

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

FOR MORE INFORMATION CONTACT:

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916.779.1000

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
- Watermill Express pure water kiosk lease signed

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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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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SITE PLAN



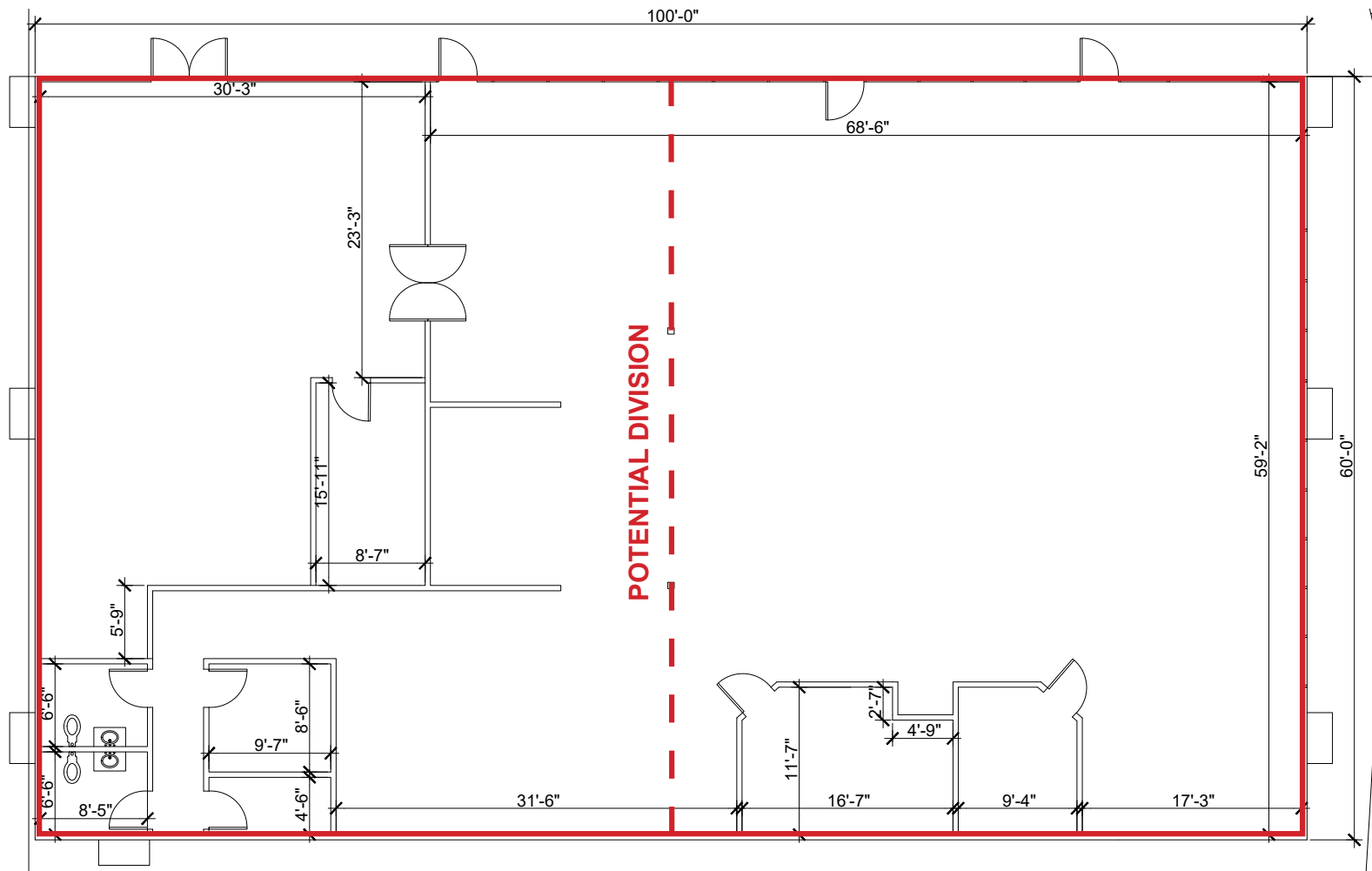
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FLOOR PLAN



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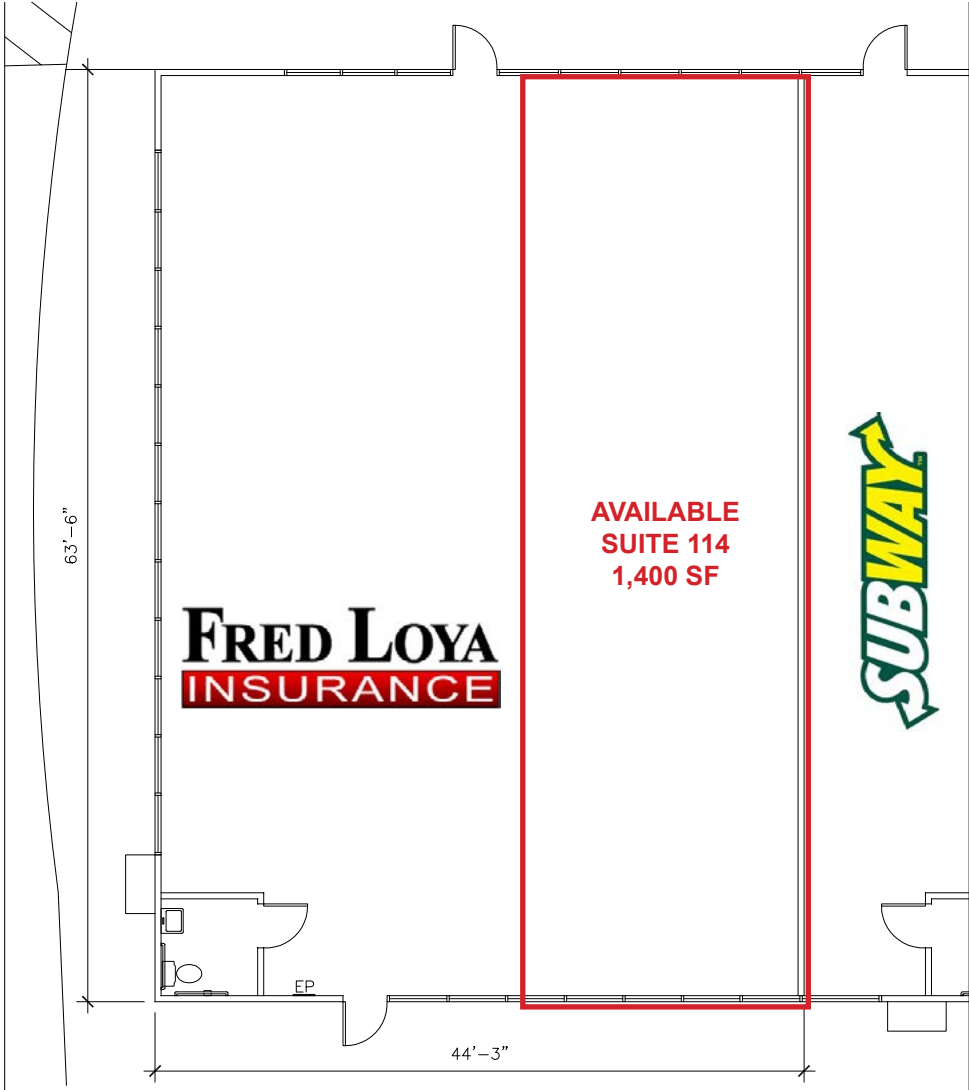
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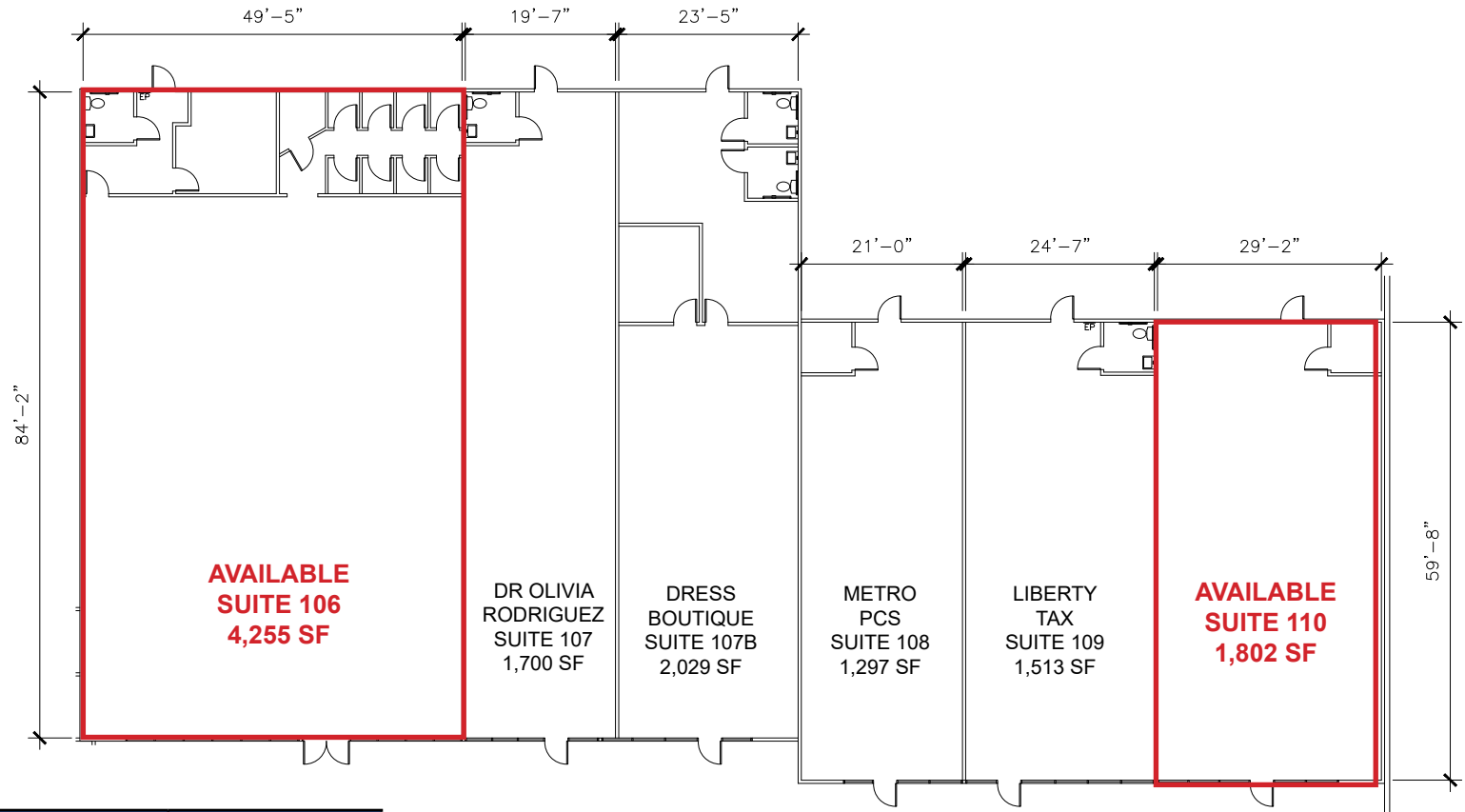
Suite	SF	Lease Rate	Monthly Rent
7459-114	1,400	\$2.25 PSF, NNN	\$3,150.00
NNN costs are approximately \$0.62 PSF.			

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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.			

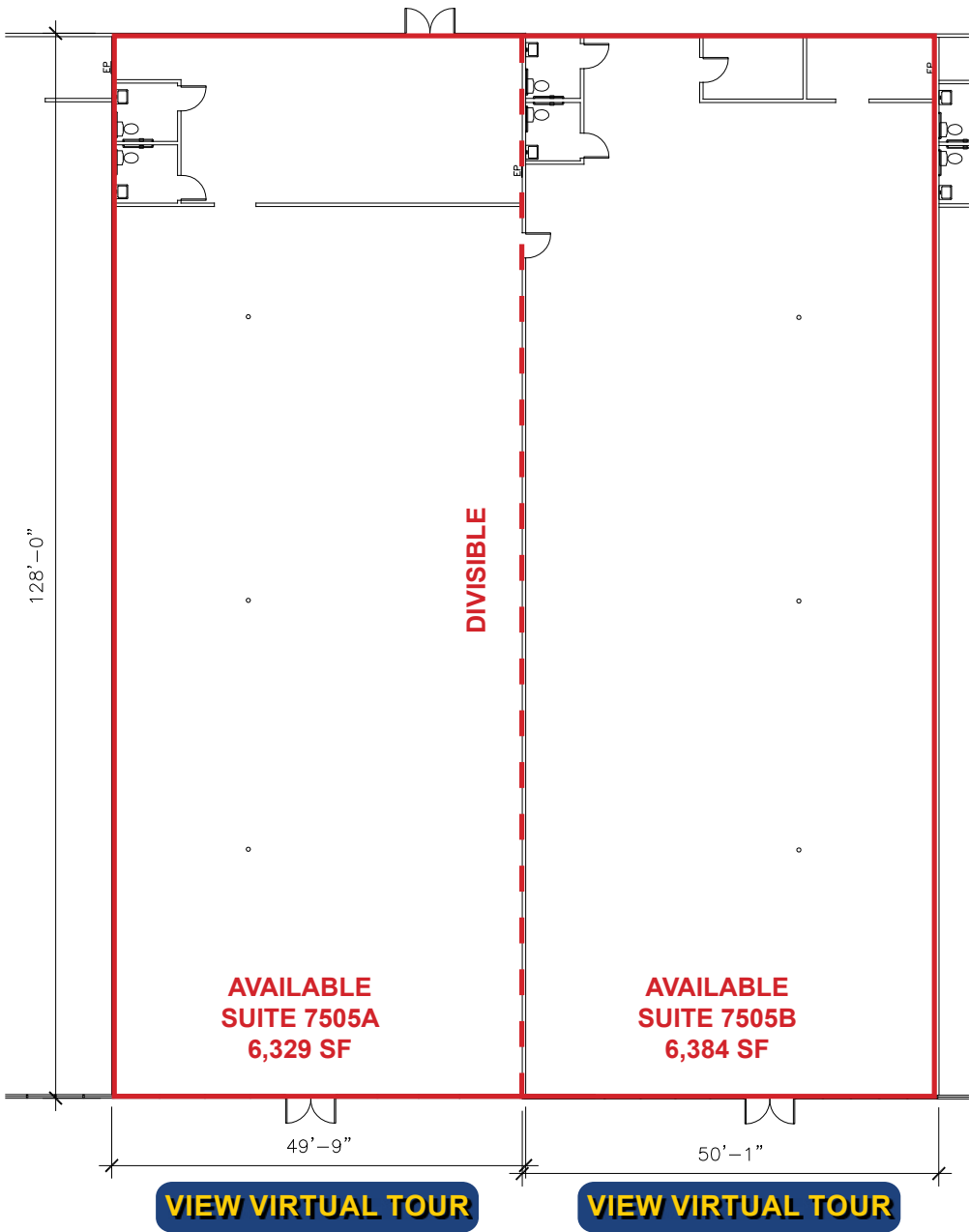
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Suite	SF	Lease Rate	Monthly Rent
7505-A	6,329	\$1.09 PSF, NNN	\$ 6,899.00
7505-B	6,384	\$1.09 PSF, NNN	\$ 6,959.00
7505-A/B	12,713	\$0.99 PSF, NNN	\$12,586.00
NNN costs are approximately \$0.62 PSF.			

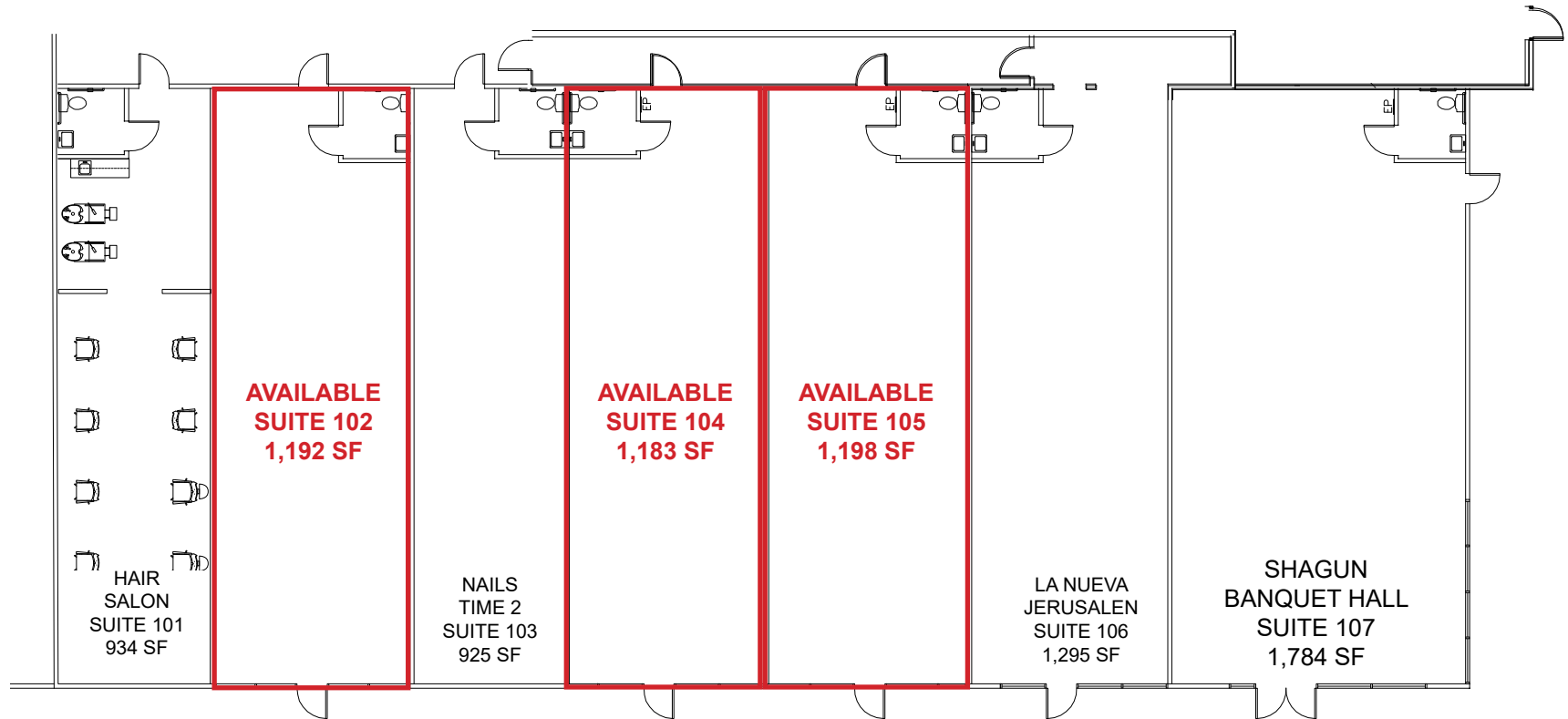
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Suite	SF	Lease Rate	Monthly Rent
7511-102	1,192	\$1.55 PSF, NNN	\$1,848.00
7511-104	1,183	\$1.49 PSF, NNN	\$1,763.00
7511-105	1,198	\$1.49 PSF, NNN	\$1,785.00
NNN costs are approximately \$0.62 PSF.			

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