

5620-5628
WATT AVENUE
NORTH HIGHLANDS, CA 95660



Property Highlights:

- North Highlands Shopping Center for lease
- Multi-tenant retail strip center
- 1,150 s.f. Frontage Retail space available
- 1,250 sf former Papa Murphy's and Sandwich store
- High identity suites facing Watt Avenue
- Good existing tenant mix and move-in ready suites
- Other tenants include Minimart, Cardenas Party Supplies and Casa America
- Located on busy arterial road with high traffic counts
- Prominent two-sided monument signage

RETAIL SUITES FOR LEASE

Lease Rate: \$ 1.50-1.95 per s.f. NNN

Ranga Pathak
Broker Associate
RE/MAX Gold
CA DRE 01364897
916-201-9247
ranga.pathak@norcalgold.com

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SITE PLAN

5620 - 5628 WATT AVENUE & 5631-5639 LURA ALLEY
NORTH HIGHLANDS, CA 95660



PROPERTY PICTURES

5620 - 5628 WATT AVENUE & 5631-5639 LURA ALLEY
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Photos of 5620B-1: Former Restaurant Space



Photos of 5626 Watt Ave - Newly Renovated Retail Space

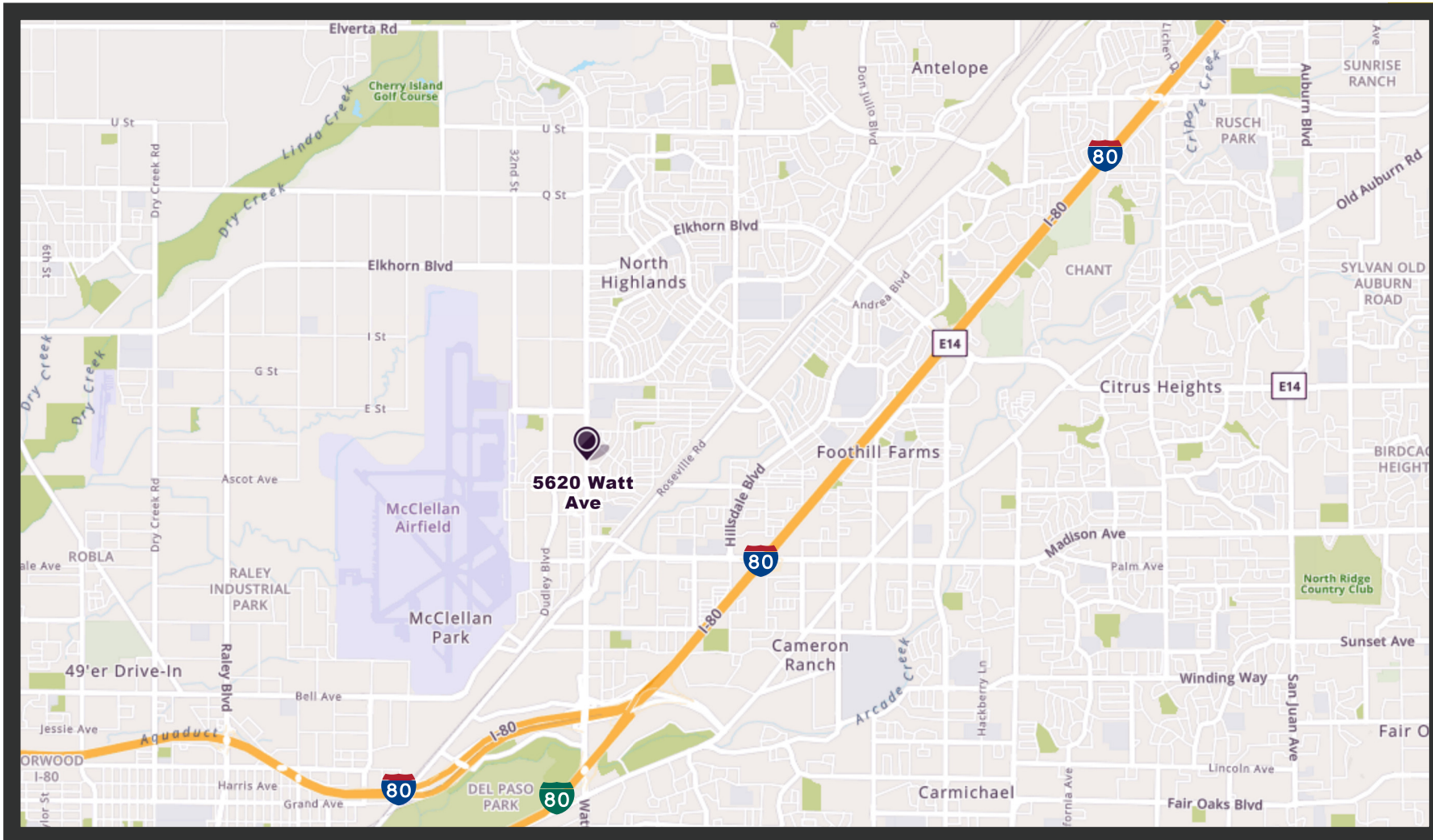
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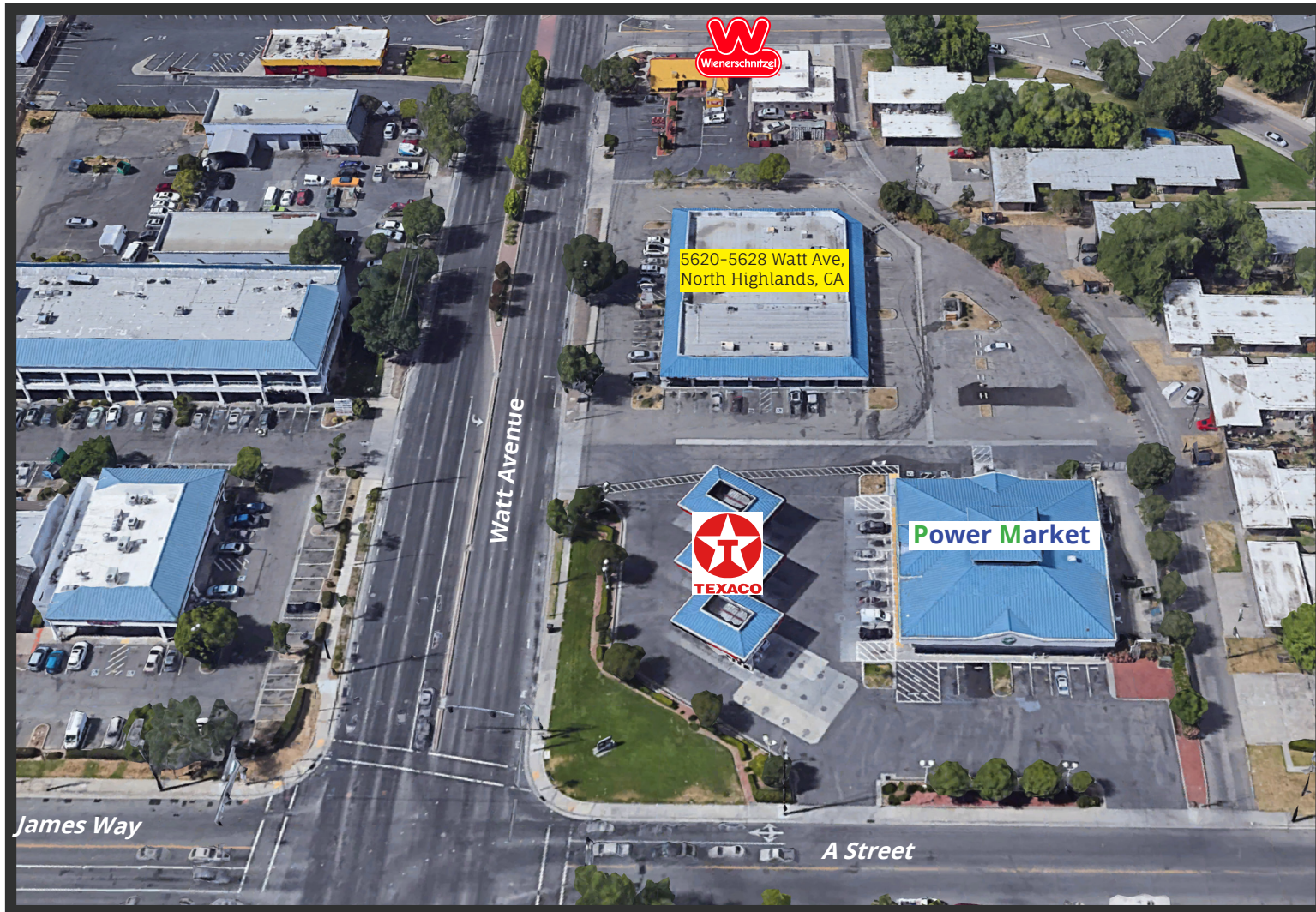
LOCATION MAP

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AERIAL VIEW OF PROPERTY

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DEMOGRAPHICS

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Key Facts: 5 Mile Radius



351,663
Total Population



\$78,900
Average Household Income



\$3,172
Food & Alcohol



\$638
Education & Daycare



10,931
Businesses



84,718
Daytime employees



\$2,921
Transportation & Maintenance



\$525
Household



55%
Owner Occupied Households



\$342,755
Median Home value



\$1,709
Entertainment, Hobbies
& Pets



\$545
Healthcare



36,593
Traffic Counts at Watt Ave &
A street (2018)



\$599
Apparel

Information obtained from CoStar