

WATT ROSE SQUARE
1,598 SF - 5,089 SF RETAIL SPACES
7,856 SF BUILDING FOR SALE
.34 ACRE PARCEL FOR LEASE OR SALE

**REMODEL
COMPLETE**



4980 - 4986 WATT AVE
NORTH HIGHLANDS, CA

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
- Property has been significantly remodeled
- Parking lot and most infrastructure already installed for Pad development.
- Building 4980, Suite C & D have roll-up doors
- Building 4980, Suite B is a 2nd Gen veterinary practice currently in operation

COMMENTS:

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:

See pages 2.

PURCHASE PRICE:

4980: 7,856 SF \$1,563,000 (\$199.00 PSF)

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
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		

.34 ACRE PARCEL

Sale:	\$19.50 PSF, \$289,000.00
Lease:	\$2,200.00 per month

FOR MORE INFORMATION CONTACT:

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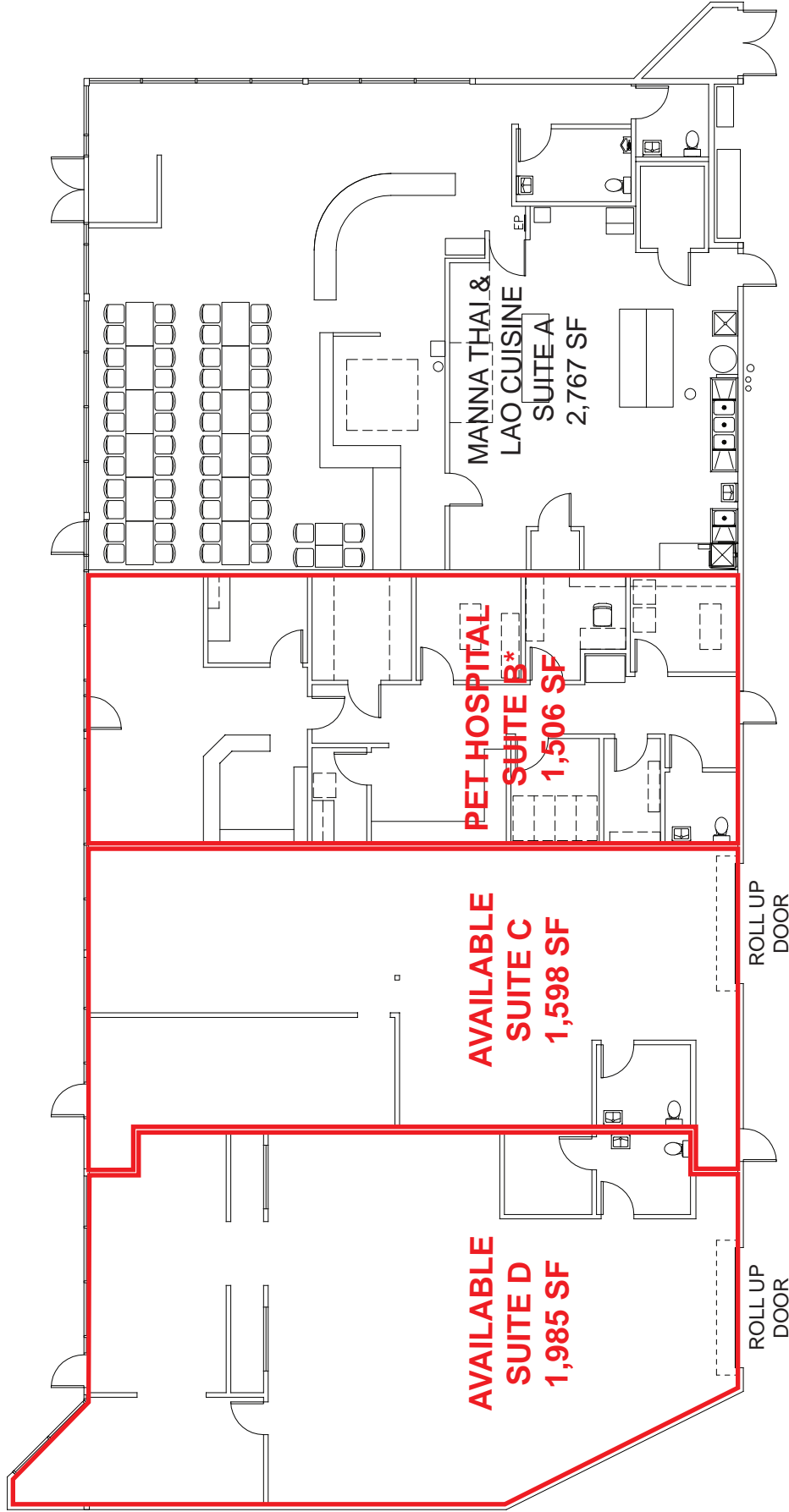
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 PROPERTIES INC.

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WATT ROSE SQUARE, 4980 WATT AVE, NORTH HIGHLANDS CA



**AVAILABLE
SUITE D
1,985 SF**

**AVAILABLE
SUITE C
1,598 SF**

**PET HOSPITAL
SUITE B*
1,506 SF**

**MANNA THAI &
LAO CUISINE
SUITE-A
2,767 SF**

ROLL UP
DOOR

ROLL UP
DOOR

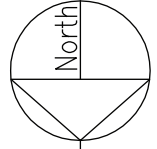
Suite	SF	Lease Rates	Monthly Rent
B*	1,506	\$1.75 PSF, NNN	\$2,636.00
C	1,598	\$1.49 PSF, NNN	\$2,381.00
D	1,985	\$1.49 PSF, NNN	\$2,958.00

**NNN costs are approximately \$0.47 PSF.
*Available 8/1/19**

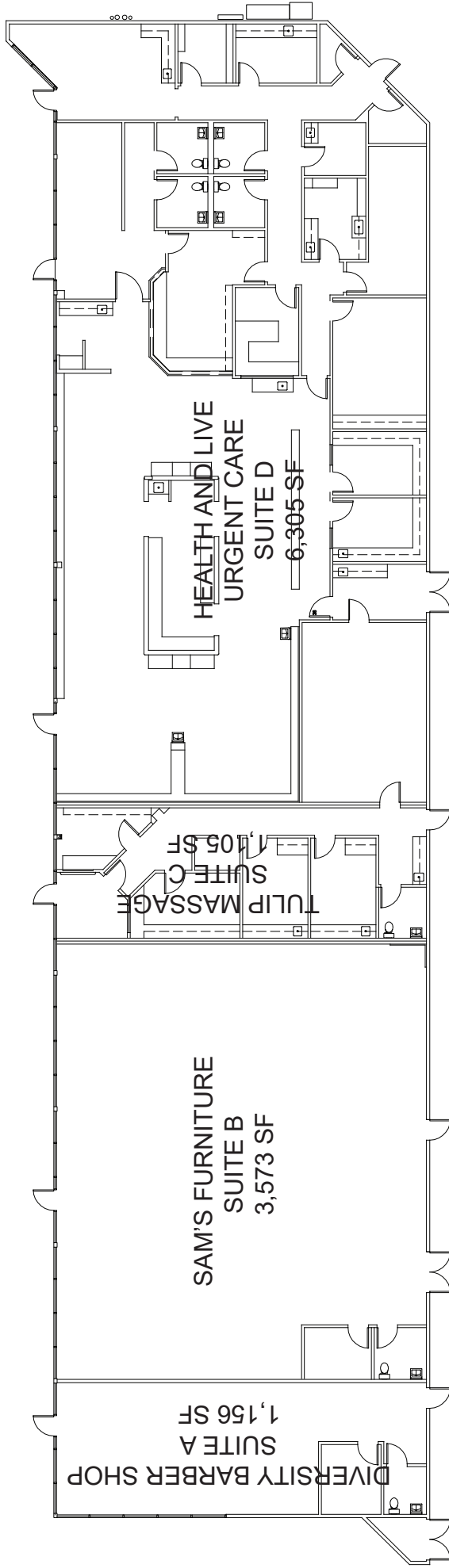
ETHAN CONRAD PROPERTIES INC.
4980 WATT AVE - 7,856 SF
NORTH HIGHLANDS, CA

6/29/2017

SCALE:N.T.S.



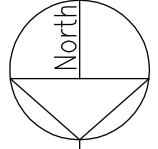
WATT ROSE SQUARE, 4986 WATT AVE, NORTH HIGHLANDS CA



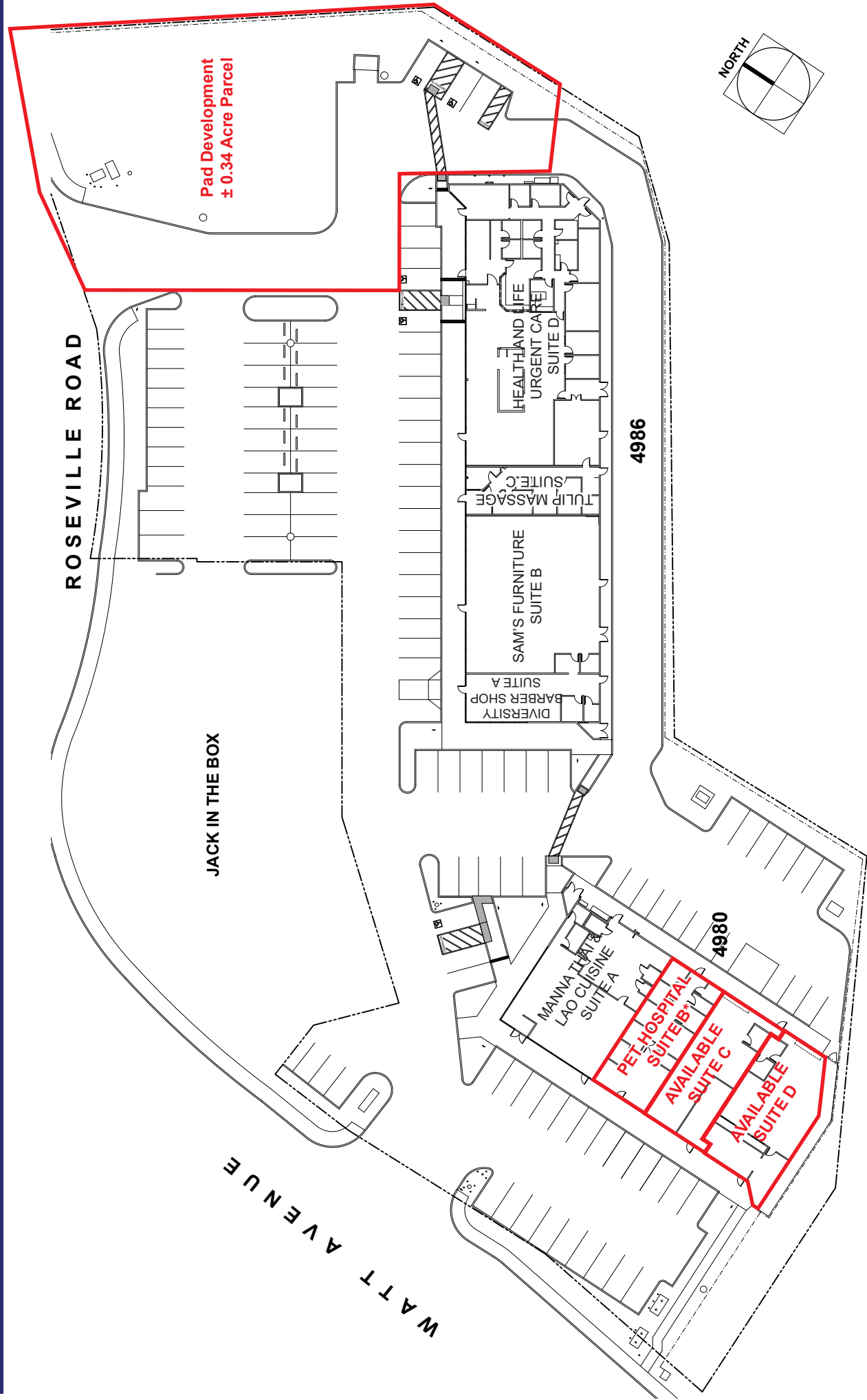
ETHAN CONRAD PROPERTIES INC.
4986 WATT AVE - 12,139 SF
NORTH HIGHLANDS, CA

6/29/2017

SCALE:N.T.S.



WATT ROSE SQUARE, 4980 - 4986 WATT AVE, NORTH HIGHLANDS CA



*Available 8/1/19

WATT ROSE SQUARE LAND, NORTH HIGHLANDS CA



WATT ROSE SQUARE, 4980 - 4986 WATT AVE, NORTH HIGHLANDS CA



WATT ROSE SQUARE, 4980 - 4986 WATT AVE, NORTH HIGHLANDS CA



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.