

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

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
2025 Total Population (est):	19,956	122,915	272,407
2025 Average HH Income:	\$105,497	112,146	\$115,393
Traffic Count @ Watt Ave:	47,775		

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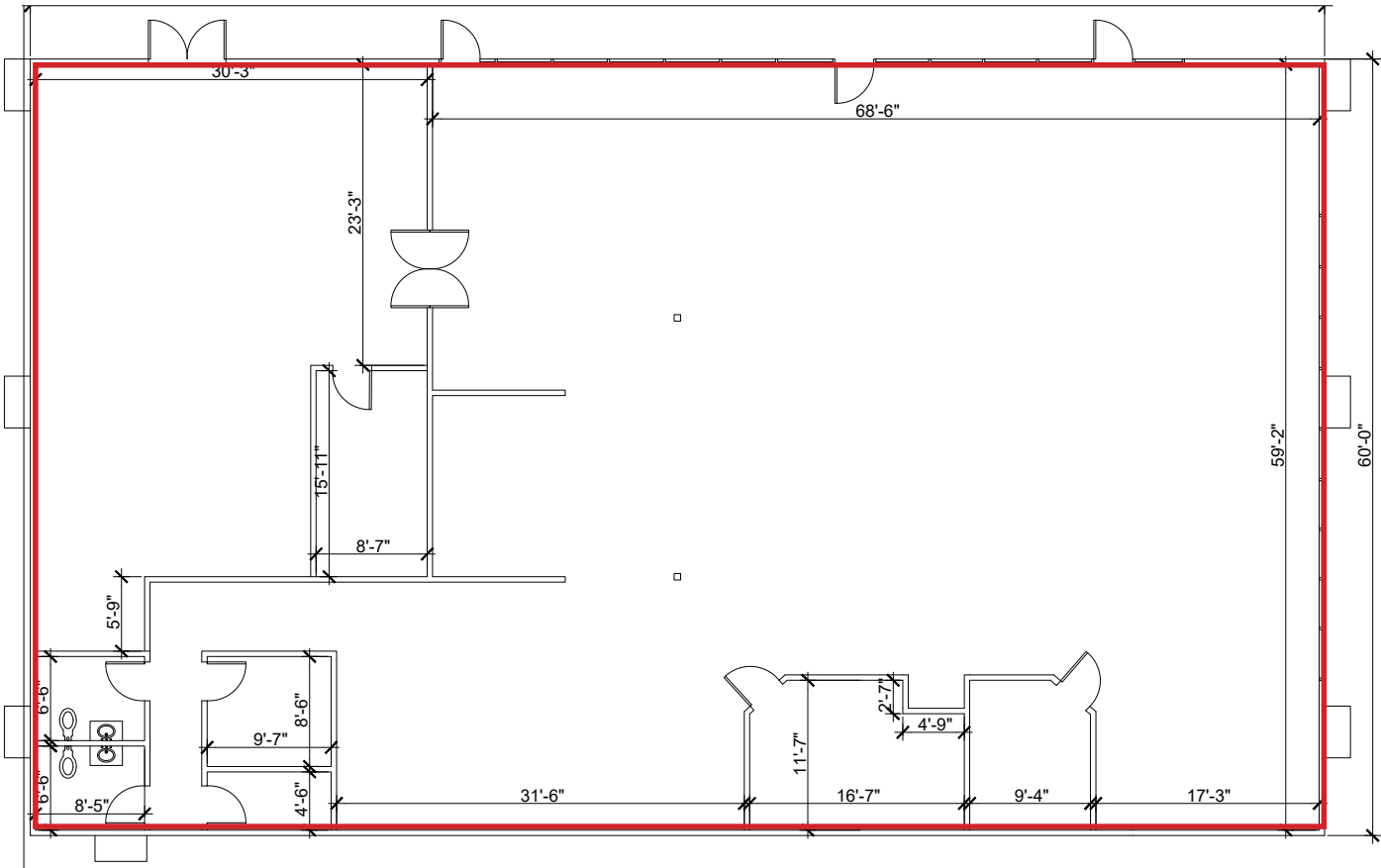
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FLOOR PLAN



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

[VIEW VIRTUAL TOUR](#)

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SITE PLAN



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