

WATT NORTH HIGHLANDS

7453 - 7517 WATT AVE

NORTH HIGHLANDS, CA

FOR LEASE

1,183 SF - 12,713 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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FEATURES:

- Well-managed/maintained neighborhood retail center
- FoodMaxx sales are up over 30% since their move from Antelope (1 mile away)
- Prominent exposure on Watt Ave
- Abundant parking
- Highly visible pad building available
- Minutes from I-80 and Business 80 freeways

**PROPERTY DETAILS:**

- Great co-tenants include: FoodMaxx, Carl's Jr, Bank of America, and Subway
- Densely populated infill location
- Excellent traffic count
- 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:

\$0.99 - \$2.25 PSF, NNN

NNN costs are approximately \$0.62 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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SITE PLAN



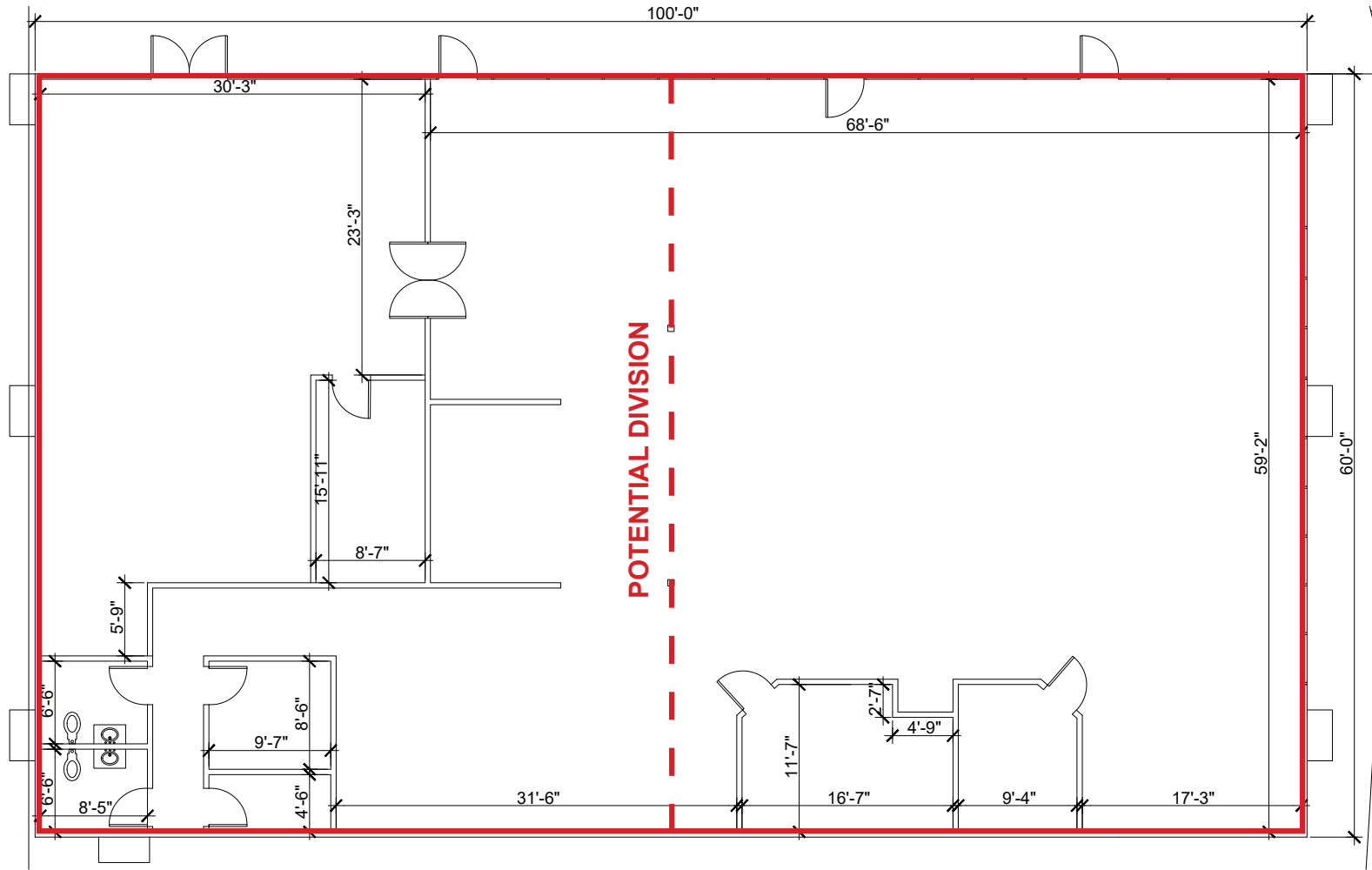
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FLOOR PLAN



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Suite	SF	Lease Rate	Monthly Rent
7453	6,000	\$1.95 PSF, NNN	\$11,700.00
Demised	3,000	\$2.15 PSF, NNN	\$ 6,450.00
NNN costs are approximately \$0.62 PSF.			

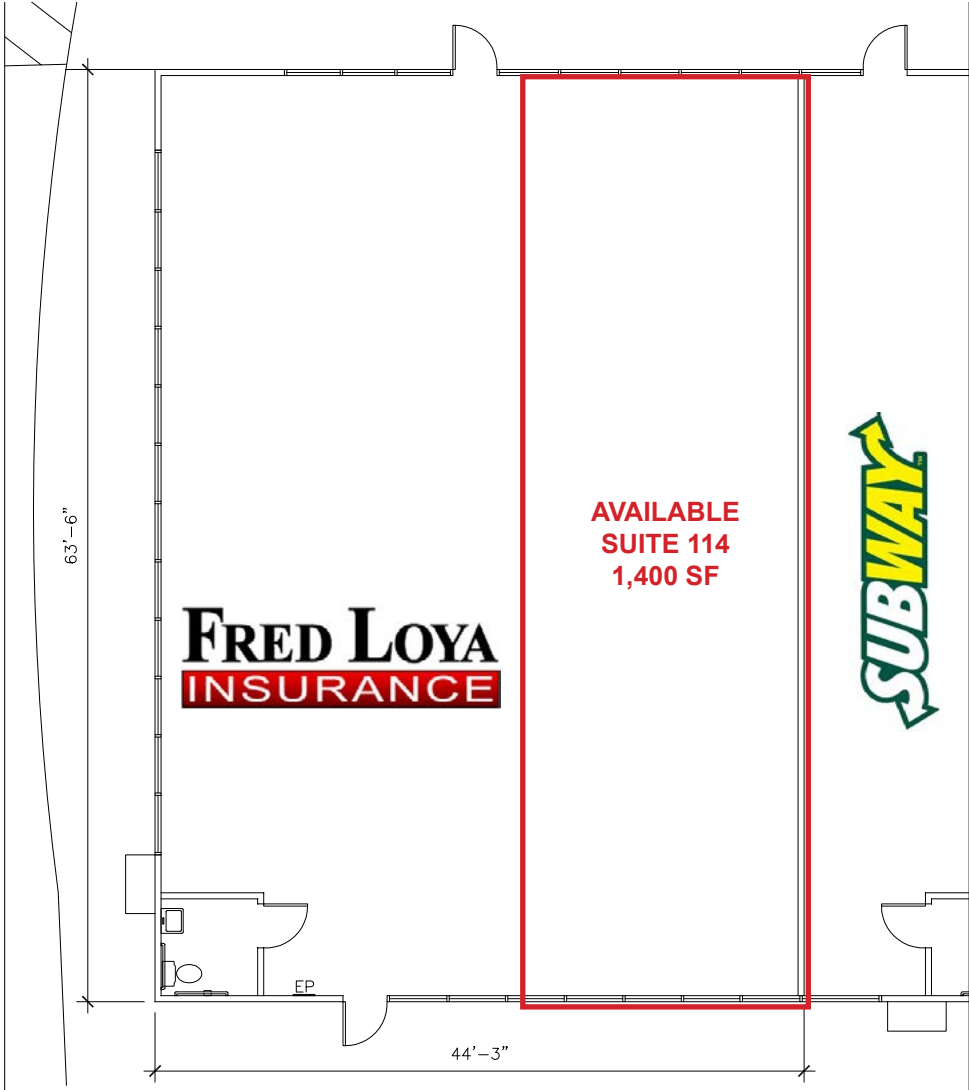
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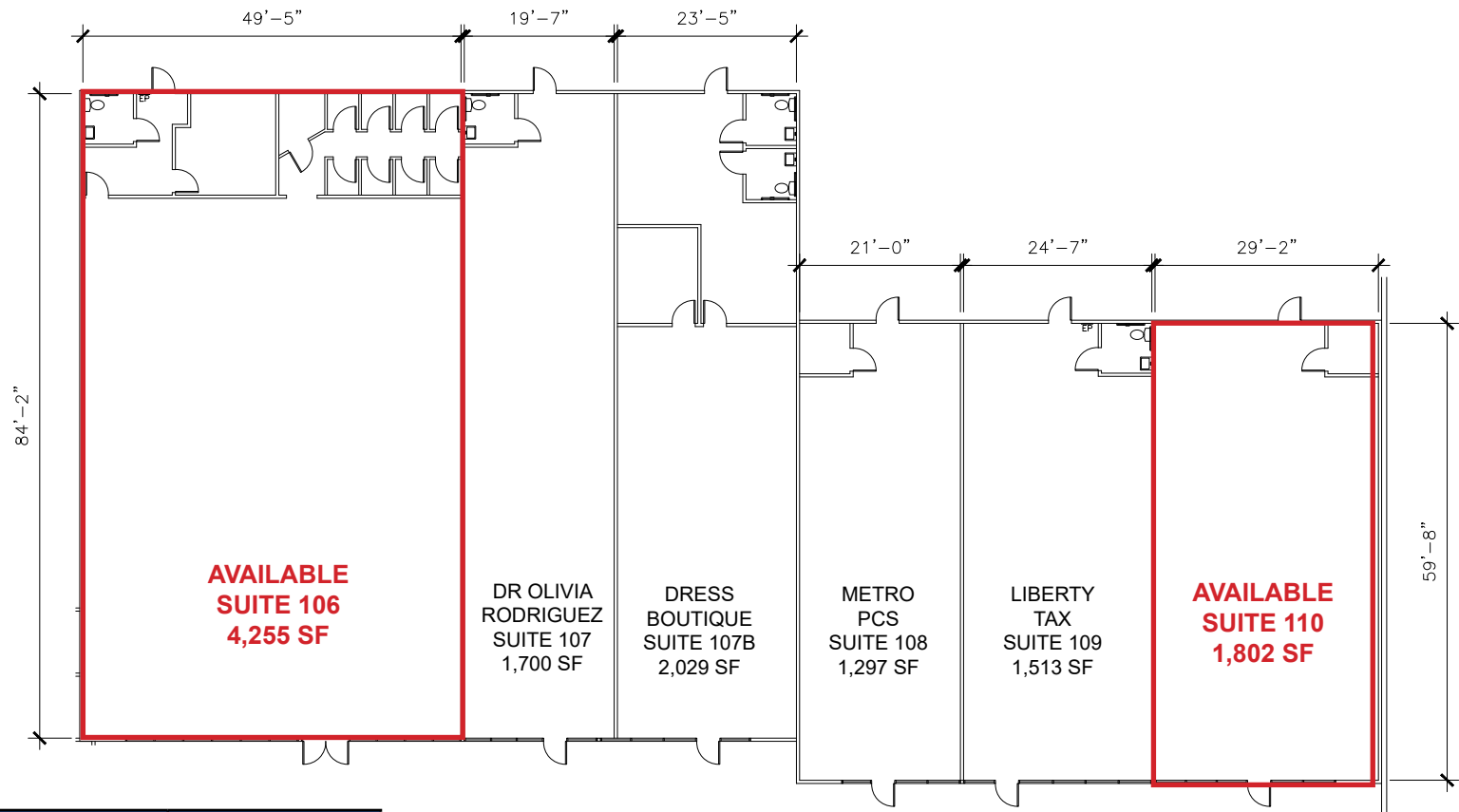
Suite	SF	Lease Rate	Monthly Rent
7459-114	1,400	\$2.25 PSF, NNN	\$3,150.00
NNN costs are approximately \$0.62 PSF.			

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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
7471-106	4,255	\$1.19 PSF, NNN	\$5,063.00
7471-110	1,802	\$1.55 PSF, NNN	\$2,793.00
NNN costs are approximately \$0.62 PSF.			

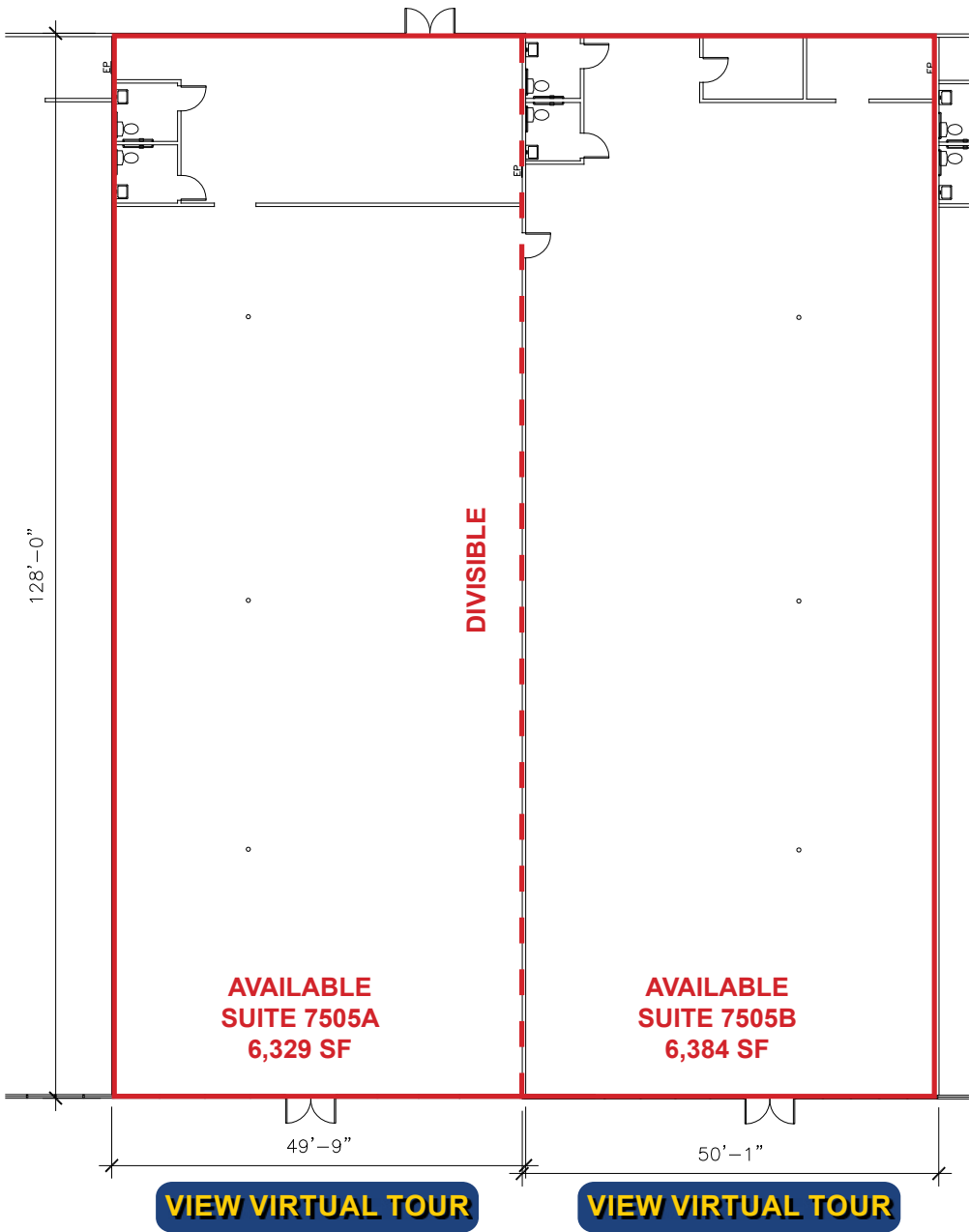
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Suite	SF	Lease Rate	Monthly Rent
7505-A	6,329	\$1.09 PSF, NNN	\$ 6,899.00
7505-B	6,384	\$1.09 PSF, NNN	\$ 6,959.00
7505-A/B	12,713	\$0.99 PSF, NNN	\$12,586.00
NNN costs are approximately \$0.62 PSF.			

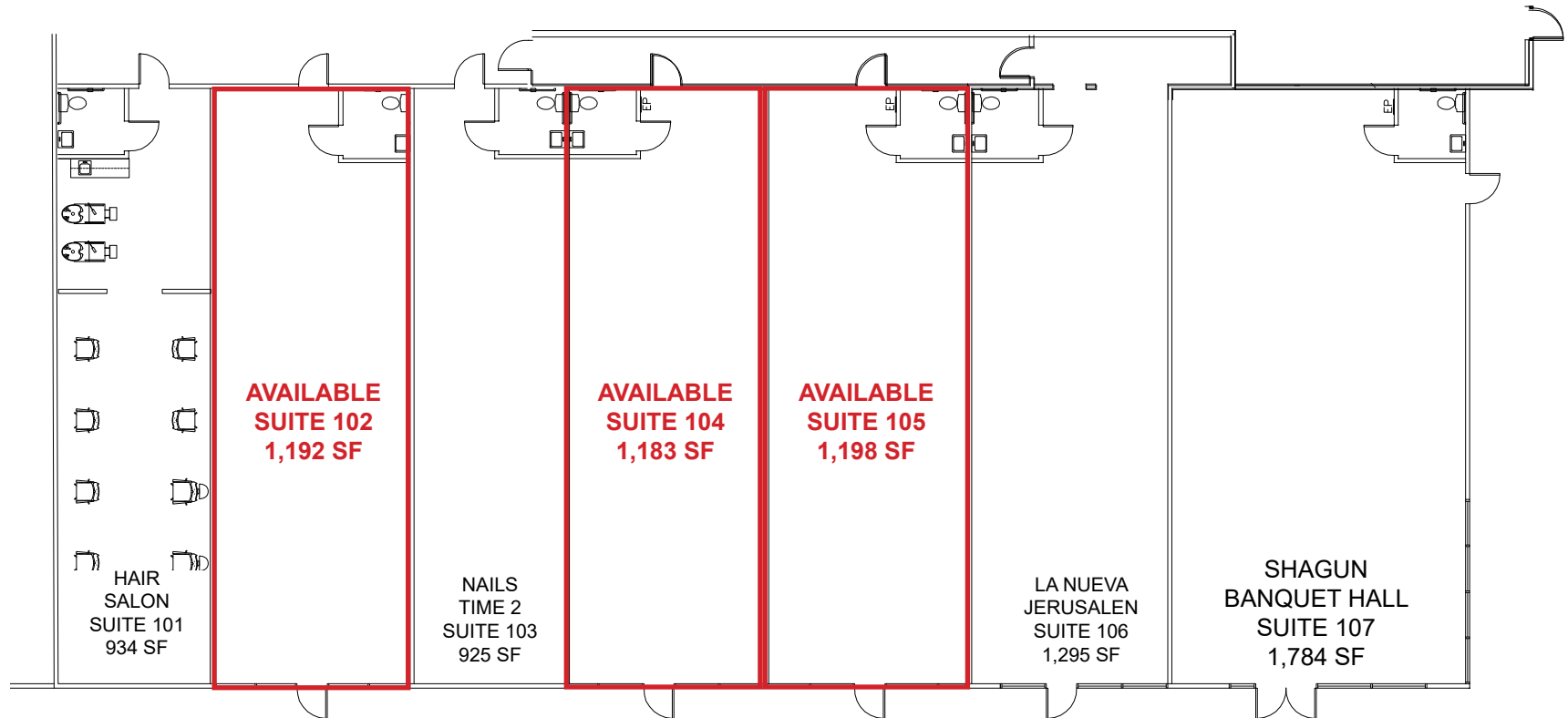
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Suite	SF	Lease Rate	Monthly Rent
7511-102	1,192	\$1.55 PSF, NNN	\$1,848.00
7511-104	1,183	\$1.49 PSF, NNN	\$1,763.00
7511-105	1,198	\$1.49 PSF, NNN	\$1,785.00
NNN costs are approximately \$0.62 PSF.			

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