

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

1,598 SF - 5,089 SF RETAIL SUITES AVAILABLE

**ETHAN CONRAD**  
PROPERTIES INC.



**REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

**Chase Burke**

DRE: #01879336

[chase@ethanconradprop.com](mailto:chase@ethanconradprop.com)

**Andy Jonsson**

DRE: #02076108

[andy@ethanconradprop.com](mailto:andy@ethanconradprop.com)

**916.779.1000**

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200

[www.ethanconradprop.com](http://www.ethanconradprop.com)

**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
- 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

**PROPERTY DETAILS:**

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:**

\$1.49 - \$1.75 PSF, NNN

NNN costs are approximately \$0.47 PSF.

**PURCHASE PRICE:**

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

**.34 ACRE PARCEL**

Sale: \$19.50 PSF, \$289,000.00

Lease: \$2,200.00 per month

**DEMOGRAPHICS**

|                              | 1 Mile                                 | 3 Mile   | 5 Mile   |
|------------------------------|--|----------|----------|
| 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<br>Roseville Rd 21,317 |          |          |

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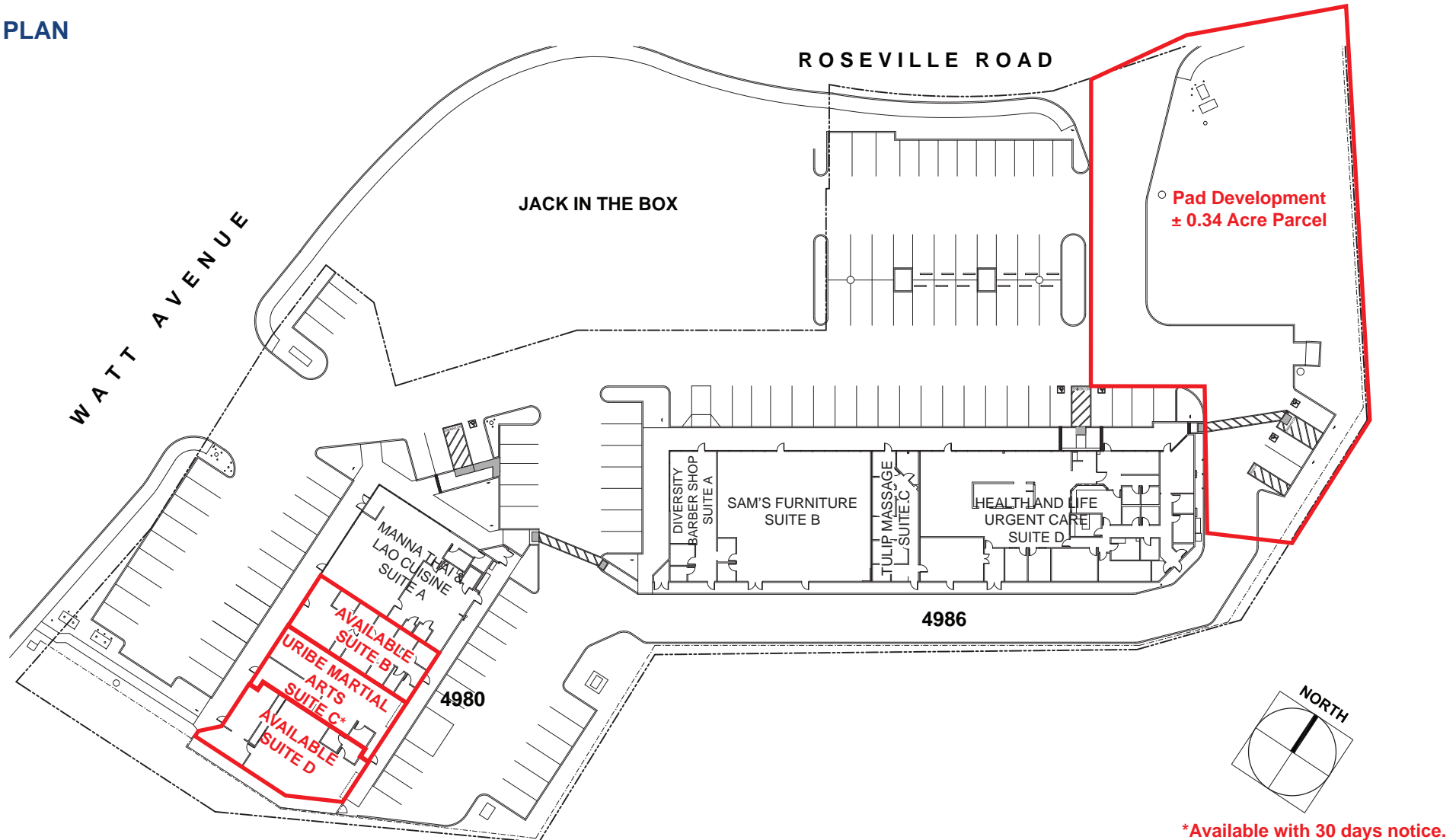
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FOR LEASE

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SITE PLAN



\*Available with 30 days notice.

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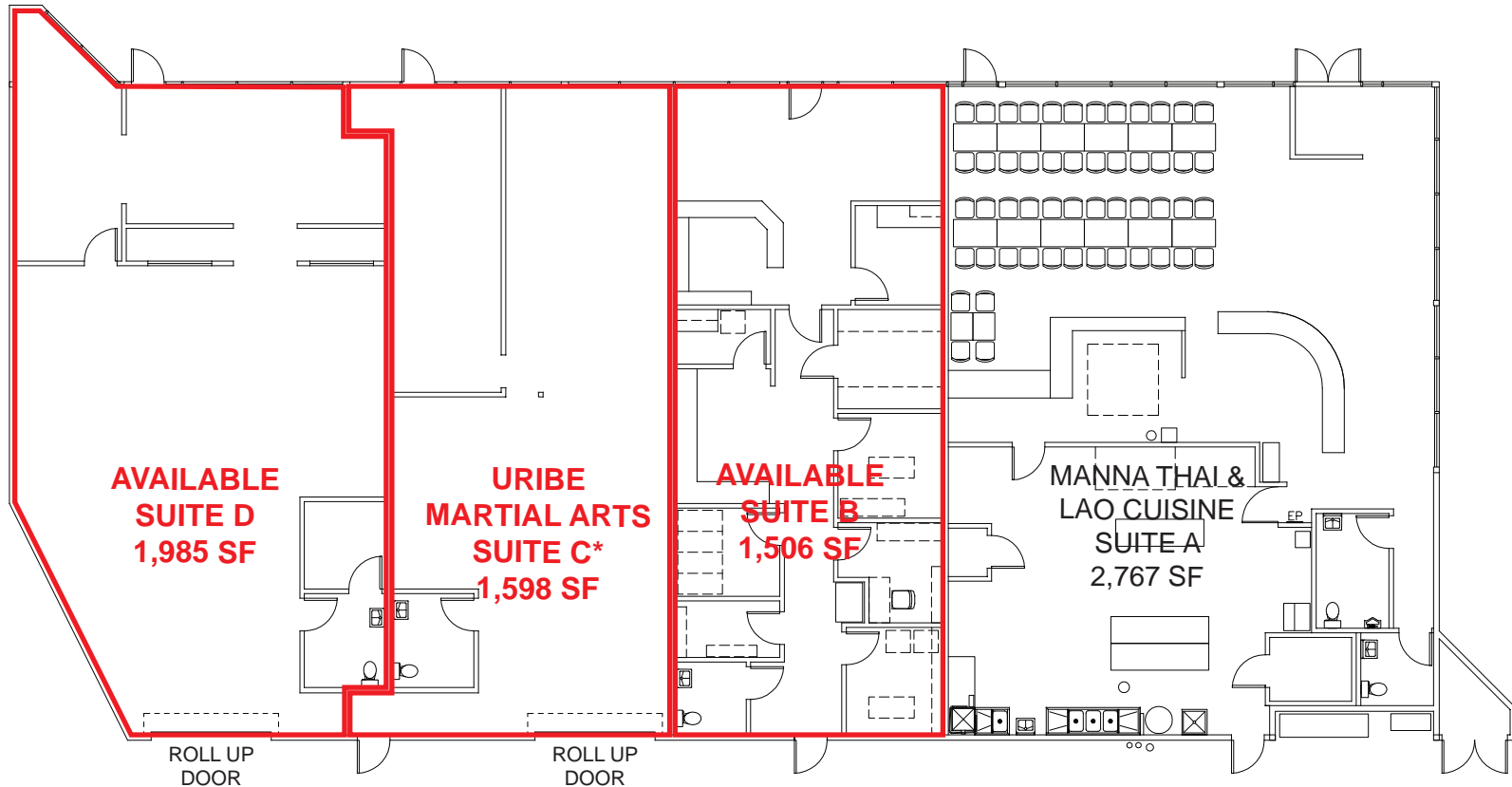
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FOR LEASE

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4980-4986 WATT AVE  
NORTH HIGHLANDS, CA

4980 WATT AVE



| 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   |

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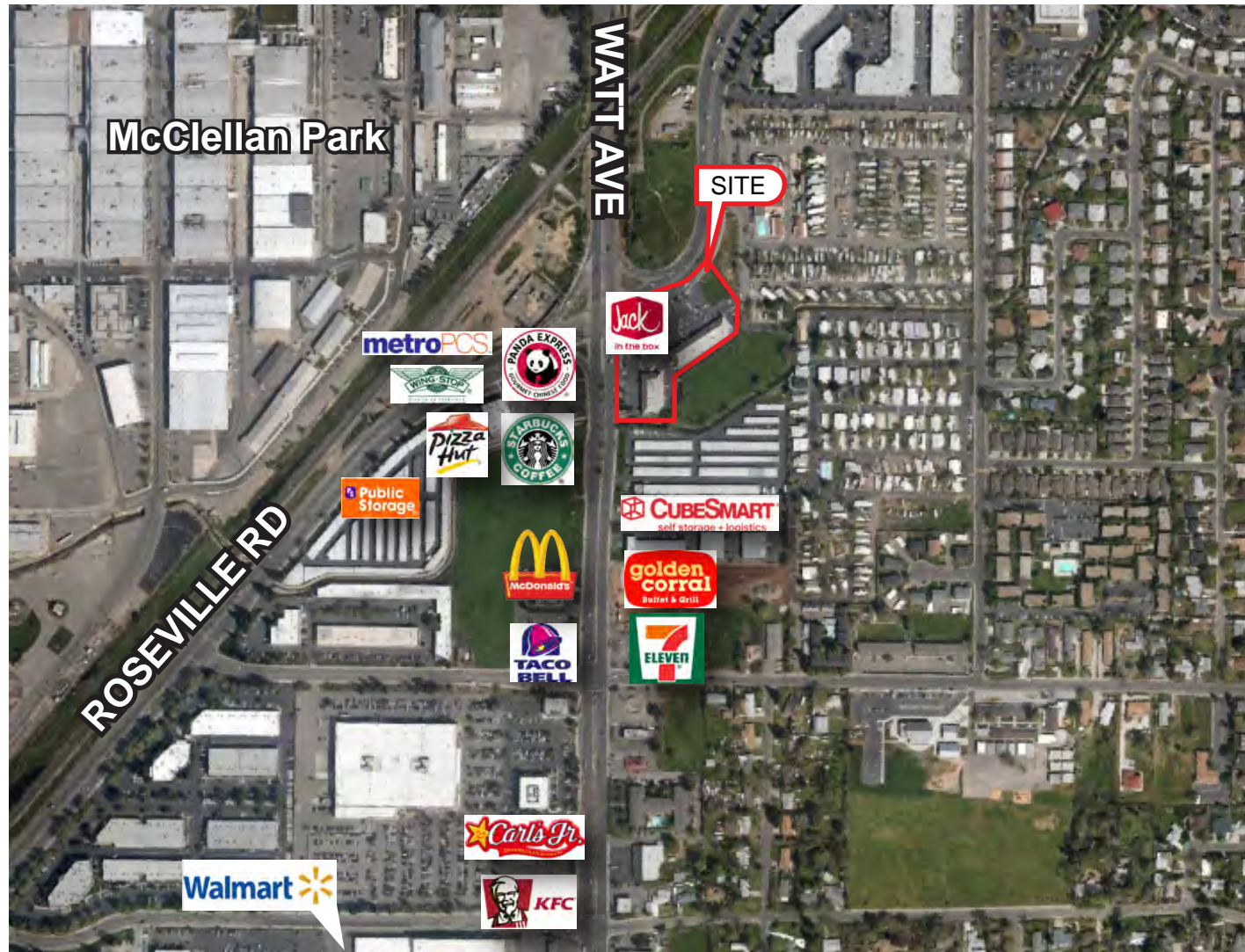
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