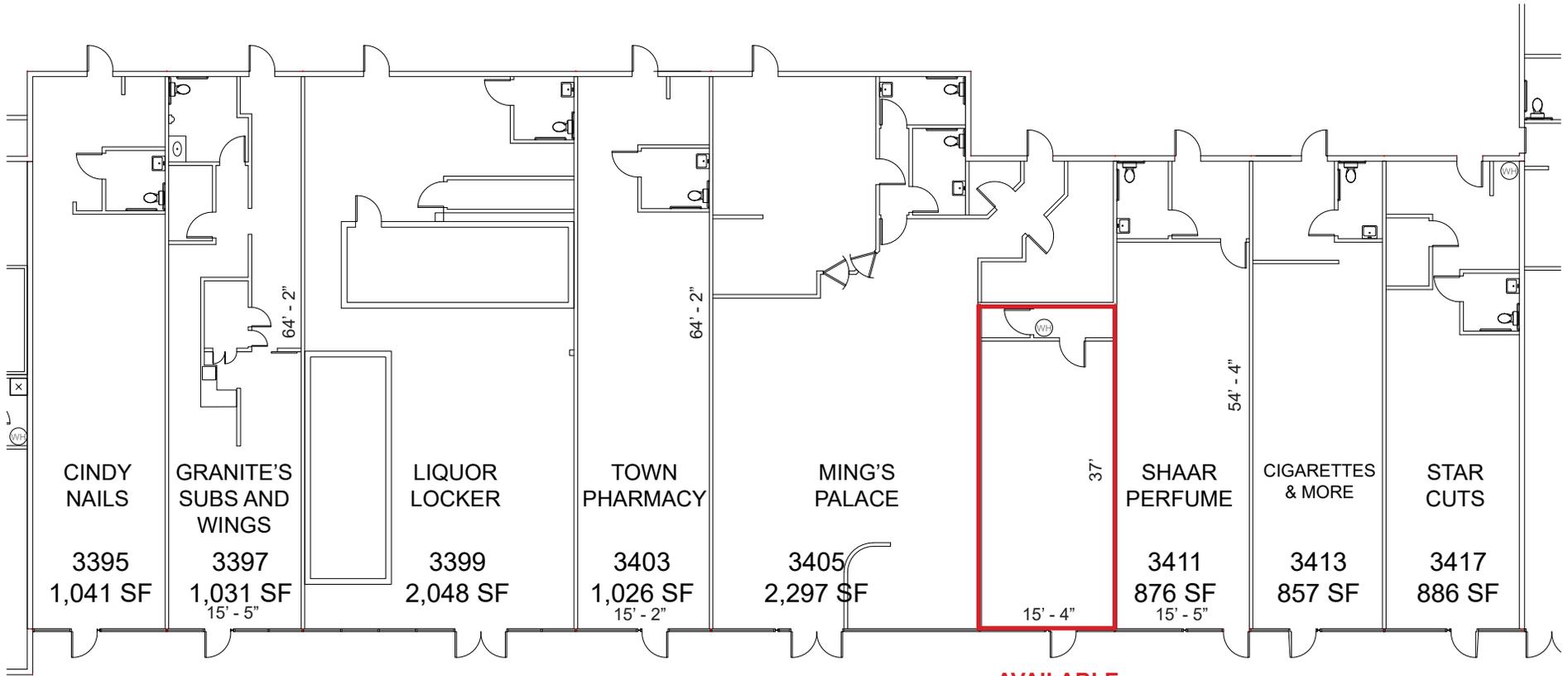


Suite	SF	Lease Rates
3319	3,843 - 11,794	\$1.45 - \$2.19 PSF
NNN costs are approximately \$0.44 PSF. Available with 45 days' notice.		

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FLOOR PLAN



AVAILABLE
3409
599 SF

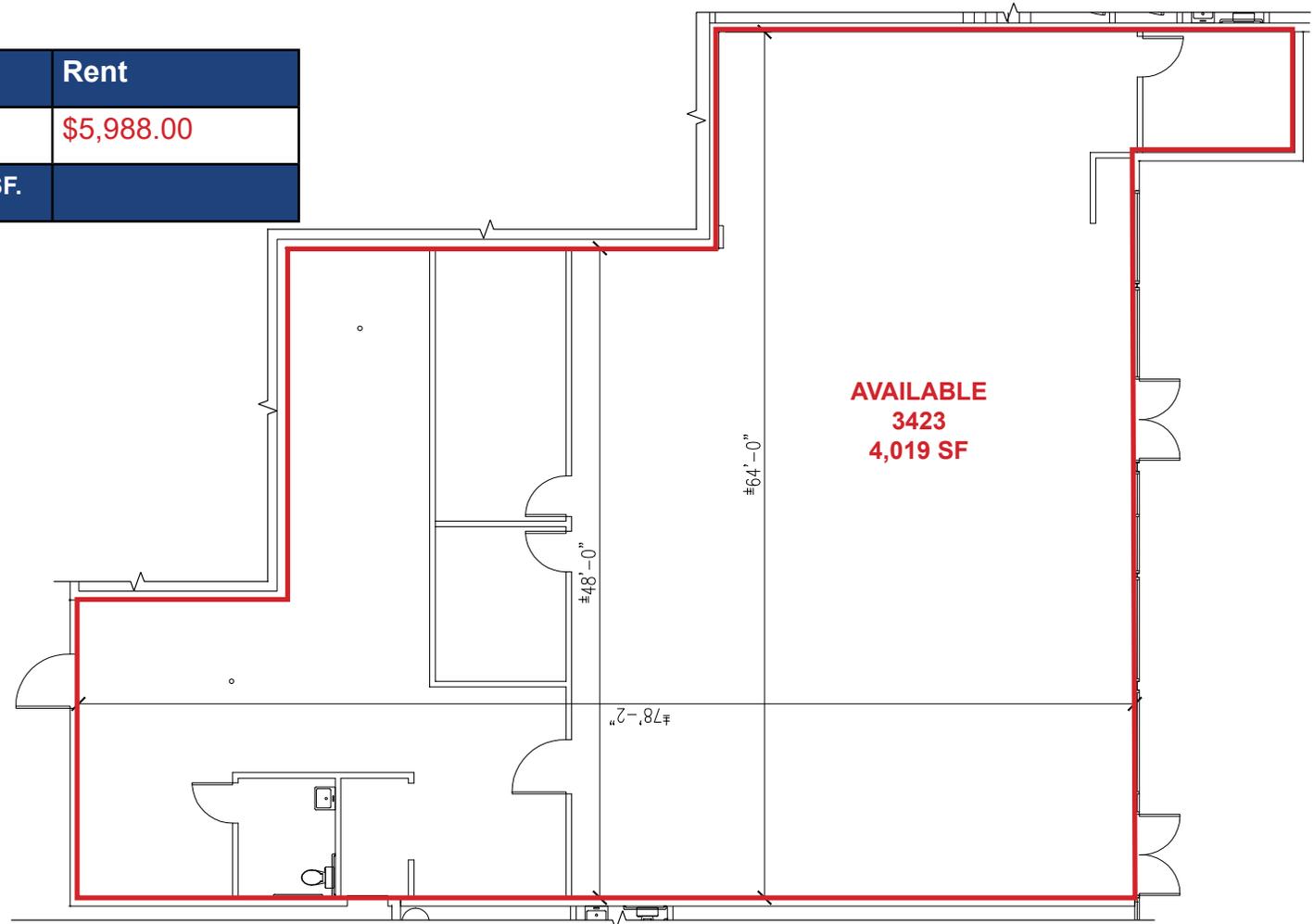
Suite	SF	Lease Rates	Rent
3409	599	\$2.49 PSF	\$1,492.00
NNN costs are approximately \$0.44 PSF.			

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FLOOR PLAN

Suite	SF	Lease Rates	Rent
3423	4,019	\$1.49 PSF	\$5,988.00
NNN costs are approximately \$0.44 PSF.			



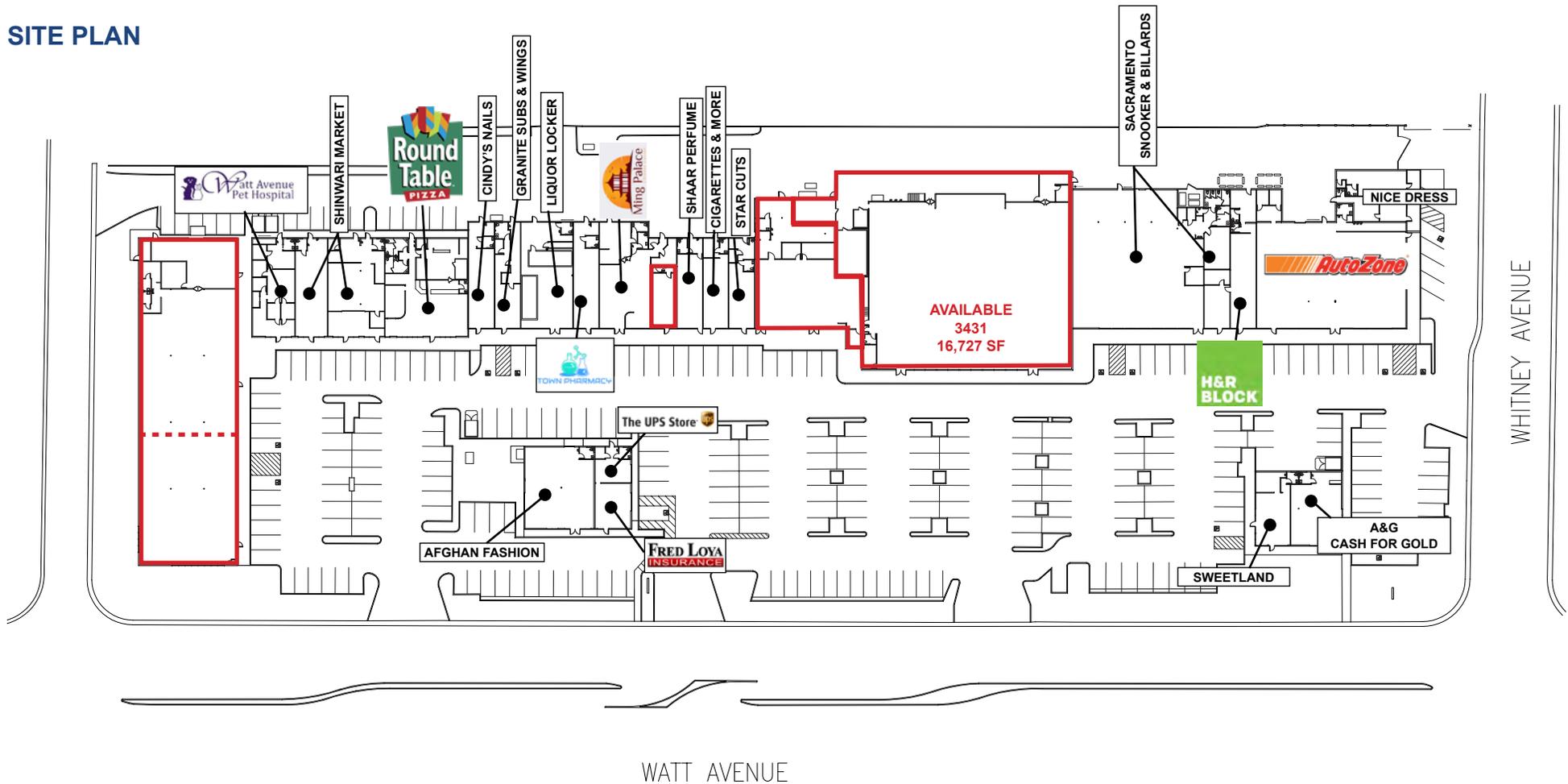
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SITE PLAN



FOR LEASE

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