

WATT ROSE SQUARE
4980 - 4986 WATT AVE
NORTH HIGHLANDS, CA
FOR LEASE
3,573 SF RETAIL SUITE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

LEASES SIGNED!

TESLA

SUPERCHARGER



VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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916.779.1000

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

FEATURES:

- Located on a major signalized intersection just south of McClellan Park entrance on Watt Ave
- Monument signage available
- High traffic counts of over 56,000 cars per day
- Convenient access to I-80 and Business 80
- Close proximity to light rail station at Watt Ave/I-80
- Dense residential population

PROPERTY DETAILS:

Located along one of Sacramento’s main north-south thoroughfares. Across the street from Panda Express and Starbucks.

National neighboring tenants include Jack In The Box, McDonald’s, Carl’s Jr, WingStop, Metro PCS, Subway, Taco Bell, Dollar Tree and new Walmart Supercenter.

Tesla Superchargers on-site.



LEASE RATE:

4986 - Suite B*: 3,573 SF \$4,966.00 (\$1.39 PSF, NNN)

NNN costs are approximately \$0.57 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	11,696	125,820	386,380
2024 Average HH Income:	\$65,559	\$88,045	\$96,080
Traffic Count @			
Watt Ave:			35,760
Roseville Rd:			21,317

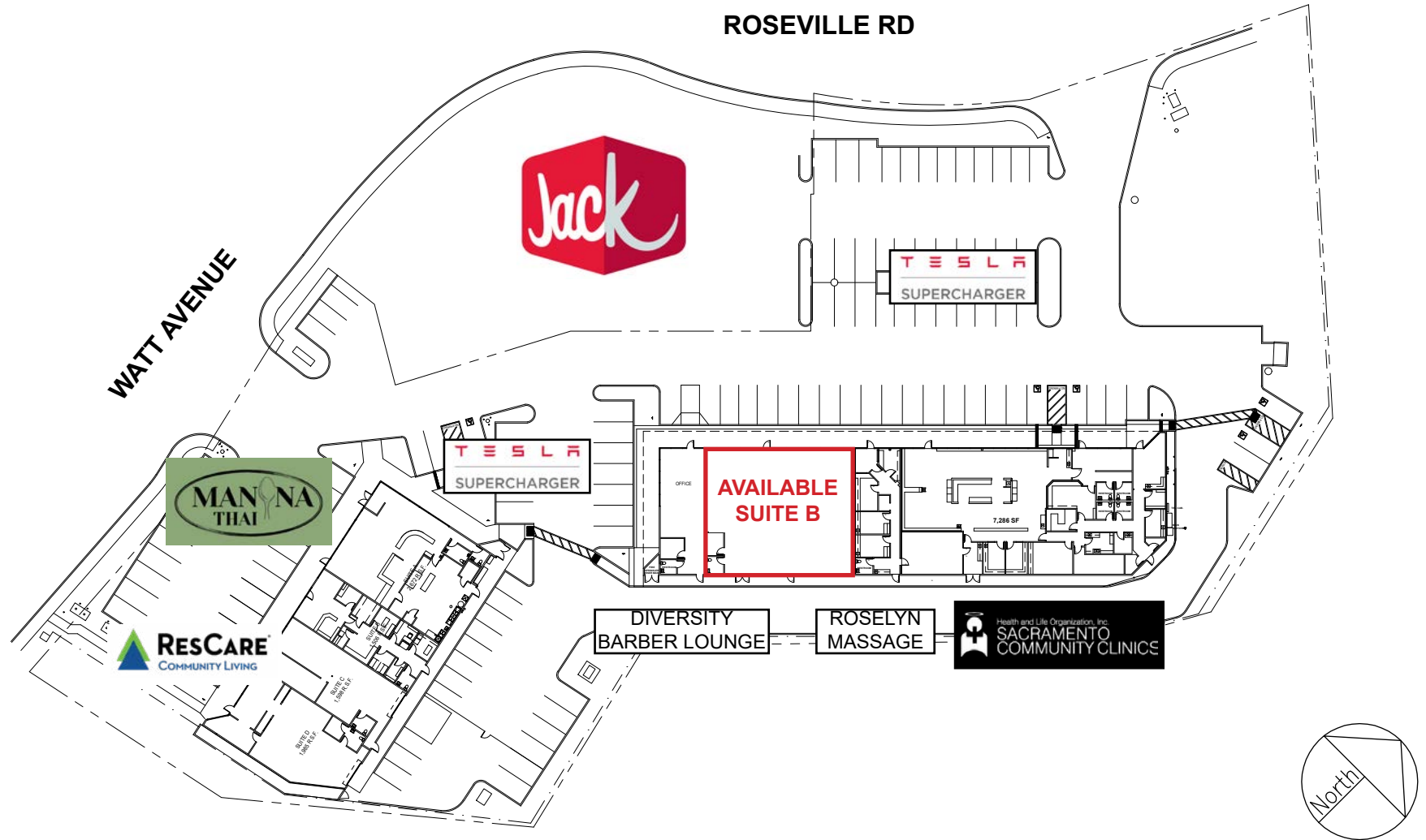
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

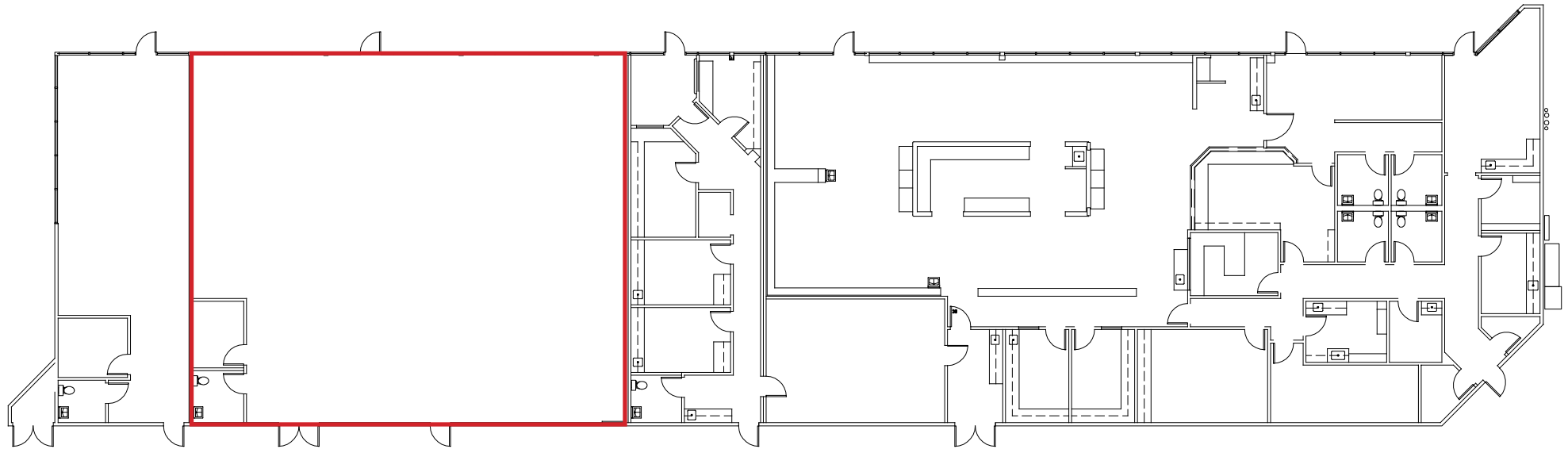
SITE PLAN



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FLOORPLAN
4986 WATT AVE



DIVERSITY BARBER
 LOUNGE
 SUITE A
 1,111 SF

AVAILABLE
SUITE B
3,573 SF

ROSELYN
 MASSAGE
 SUITE C
 1,105 SF

HEALTH AND LIFE
 ORGANIZATION
 SUITE D
 6,305 SF

Suite	SF	Lease Rate	Monthly Rent
B	3,573	\$1.39 PSF, NNN	\$4,966.00
NNN costs are approximately \$0.57 PSF.			

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