

WATT NORTH HIGHLANDS

7453 WATT AVE

NORTH HIGHLANDS, CA

FOR SALE OR LEASE

0.57 ACRE PAD WITH

6,000 SF FREESTANDING BUILDING

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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

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WATT NORTH HIGHLANDS 7453 WATT AVE NORTH HIGHLANDS, CA

FEATURES:

- Highly visible 0.57 acre pad with 6,000 SF freestanding building
- Prominent exposure on Watt Ave
- Minutes from I-80 and Business 80 freeways
- Densely populated infill location
- Excellent traffic count



PROPERTY DETAILS:

- Well-managed/maintained neighborhood retail center
- FoodMaxx sales are up over 30% since their move from Antelope (1 mile away)
- Great co-tenants include: FoodMaxx, Carl's Jr, Bank of America, and Subway
- Close proximity to McClellan Park - the largest business park in Northern California with over 16 million square feet of office, industrial, R&D and mixed use

LEASE RATES:

\$11,700.00 (\$1.95 PSF, NNN)

NNN costs are approximately \$0.62 PSF.

PURCHASE PRICE:

7453 Watt Ave: 6,000 SF (0.57 Acre) \$1,974,000 (\$329.00 PSF)

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	19,485	122,712	271,888
2023 Average HH Income:	\$79,664	\$81,577	\$85,476
Traffic Count @ Watt Ave:	47,775		

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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.

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This architectural floor plan illustrates the layout of a restaurant, featuring a main dining area, a kitchen, a bar, and a restroom. The plan is detailed with dimensions and furniture placement.

Dimensions:

- Overall Dimensions:** 60'-0" (width) by 59'-2" (depth).
- Top Section:** 30'-3" (width), 68'-6" (depth).
- Left Section:** 23'-3" (width), 15'-11" (depth), 8'-7" (width).
- Bottom Left Section:** 5'-9" (width), 6'-6" (width), 8'-5" (width), 9'-7" (width), 8'-6" (width), 4'-6" (width).
- Bottom Right Section:** 31'-6" (width), 16'-7" (width), 9'-4" (width), 17'-3" (width).
- Right Section:** 59'-2" (width), 60'-0" (depth).

Furniture and Fixtures:

- Bar:** Located in the top center, featuring a curved bar and a high-top stool.
- Kitchen:** Located in the bottom left, containing a sink, stove, and counter.
- Restroom:** Located in the bottom left, adjacent to the kitchen.
- Dining Area:** The central area, featuring a large rectangular table and a high-top stool.
- Seating:** Includes a curved bar stool, a high-top stool, and a curved bar stool.

Suite	SF	Lease Rate	Monthly Rent
7453	6,000	\$1.95 PSF, NNN	\$11,700.00
NNN costs are approximately \$0.62 PSF.			

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SITE PLAN



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