

ARCADE SQUARE
3319 - 3465 WATT AVE AT WHITNEY AVE
SACRAMENTO, CA
4,072 SF - 11,794 SF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

GROCER OUTLET bargain market

COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200
www.ethanconradprop.com

RETAIL SUITES FOR LEASE

ARCADE SQUARE 3319 - 3465 WATT AVE AT WHITNEY AVE SACRAMENTO, CA

FEATURES:

- Prominent visibility from heavily travelled Watt Ave
- Anchored by Grocery Outlet and Autozone
- Other tenants include Round Table Pizza and UPS store
- Corner of Watt Ave and Whitney Ave
- Easy access I-80 and Business 80



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.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2018 Total Population (est):	15,262	134,431	354,903
2018 Average HH Income:	\$65,624	\$66,174	\$71,037
Daily Traffic Count: @ Watt & Whitney:	61,306		

LEASE RATES:

Please see page 3 of this flyer.

NNN costs are \$0.44 PSF.

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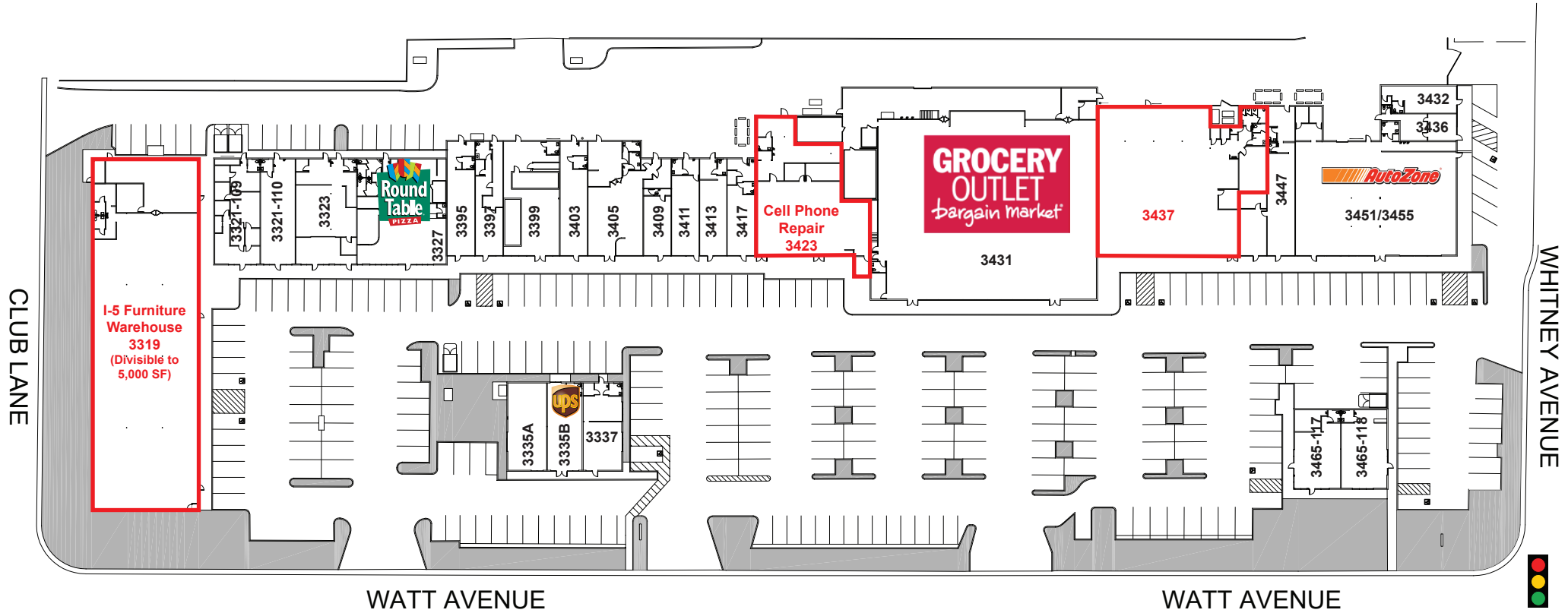
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Address	Tenant	SF	Lease Rate	Rent
3319	I-5 Furniture Warehouse*	11,884	\$1.49 - \$1.79	\$17,707.00
3423	Cell Phone Repair*	4,072	\$1.39, NNN	\$5,660.00
3437	AVAILABLE	7,364	\$1.25, NNN	\$8,763.00

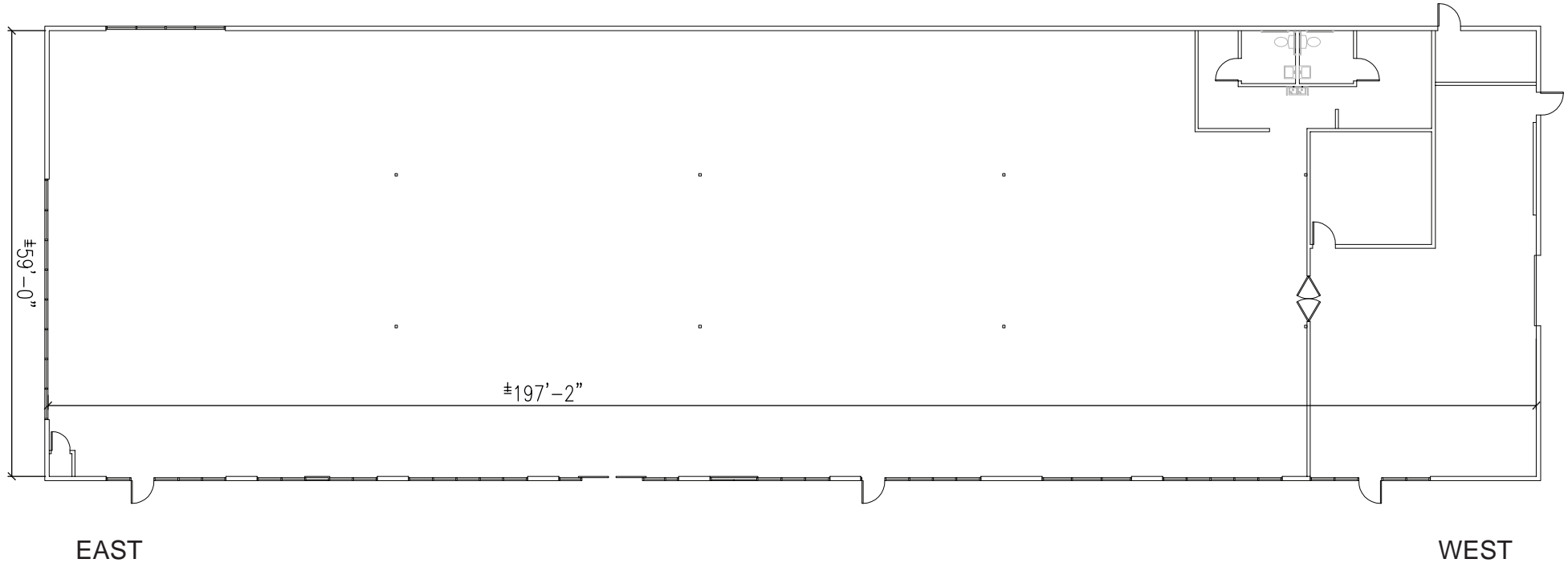
NNN costs are \$0.44 PSF.
*Available with 30 days notice.

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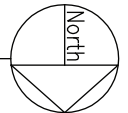
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5,000 SF - 11,884 SF
Non-Demised: \$1.49 PSF
Demised
Western Portion: \$1.59 PSF
Eastern Portion: \$1.79 PSF

Available with 30 days notice.

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3319 WATT AVE - 11,884 RSF
SACRAMENTO, CA

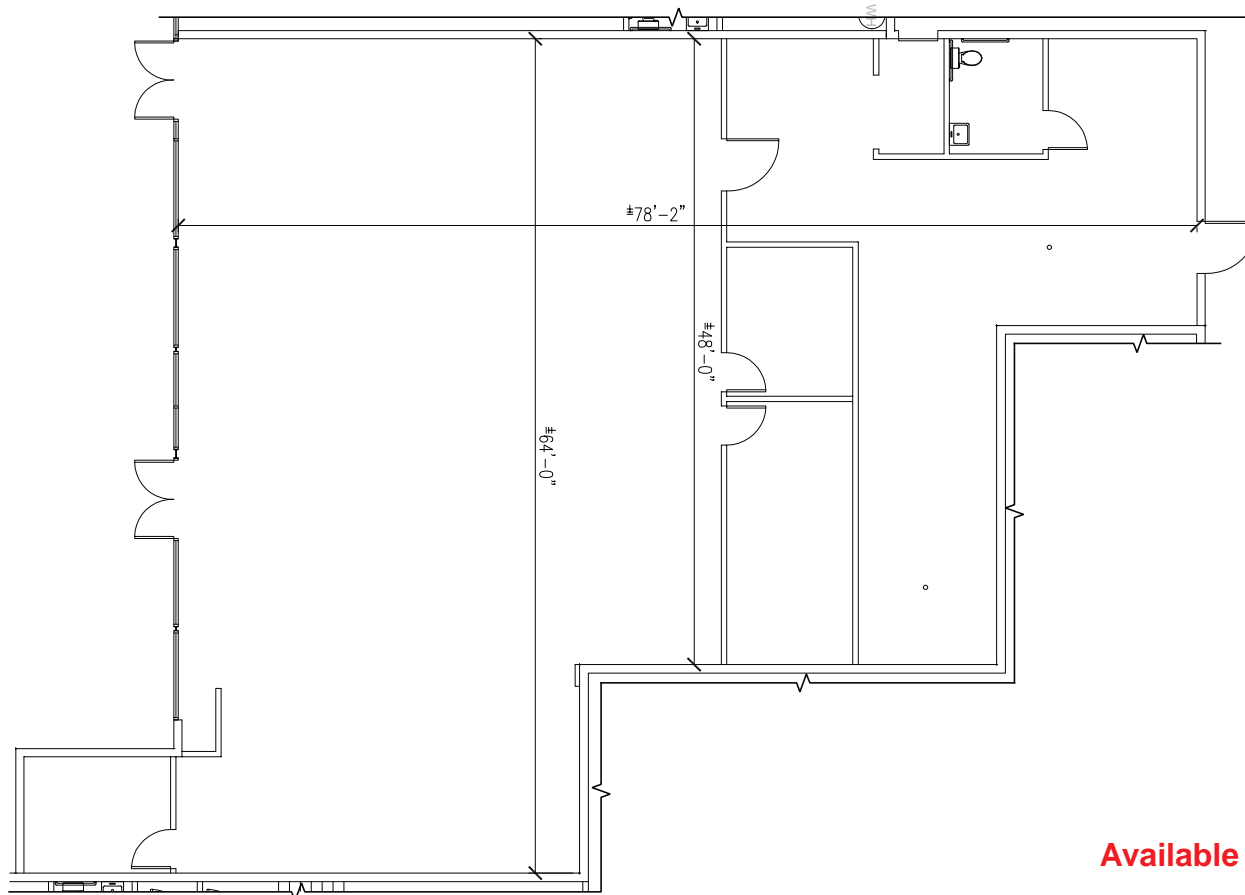


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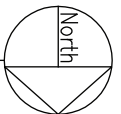
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ETHAN CONRAD PROPERTIES INC.
3423 WATT AVE - 4,019 RSF
SACRAMENTO, CA

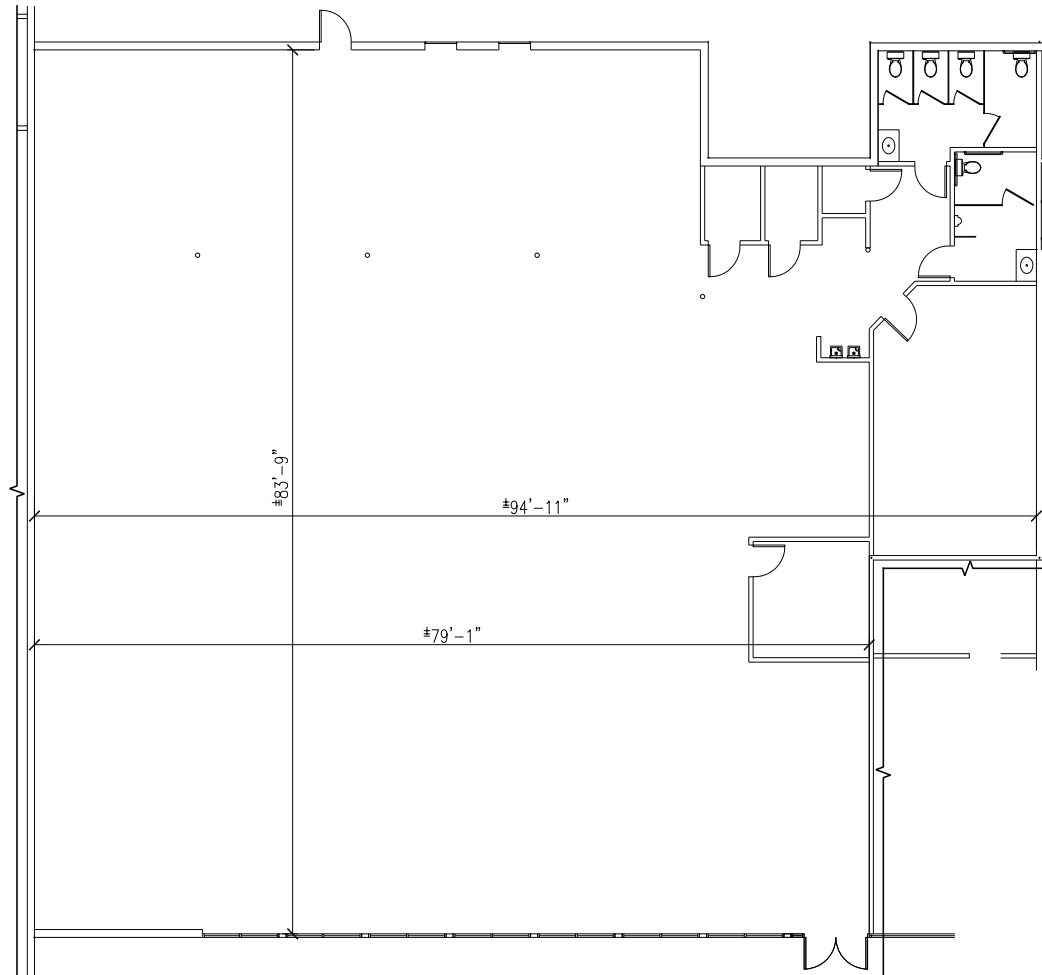


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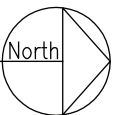
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ETHAN CONRAD PROPERTIES INC.
3437 WATT AVE - 7,364 RSF
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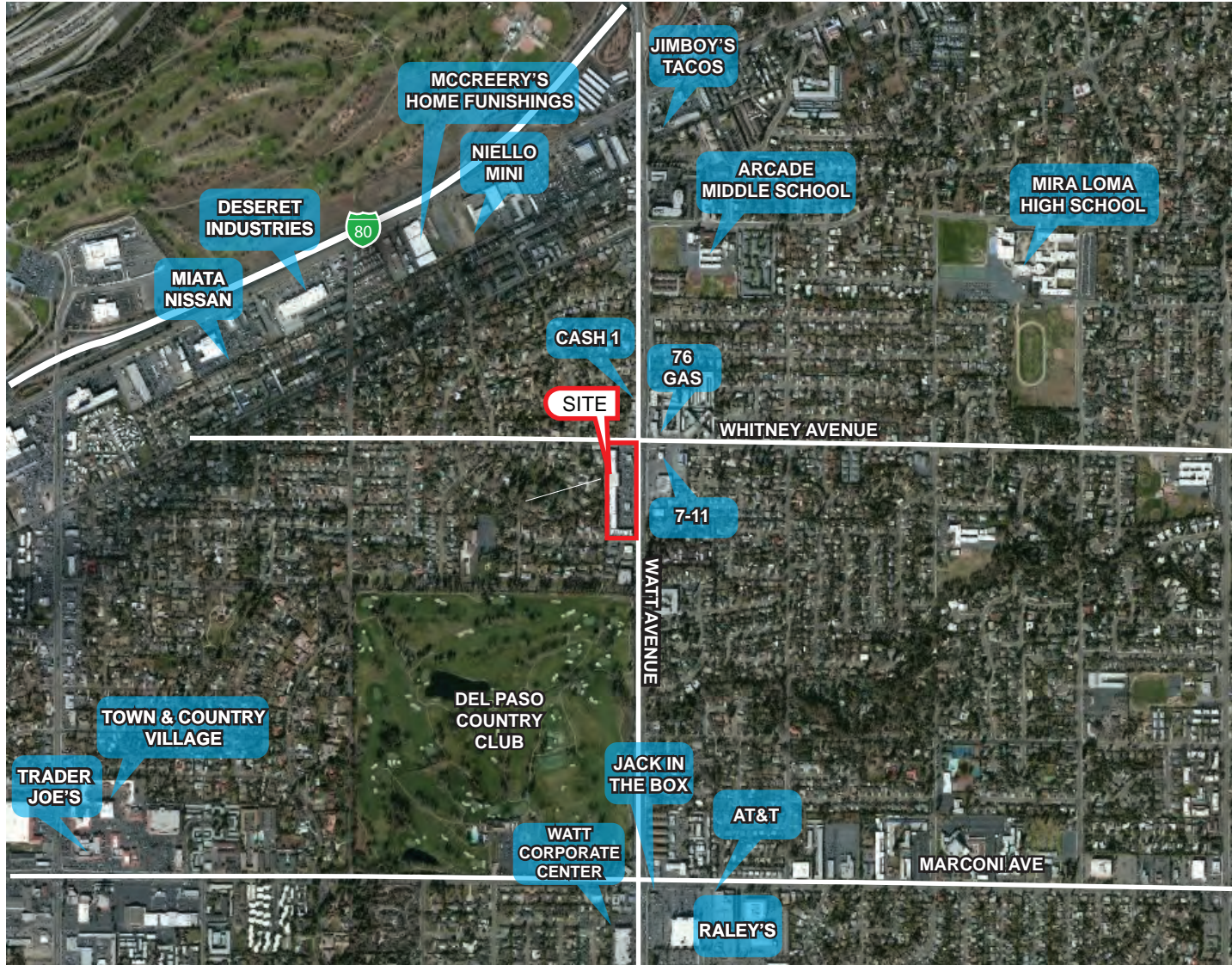


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