

5620-5628

WATT AVENUE

NORTH HIGHLANDS, CA 95660



Property Highlights:

- North Highlands Shopping Center for lease
- Multi-tenant retail strip center
- 1,000 s.f. Frontage Retail space available
- High identity suites facing Watt Avenue
- Anchored by Papa Murphy's & Wienerschnitzel
- Good existing tenant mix and move-in ready suites
- Other tenants include Minimart, Boost Mobile, Cardenas Party Supplies and Casa America
- Located on busy arterial road with high traffic counts
- Prominent two-sided monument signage

RETAIL SUITES FOR LEASE

Lease Rate: \$ 1.50 per s.f. NNN

Ranga Pathak

Broker Associate

RE/MAX Gold

CA DRE 01364897

916-201-9247

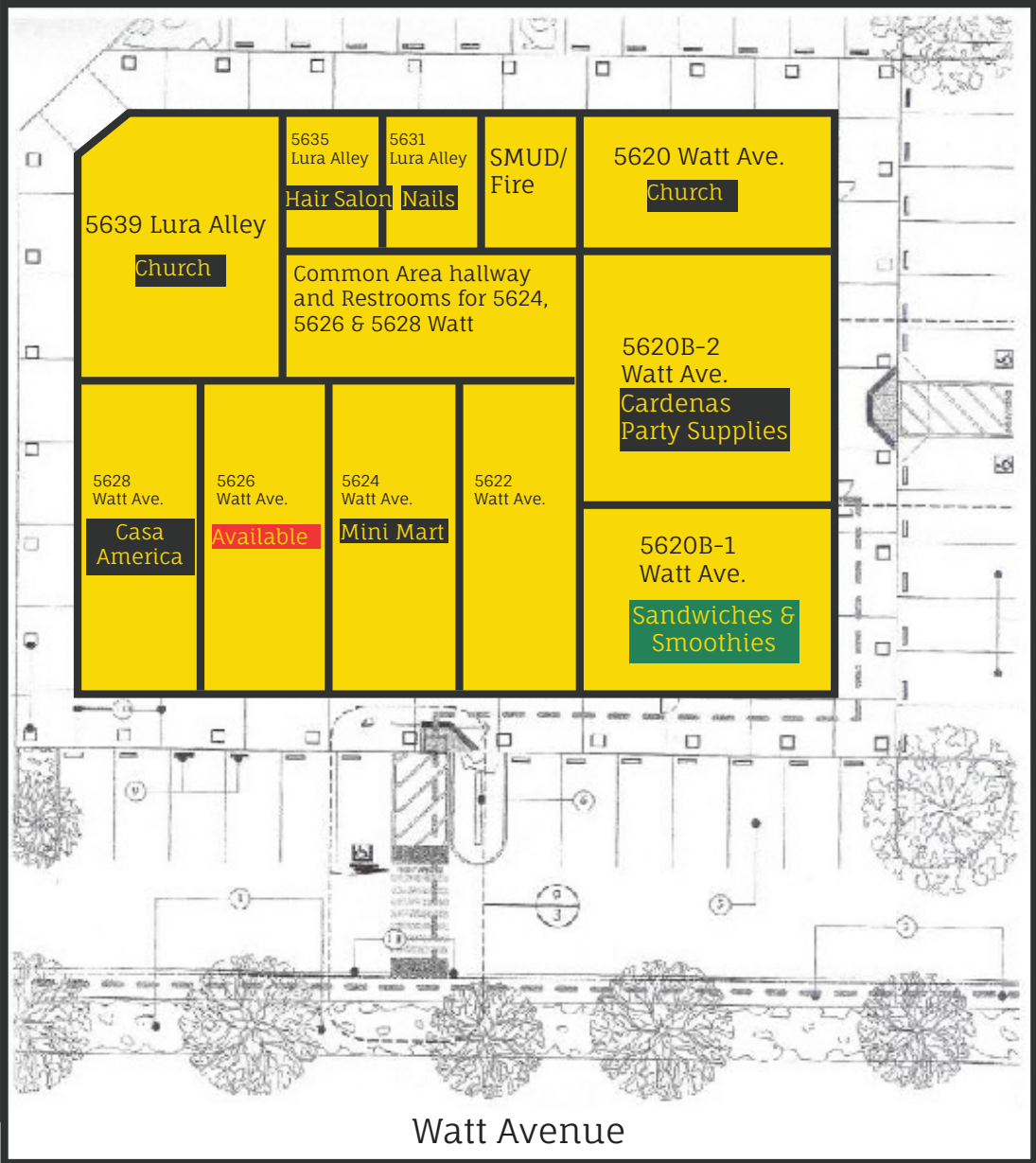
ranga.pathak@norcalgold.com

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RE/MAX
COMMERCIAL

SITE PLAN

5620 - 5628 WATT AVENUE & 5631-5639 LURA ALLEY
NORTH HIGHLANDS, CA 95660



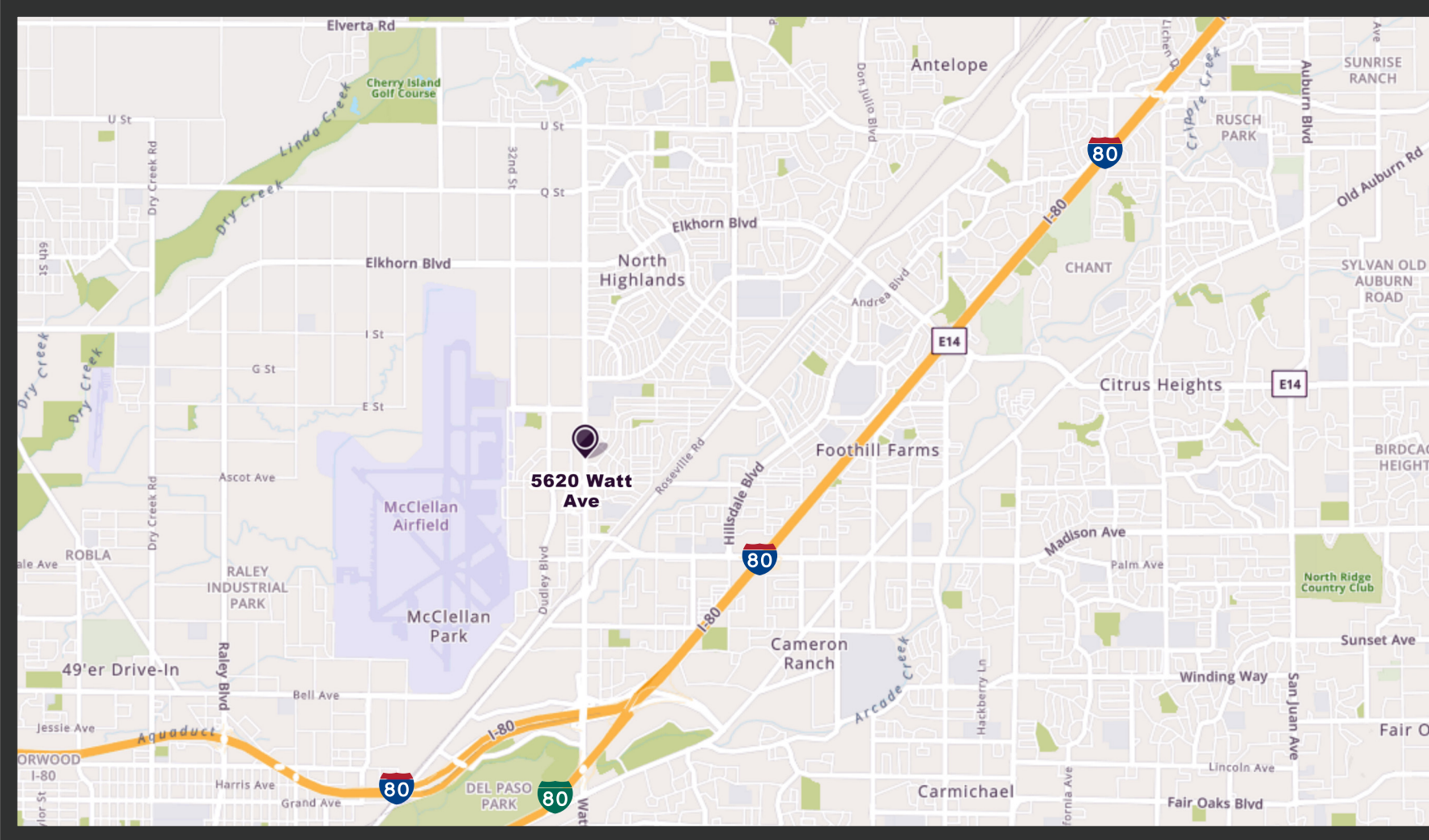
PROPERTY PICTURES

5620 - 5628 WATT AVENUE & 5631-5639 LURA ALLEY
NORTH HIGHLANDS, CA 95660



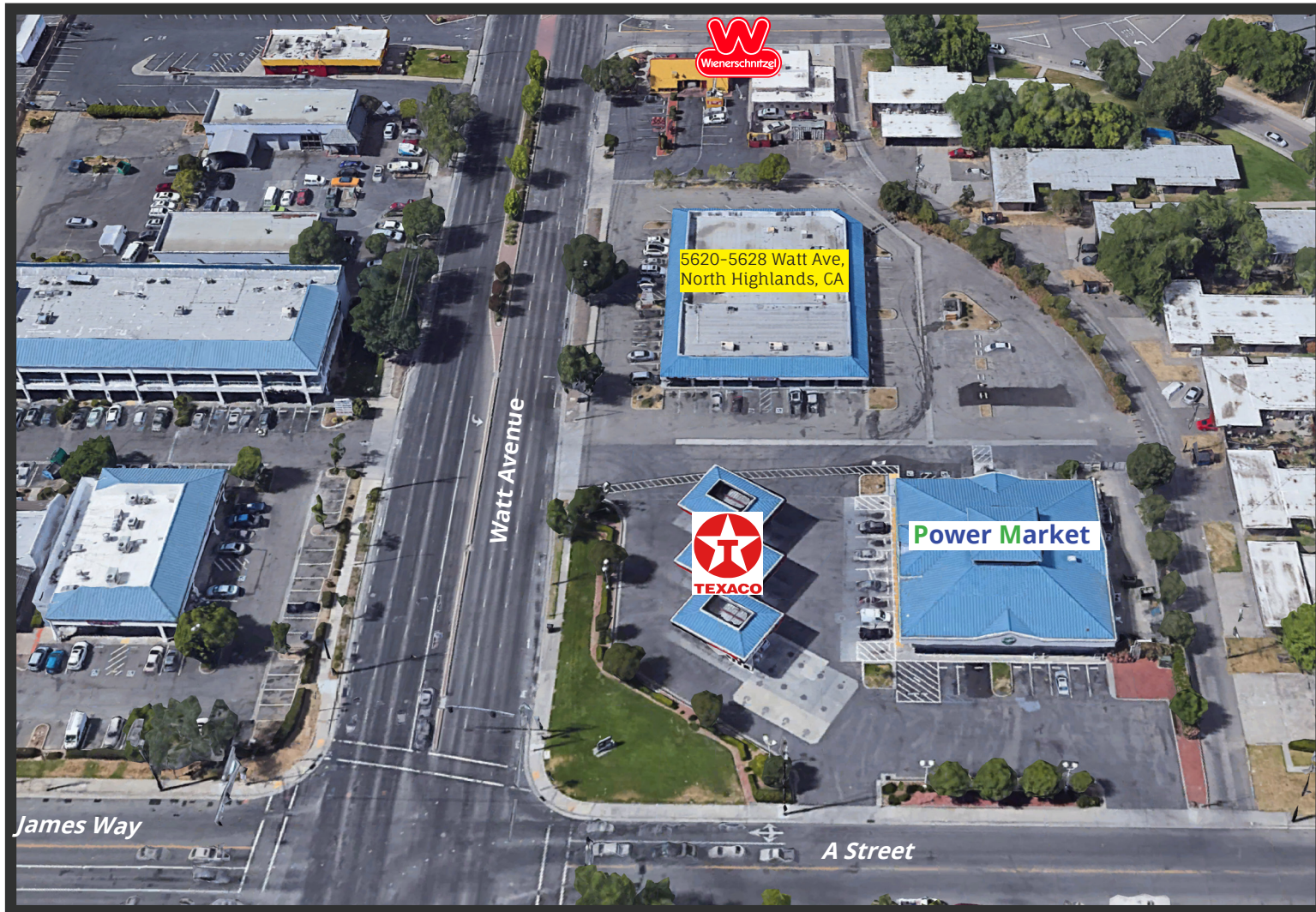
LOCATION MAP

5620 - 5628 WATT AVENUE & 5631-5639 LURA ALLEY
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AERIAL VIEW OF PROPERTY

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DEMOGRAPHICS

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Key Facts: 5 Mile Radius

 **351,663**
Total Population

 **\$78,900**
Average Household Income

 **\$3,172**
Food & Alcohol

 **\$638**
Education & Daycare

 **10,931**
Businesses


 **84,718**
Daytime employees

 **\$2,921**
Transportation & Maintenance

 **\$525**
Household

 **55%**
Owner Occupied Households

 **\$342,755**
Median Home value

 **\$1,709**
Entertainment, Hobbies & Pets

 **\$545**
Healthcare

 **36,593**
Traffic Counts at Watt Ave & A street (2018)

 **\$599**
Apparel

Information obtained from CoStar