

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

**ETHAN CONRAD**  
PROPERTIES INC.



**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

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**916.779.1000**

**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.



**LEASE RATE:**

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

NNN costs are approximately \$0.57 PSF.

**DEMOGRAPHICS:**

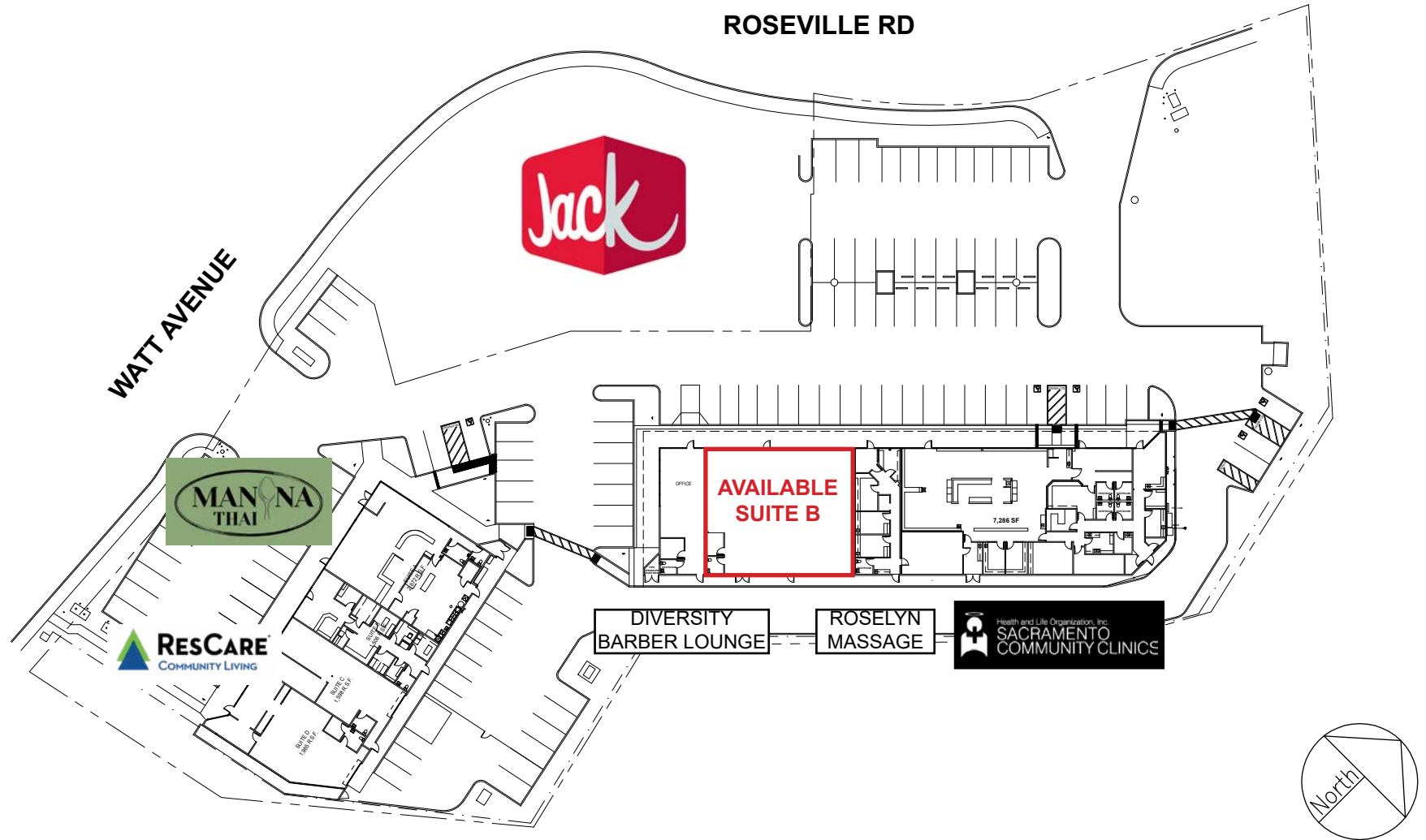
	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2024 Total Population (est):	11,696	125,820	386,380
2024 Average HH Income:	\$65,559	\$88,045	\$96,080
Traffic Count @			
	Watt Ave:		35,760
	Roseville Rd:		21,317

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://www.ethanconradprop.com)

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



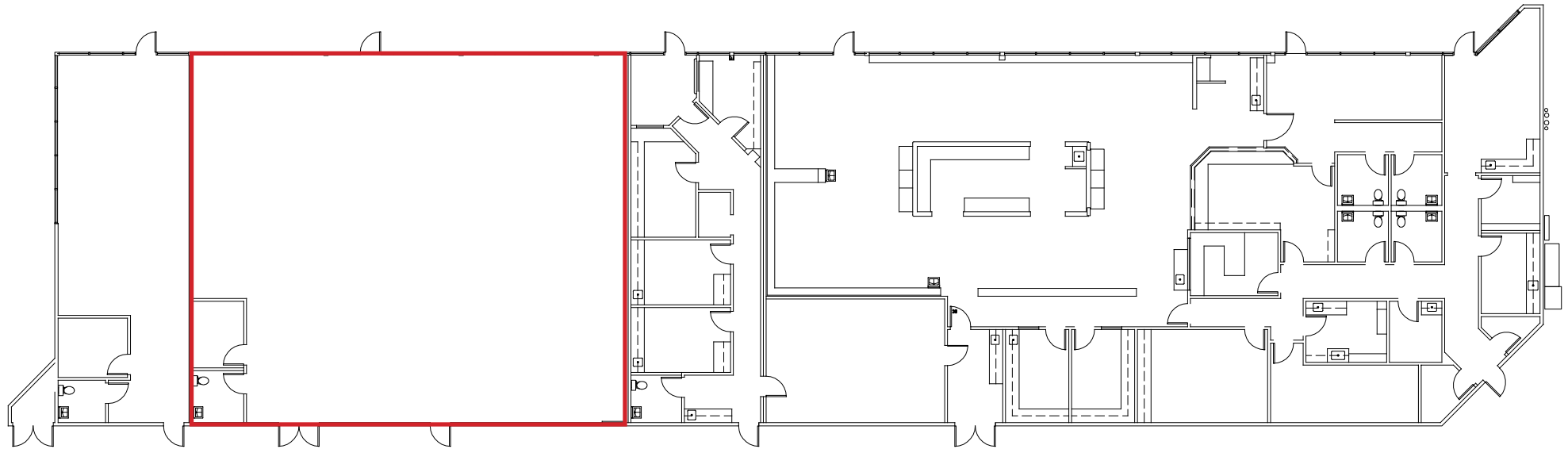
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**FLOORPLAN**  
**4986 WATT AVE**



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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