

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

ETHAN CONRAD
PROPERTIES INC.

GROCER OUTLET bargain market

COMPLETELY REMODELED

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

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.

ETHAN CONRAD PROPERTIES, INC.

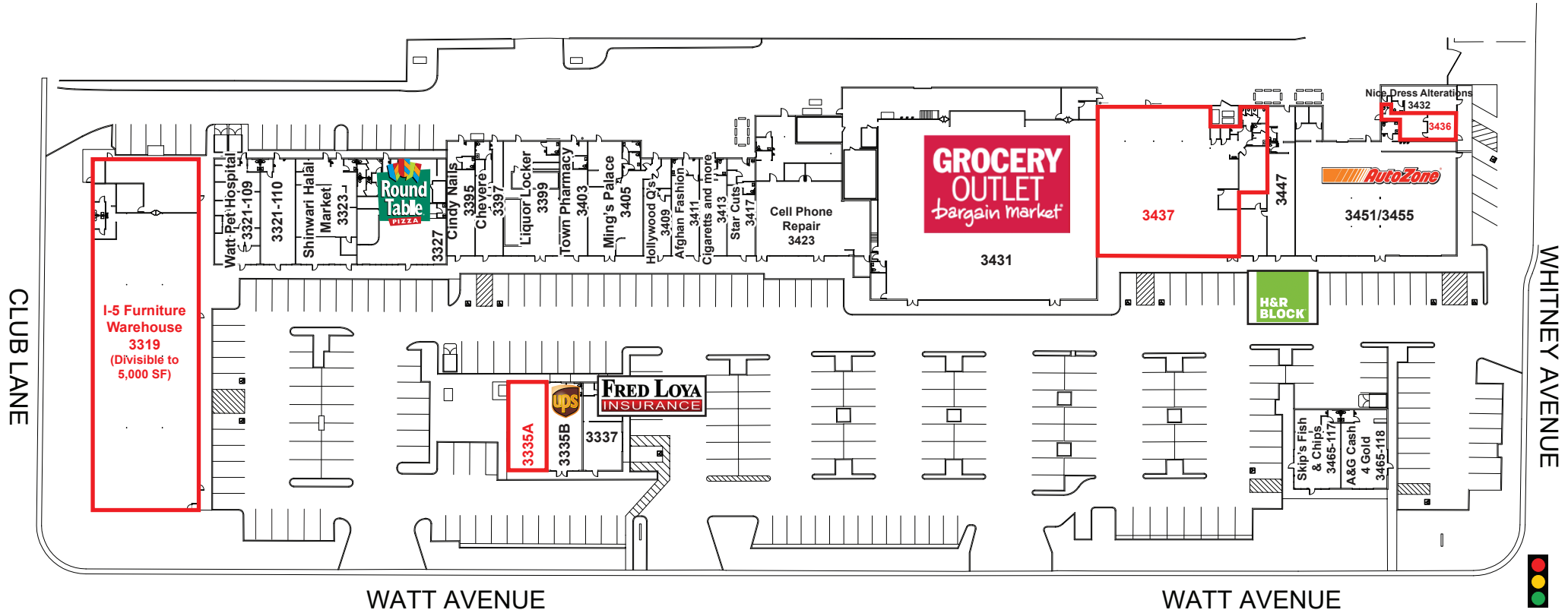
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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.

RETAIL SUITES FOR LEASE

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



Address	Tenant	SF	Lease Rate	Rent
3319	I-5 Furniture Warehouse*	11,884	\$1.49 - \$1.79	\$17,707.00
3335-A	AVAILABLE	991	\$2.69, NNN	\$2,666.00
3437	AVAILABLE	7,364	\$1.25, NNN	\$8,763.00
3436	Kenny's Shoe Repair**	580	\$1.49, NNN	\$864.00

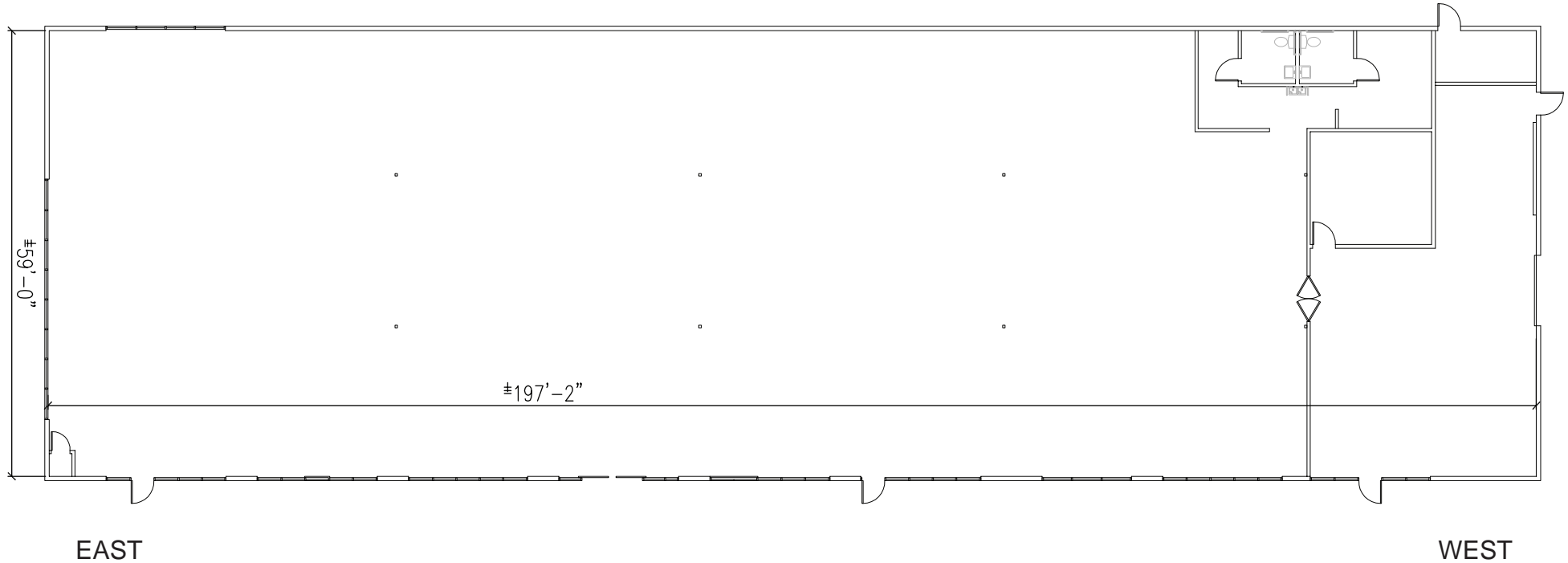
NNN costs are \$0.44 PSF. *Available with 30 days notice. **Available 4/1/22.

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.

**RETAIL SUITES
FOR LEASE**

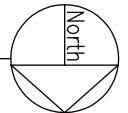
ARCADE SQUARE
3319 - 3465 WATT AVE AT WHITNEY AVE
SACRAMENTO, CA



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

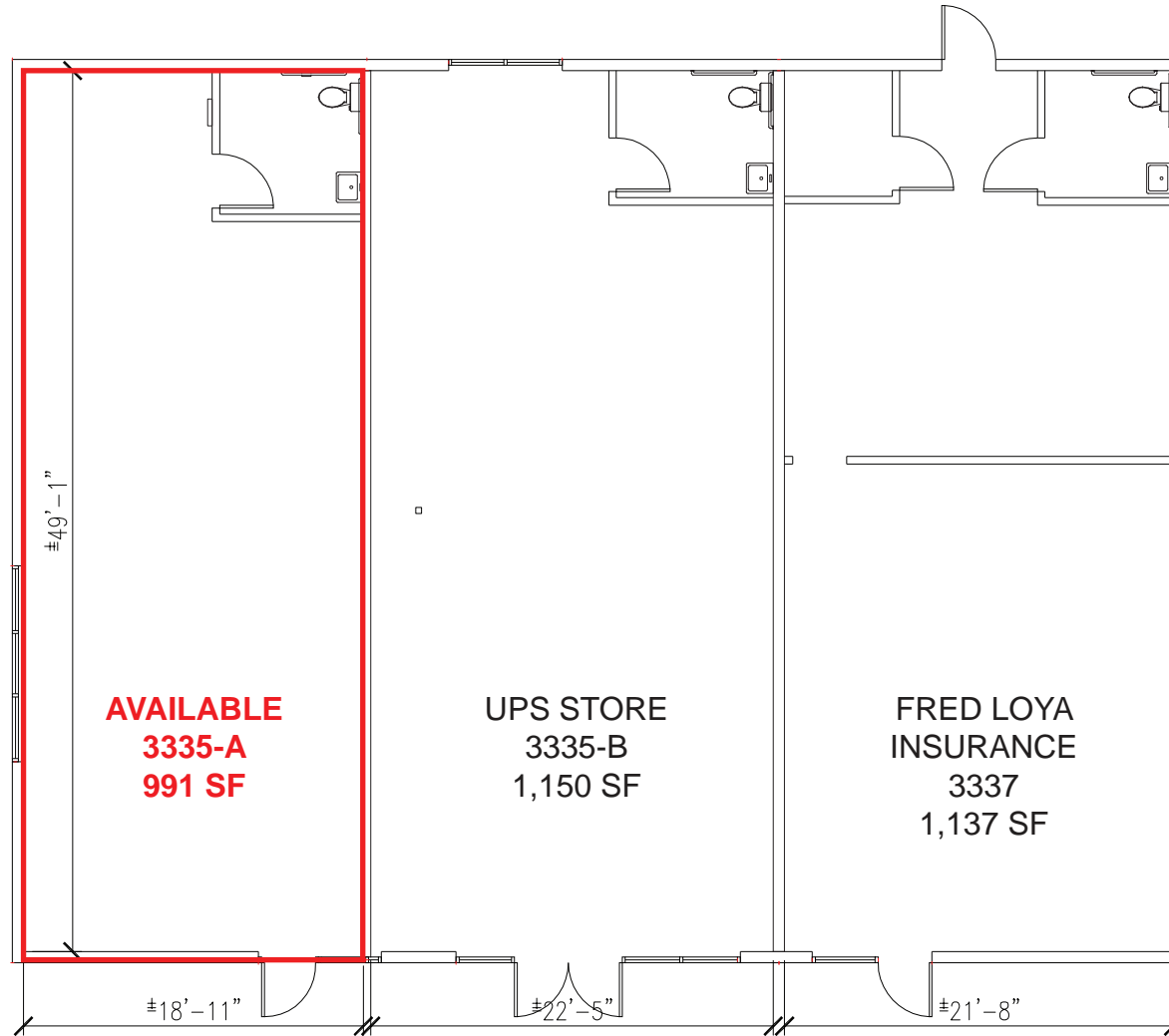
Available with 30 days notice.

ETHAN CONRAD PROPERTIES INC.
3319 WATT AVE - 11,884 RSF
SACRAMENTO, 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.

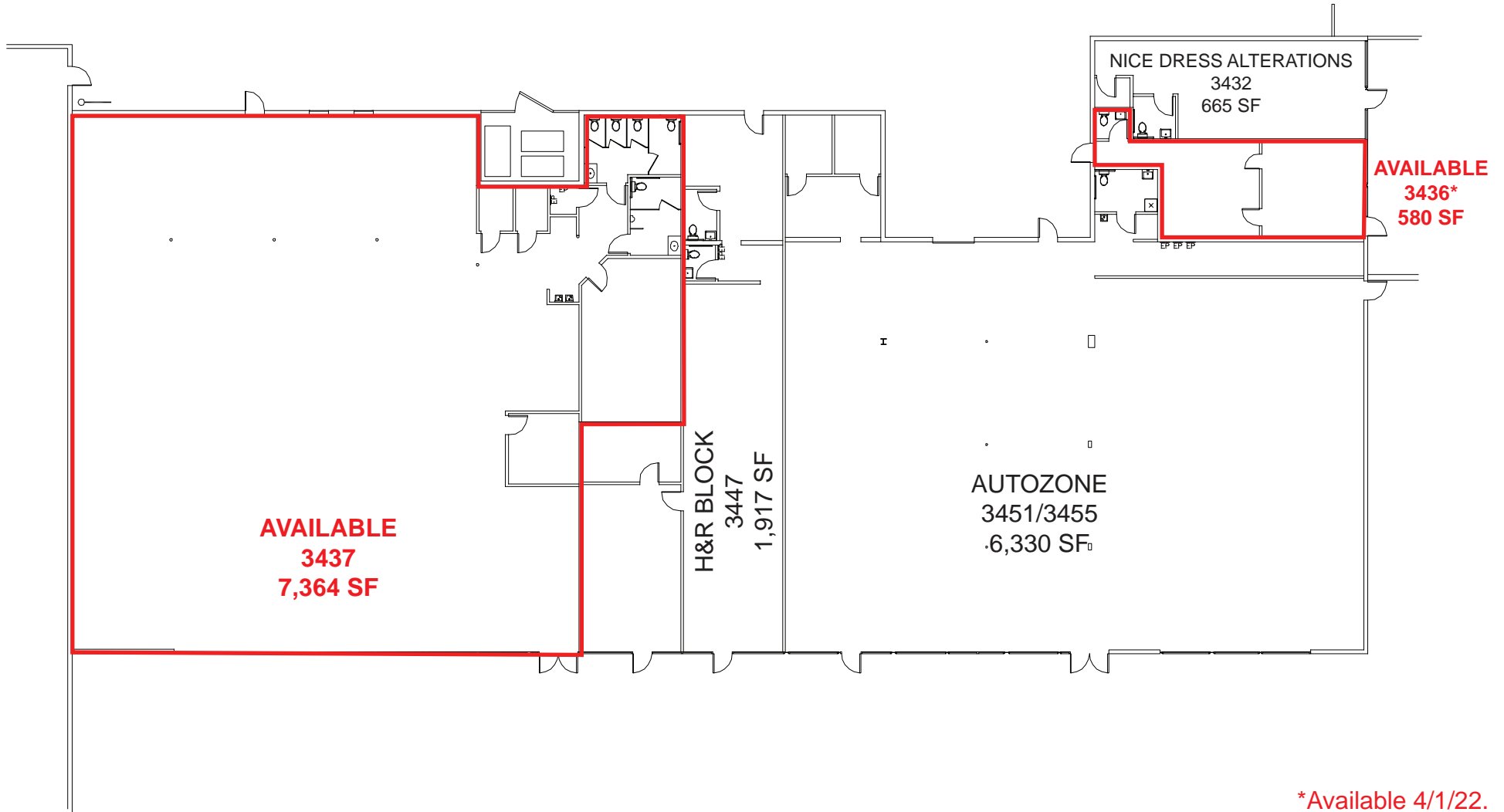


ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

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.

**RETAIL SUITES
FOR LEASE**

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



*Available 4/1/22.

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.

**RETAIL SUITES
FOR LEASE**

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

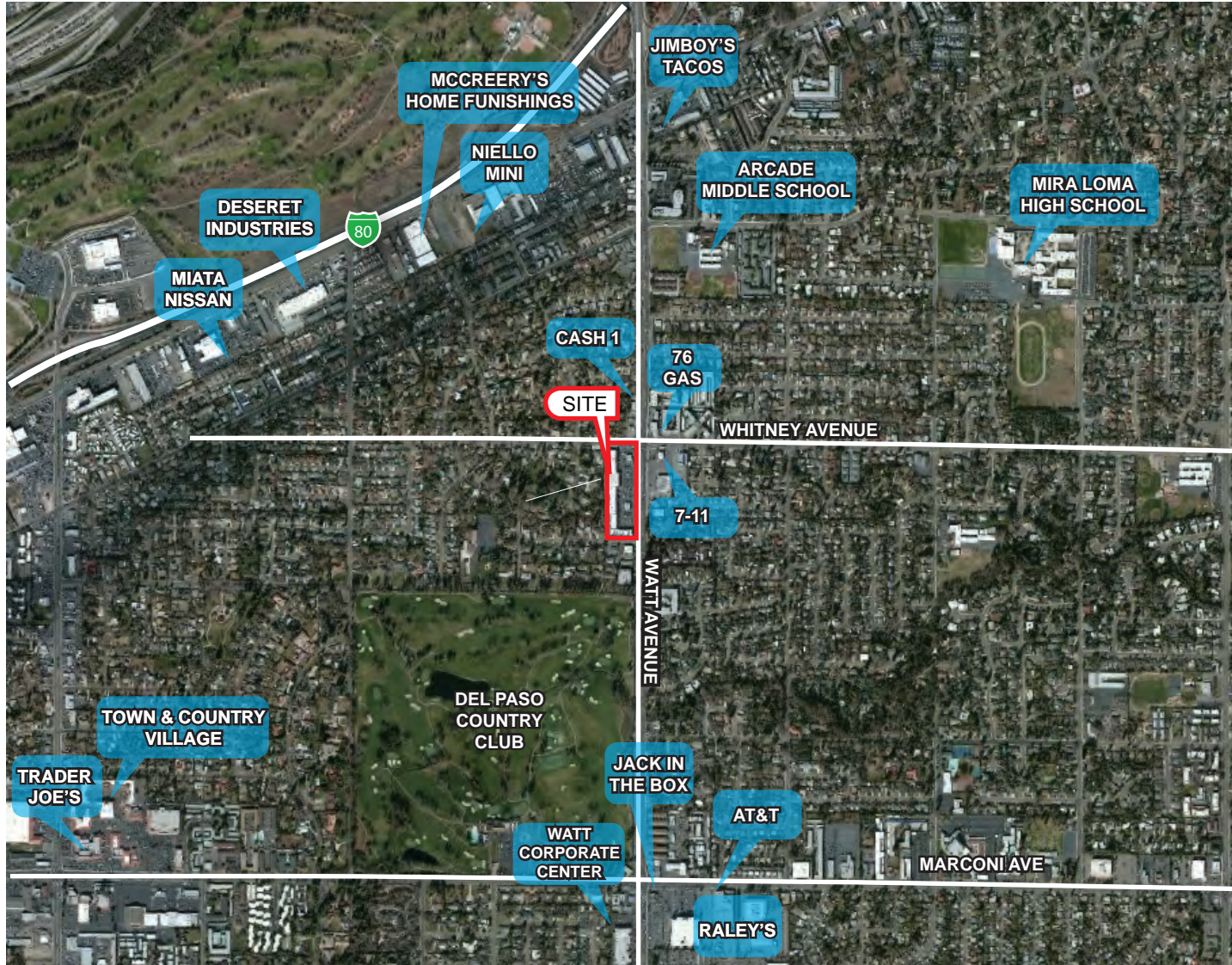


ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

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.

RETAIL SUITES FOR LEASE

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