

WATT NORTH HIGHLANDS
7453 - 7517 WATT AVE
NORTH HIGHLANDS, CA
1,192 SF - 2,381 SF RETAIL SUITES AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

foodmaxx

More for Your Money

REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

Race Merritt
DRE: #01700659
race@ethanconradprop.com

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

916.779.1000

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

FEATURES:

- Well Managed/Maintained Neighborhood Retail Center
- Food Maxx sales are up over 30% since they moved from Antelope (1 mile away)
- Abundant parking
- Attractive and modern retail spaces
- One, highly visibility Pad space available

PROPERTY DETAILS:

- Great co-tenants include: FoodMaxx, Carl's Jr Bank of America and Subway
- Densely populated infill location
- Excellent traffic count
- Close proximity to McClellan Park - the largest business park in Northern California with over 16 million SF of office, industrial, R&D and mixed use



DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
2018 Total Pop. (est):	18,820	120,140	257,270
2018 Average HH Income:	\$62,816	\$68,207	\$71,542
Daily Traffic Count:	47,775		



ETHAN CONRAD PROPERTIES, INC.

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

www.ethanconradprop.com

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.

SITE PLAN

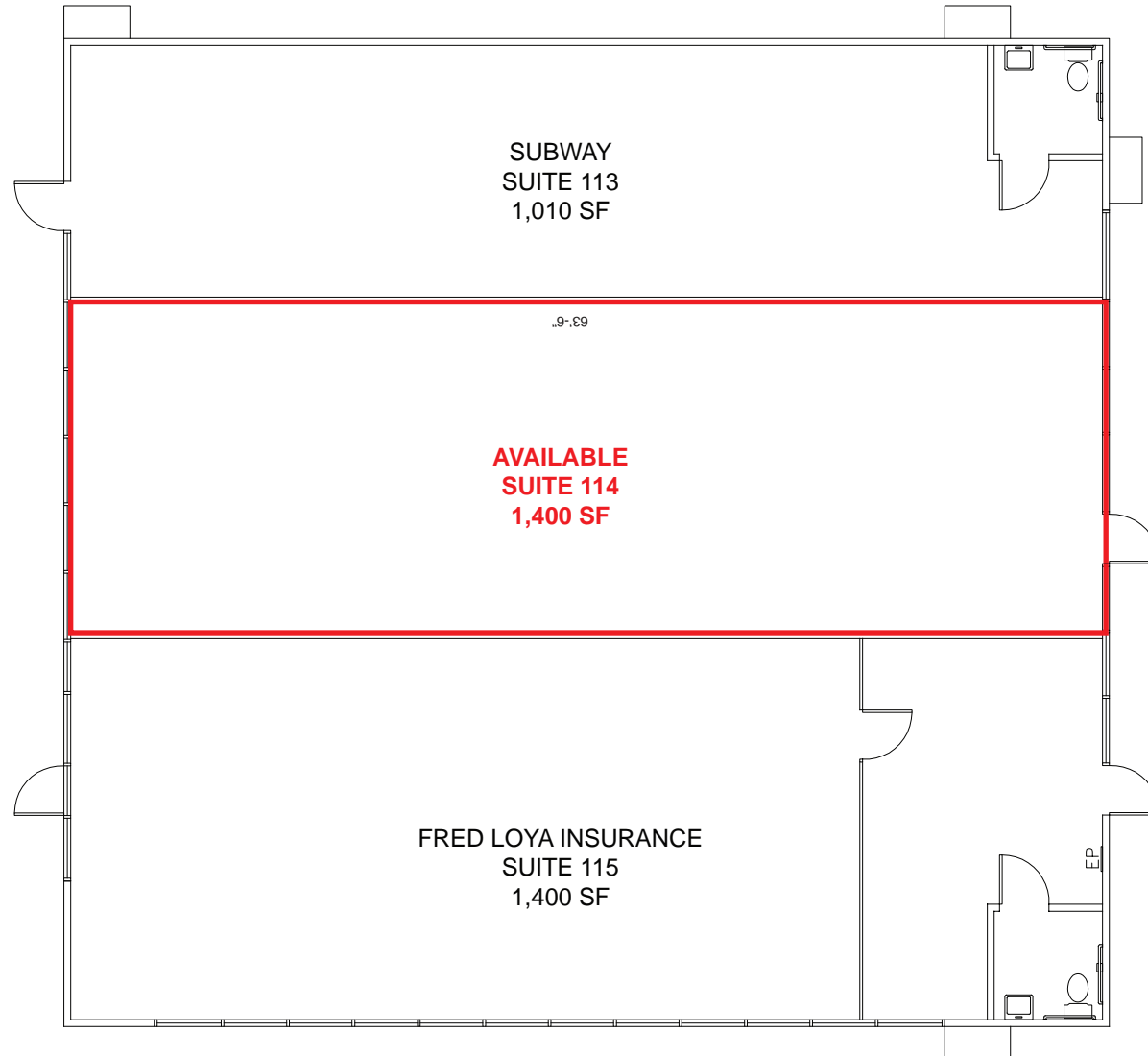


ANTELOPE ROAD/U STREET



7459 WATT AVE

Suite	Suite Size	Lease Rates
114	1,400 SF	\$2.25 PSF, NNN
NNN costs are approximately \$0.56 PSF.		

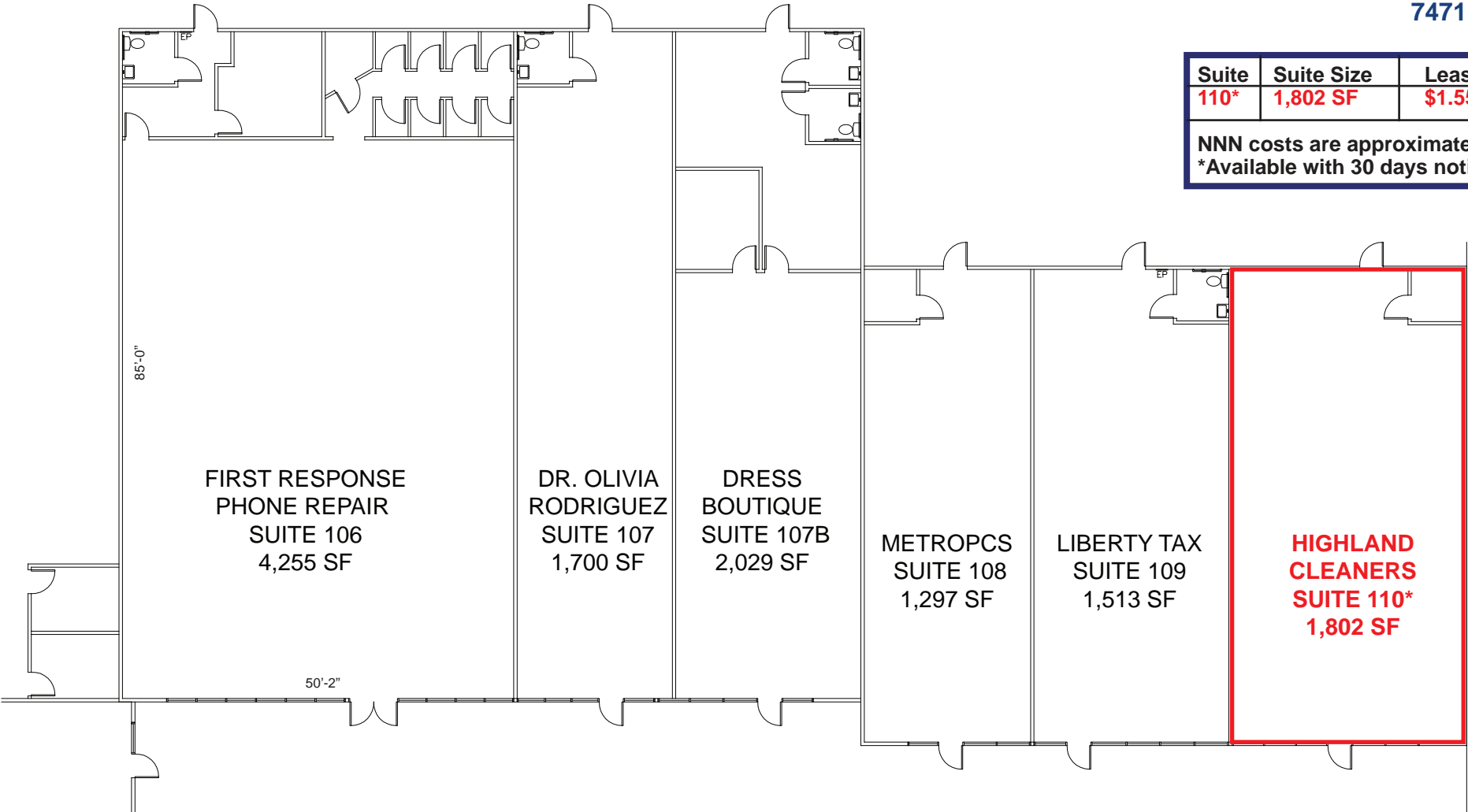


ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

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.

7471 WATT AVE

Suite	Suite Size	Lease Rates
110*	1,802 SF	\$1.55 PSF, NNN
NNN costs are approximately \$0.56 PSF. *Available with 30 days notice.		



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

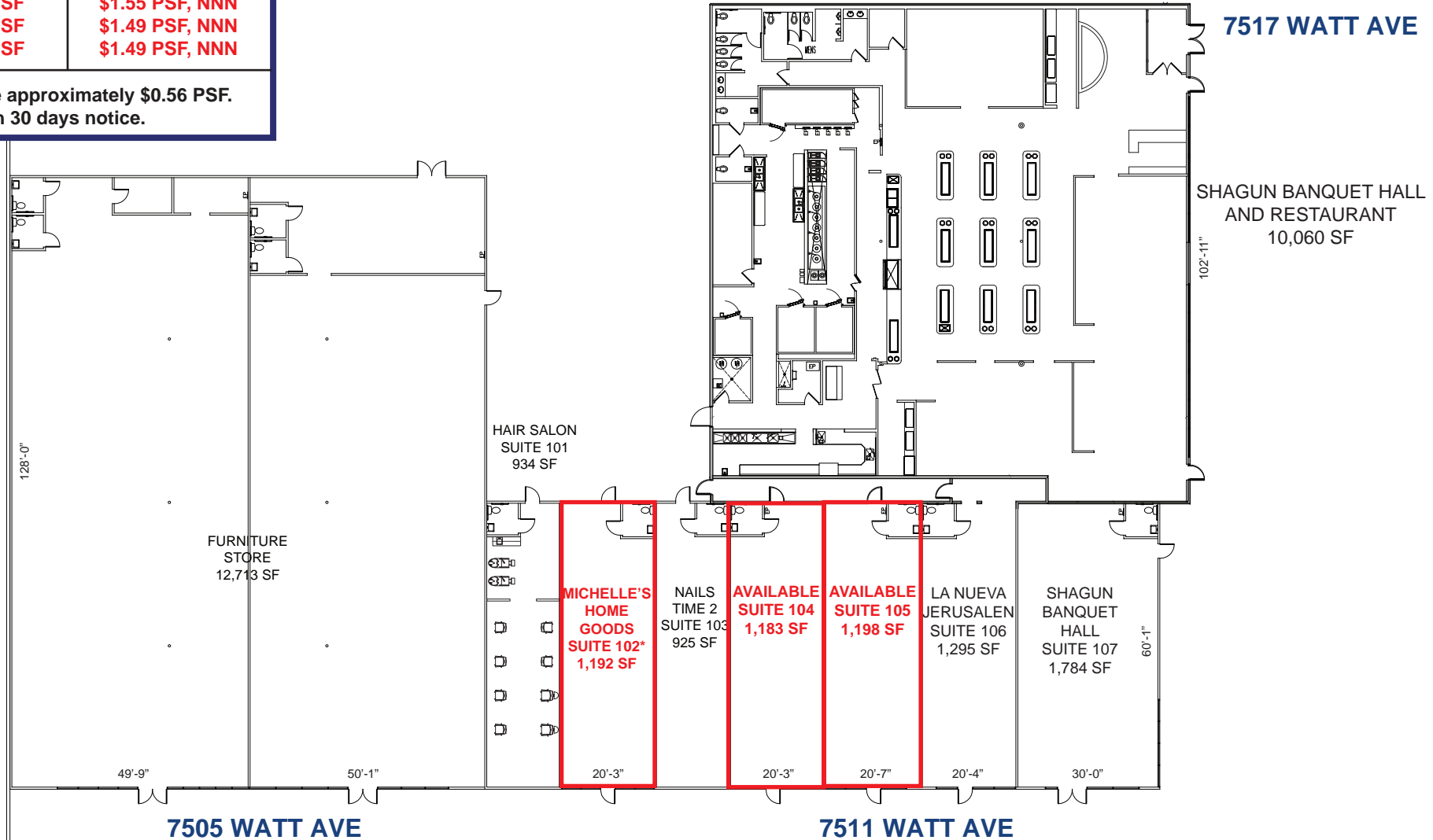
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation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

FOR LEASE

WATT NORTH HIGHLANDS
7453 - 7517 WATT AVE
 NORTH HIGHLANDS, CA

Suite	Suite Size	Lease Rates
102*	1,192 SF	\$1.55 PSF, NNN
104	1,183 SF	\$1.49 PSF, NNN
105	1,198 SF	\$1.49 PSF, NNN

NNN costs are approximately \$0.56 PSF.
 *Available with 30 days notice.



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

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.

FOR LEASE

WATT NORTH HIGHLANDS
7453 - 7517 WATT AVE
NORTH HIGHLANDS, CA



ETHAN CONRAD PROPERTIES, INC.

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

www.ethanconradprop.com

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.

PAGE

7



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

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.