



PROPERTY HIGHLIGHTS

- For Lease: $\pm 1,000$ SF
- Existing pylon signage availability
- Parking in front, side and rear
- Lease Rate: \$1.00/SF; Mod. Gross

LOCATION OVERVIEW

High profile location with high traffic counts.
Across from McClellan Business Park.



FOR LEASE

5526-5540 Watt Ave. North Highlands, CA 95660

Retail Space Available



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5526-5540 Watt Ave., North Highlands, CA 95660

SITE PLAN

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

TRI Commercial Real Estate Services, 532 Gibson Drive, Suite 200, Roseville, CA 95678



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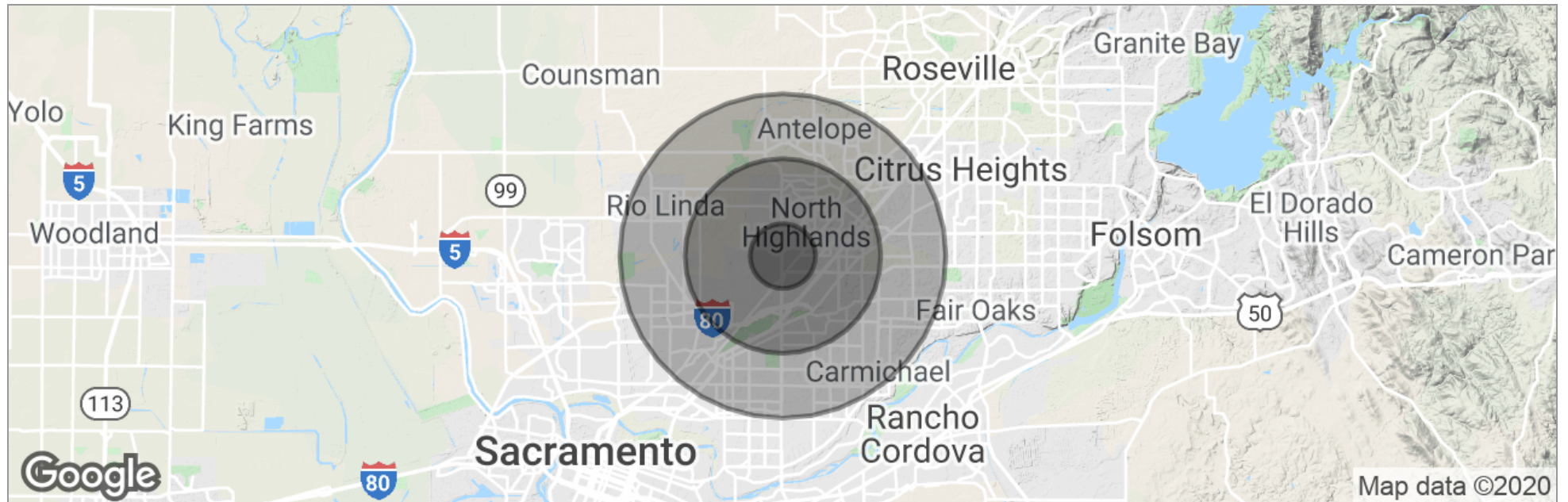
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP



	1 Mile	3 Miles	5 Miles
Total Population	8,474	108,402	323,540
Population Density	2,697	3,834	4,119
Median Age	30.2	33.2	34.7
Median Age (Male)	30.0	32.5	33.6
Median Age (Female)	30.6	34.4	36.0
Total Households	2,774	38,021	119,466
# of Persons Per HH	3.1	2.9	2.7
Average HH Income	\$48,430	\$54,099	\$61,515
Average House Value	\$202,244	\$259,070	\$298,296

* Demographic data derived from 2010 US Census

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