

**FOR  
LEASE**

**2648 WATT AVE  
SACRAMENTO, CA**

**±1,100 SF OF RETAIL SPACE AVAILABLE!**

**WATT AVE**  
±52,920 ADT



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**ROME**  
REAL ESTATE GROUP



# UNION PLAZA

| SUITE | SIZE      | LEASE RATE      | SPACE NOTES                   |
|-------|-----------|-----------------|-------------------------------|
| 107   | +/- 1,100 | \$1.65 PSF, NNN | VANILLA SHELL W/ ADA BATHROOM |

## PROPERTY HIGHLIGHTS:

- **Location & Access:** Walking distance to Country Club Plaza Mall and Del Paso Country Club with direct frontage at Watt Avenue & El Camino Avenue, the dominant retail crossroads of central Sacramento.
- **High Visibility:** Over 60,000 cars per day pass the Starbucks-anchored center, ensuring constant exposure to local and regional traffic.
- **Daytime Population:** Adjacent to AT&T Corporate Center, Kaiser Permanente offices, and surrounding professional campuses, driving a strong daytime customer base.
- **Regional Connectivity:** Just 5 miles northeast of downtown, with seamless access to Business Loop 80, I-80 and I-5; Watt Avenue links Highway 50 in the south to Highway 80 in the north.
- **Anchored Retail Mix:** Featuring a flagship Starbucks alongside a balanced lineup of service and food tenants, creating cross-draw for diverse customer segments.
- **Surrounding National Tenants:** Neighboring Union Bank, Wendy's, Dollar Tree, Popeyes, Del Taco, McDonald's, Raley's, WinCo Foods, Goodwill and Ace Hardware enhance the retail ecosystem.
- **Arden Arcade Area Highlights:** Home to Cal Expo Fairgrounds, Arden Fair Mall and a vibrant Fulton Boulevard restaurant scene, with convenient freeway links to Sacramento's urban core and beyond.

### STRONG TRAFFIC COUNTS

WATT AVE: 52,920 ADT  
KINGS WAY: 3,845 ADT



AVERAGE  
\$83,913  
WITHIN 1 MILE  
HOUSEHOLD INCOME



PROPERTY ZONING  
SHOPPING CENTER (SC)  
SACRAMENTO COUNTY



+/-55 SPACES

# FLOOR PLAN





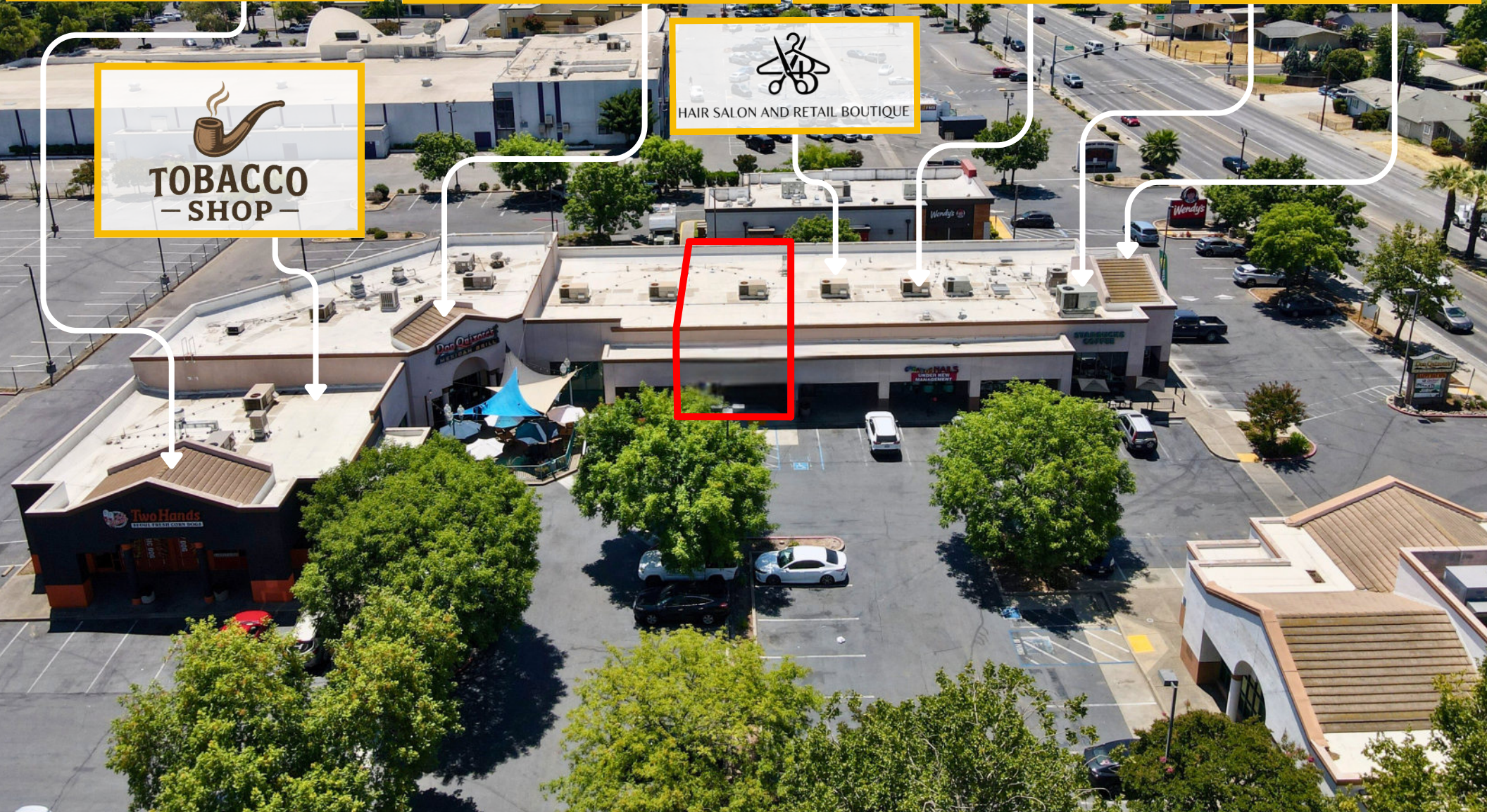
# SITE PLAN



CREATIVE NAILS



HAIR SALON AND RETAIL BOUTIQUE





# IMMEDIATE VICINITY RETAIL AERIAL



CHASE

LUXURY  
CINEMA

WinCo  
FOODS

★macy's

usbank

SAFE  
CREDIT UNION

EMIGH  
ACE Hardware

Sam's  
Hofbrän

POPEYES  
LOUISIANA KITCHEN

amazonfresh

COUNTRY  
CLUB LANES

McDonald's

2648  
WATT AVE.

Wendy's

WATT AVE  
±52,920 ADT

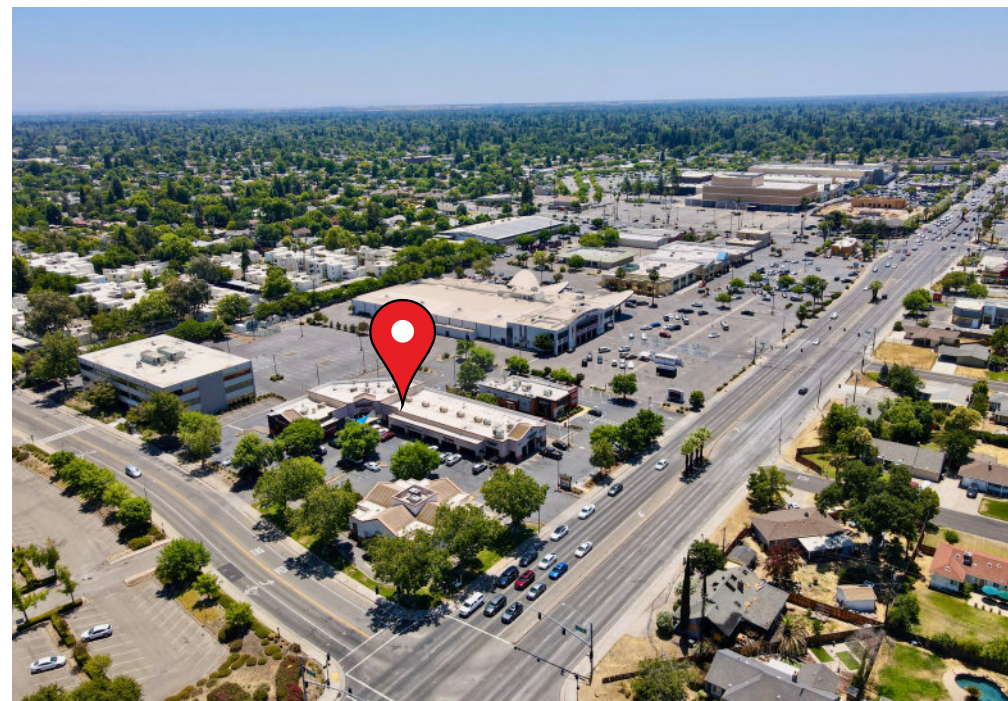
KINGS WAY  
±3,845 ADT

UnionBank





# EXTERIOR PHOTOS





# DEMOGRAPHIC SUMMARY REPORT

2648 WATT AVE, SACRAMENTO, CA 95821



## POPULATION

### 2024 ESTIMATE

|                |           |
|----------------|-----------|
| 1-MILE RADIUS  | 17,316    |
| 5-MILE RADIUS  | 383,995   |
| 10-MILE RADIUS | 1,154,202 |



## HOUSEHOLD INCOME

### 2024 AVERAGE

|                |             |
|----------------|-------------|
| 1-MILE RADIUS  | \$83,913.00 |
| 5-MILE RADIUS  | \$92,480.00 |
| 10-MILE RADIUS | \$97,142.00 |

## POPULATION

### 2029 PROJECTION

|                |           |
|----------------|-----------|
| 1-MILE RADIUS  | 17,319    |
| 5-MILE RADIUS  | 386,423   |
| 10-MILE RADIUS | 1,164,376 |

## HOUSEHOLD INCOME

### 2024 MEDIAN

|                |             |
|----------------|-------------|
| 1-MILE RADIUS  | \$56,903.00 |
| 5-MILE RADIUS  | \$67,540.00 |
| 10-MILE RADIUS | \$74,897.00 |



## POPULATION

### 2024 BY ORIGIN

|                           | 1-MILE RADIUS | 5-MILE RADIUS | 10-MILE RADIUS |
|---------------------------|---------------|---------------|----------------|
| WHITE                     | 9,432         | 193,557       | 543,848        |
| BLACK                     | 1,276         | 36,275        | 105,130        |
| HISPANIC ORIGIN           | 2,835         | 95,888        | 296,703        |
| AM.INDIAN & ALASKAN       | 164           | 5,041         | 15,062         |
| ASIAN                     | 2,366         | 38,905        | 157,870        |
| HAWAIIAN/PACIFIC ISLANDER | 109           | 3,597         | 11,926         |
| OTHER                     | 3,969         | 106,619       | 320,366        |



BED BATH & BEYOND  
SPROUTS FARMERS MARKET  
TRADER JOE'S  
ROSS DRESS FOR LESS  
TJ-maxx

Walmart  
NAGATO  
STARBUCKS COFFEE  
Once upon a child  
WEST COAST SOURDOUGH  
BioLife PLASMA SERVICES

WinCo FOODS  
planet fitness  
COSTCO BUSINESS CENTER

arden fair  
MALL 150+ Retailers

CENTURY THEATRES  
HomeGoods  
Burlington  
NORDSTROM  
rack  
MOD  
PANDA EXPRESS CHINESE KITCHEN  
MICHAEL'S

PROPERTY  
LOCATION

MARCONI AVE

EL CAMINO AVE

FULTON AVE

TARGET  
BMW

SAFeway  
DOLLAR TREE  
CVS pharmacy  
CALIFORNIA Family Fitness  
Quick Quack CAR WASH  
McDonald's

ARDEN WAY

HOWE AVE

HURLEY WAY

24 HOUR FITNESS  
Little Caesars  
MOUNTAIN MIKE'S PIZZA  
7 ELEVEN  
RITE AID  
76

EASTERN AVE

CAL EXPO

WATT AVE

ROSS DRESS FOR LESS  
SUBWAY  
Dutch Bros  
Marshall's

JACKS URBAN EATS  
Save Mart  
CHIPOTLE MEXICAN GRILL  
jamba  
Peet's Coffee  
The BEACH HUT DELI SINCE 1961  
TEMPLE

FAIR OAKS BLVD

American River





# CONTACT US!

**FOR MORE INFORMATION ABOUT  
THIS RETAIL SUITE**



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