

4845
WATT AVE
NORTH HIGHLANDS, CA 95660

For Lease



Property Highlights:

- Retail suites for lease in Subway anchored shopping center
- Suite B: 1,225 s.f. in-line Retail space
- Pamana Filipino Restaurant coming soon in Suite C!
- Shares parking lot with Elica Health Centers
- High Identity Location on major arterial road
- Vicinity of McDonalds, Carls Jr, Walmart Supercenter
- Immediate freeway access

Ranga Pathak
Broker Associate
RE/MAX Gold
CA DRE 01364897
916-201-9247
ranga.pathak@norcalgold.com

The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.

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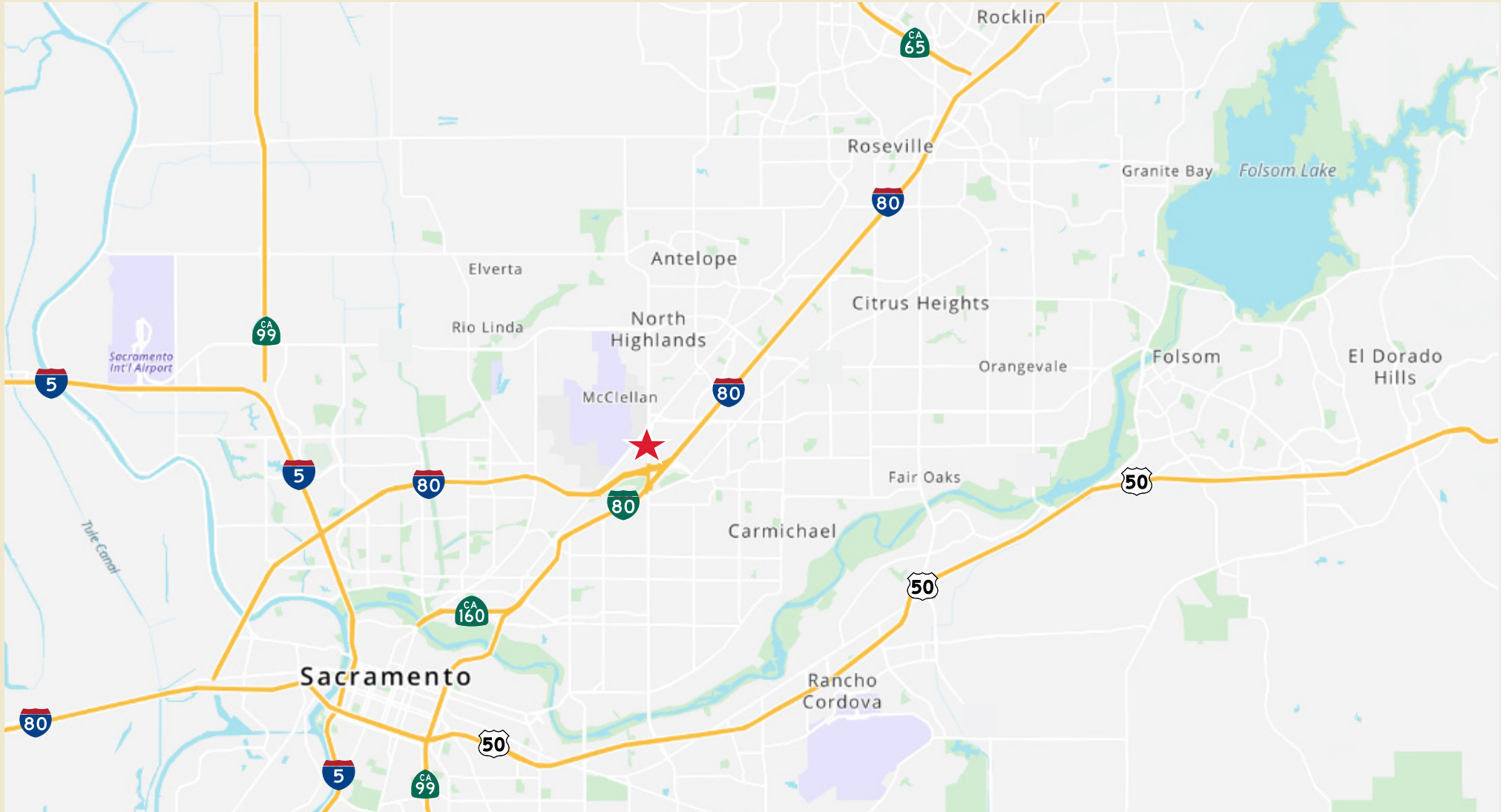
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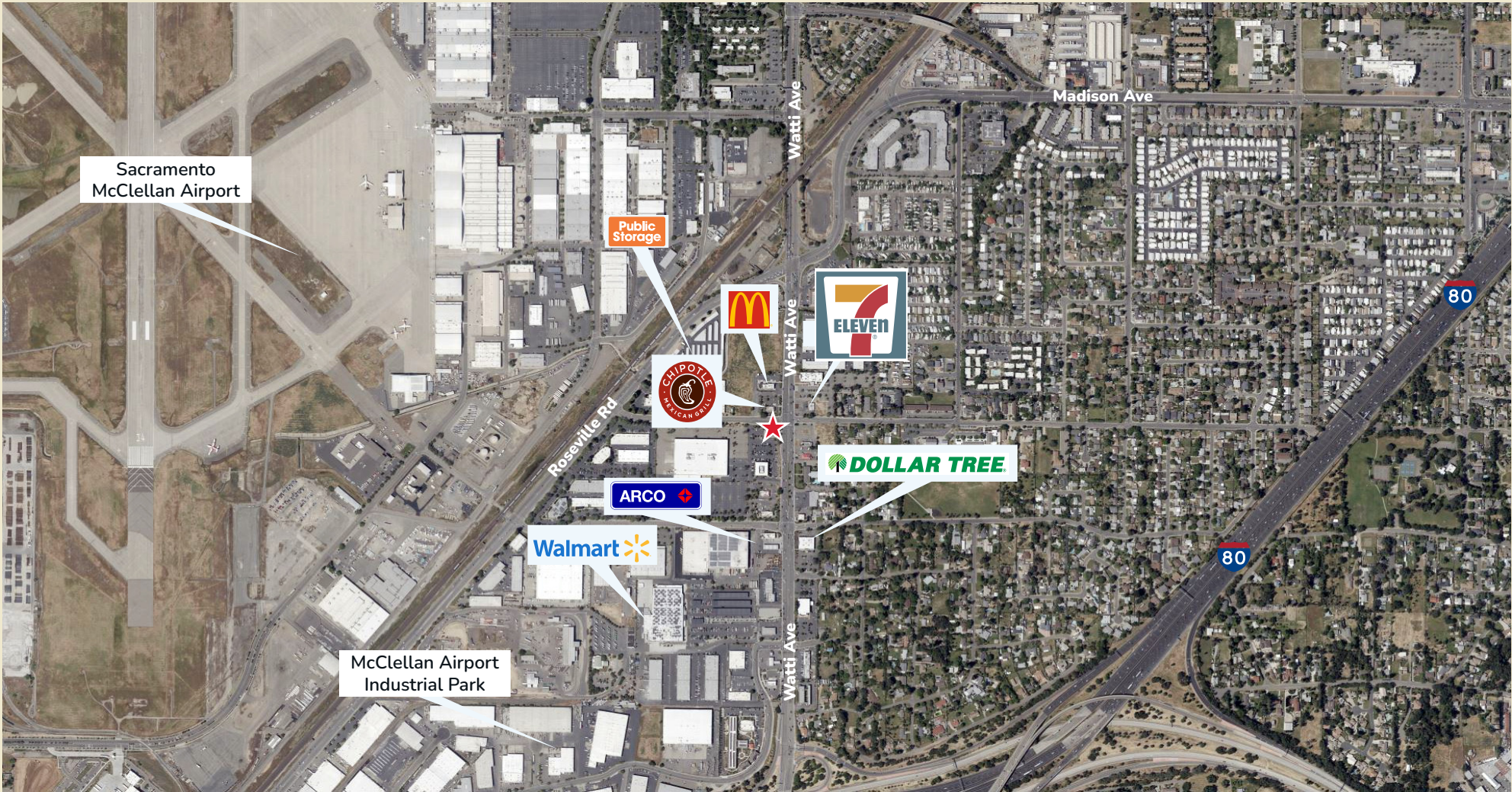
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Key Facts: 5 Mile Radius



380,933
Total Population (2024)



\$85,591
Average Household Income



15,833
Businesses



113,698
Daytime Employees



135,977
Owner Occupied Households



\$414,112
Median Home value

Watt Avenue @ McClellan (E) **40,247** (2024)

Data obtained from CoStar