

4845  
WATT AVE  
NORTH HIGHLANDS, CA 95660

For Lease



#### Property Highlights:

- Two adjacent retail suites for lease
- Suite C: 1,631 sf, Fully Fixturized Restaurant end cap space
- Suite B: 1,225 s.f. in-line Retail space
- Shares parking lot with Elica Health Centers
- High Identity Location on major arterial road
- Vicinity of McDonalds, Carls Jr, Walmart Supercenter
- Immediate freeway access

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The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.

**REMAX**  
COMMERCIAL

# 4845

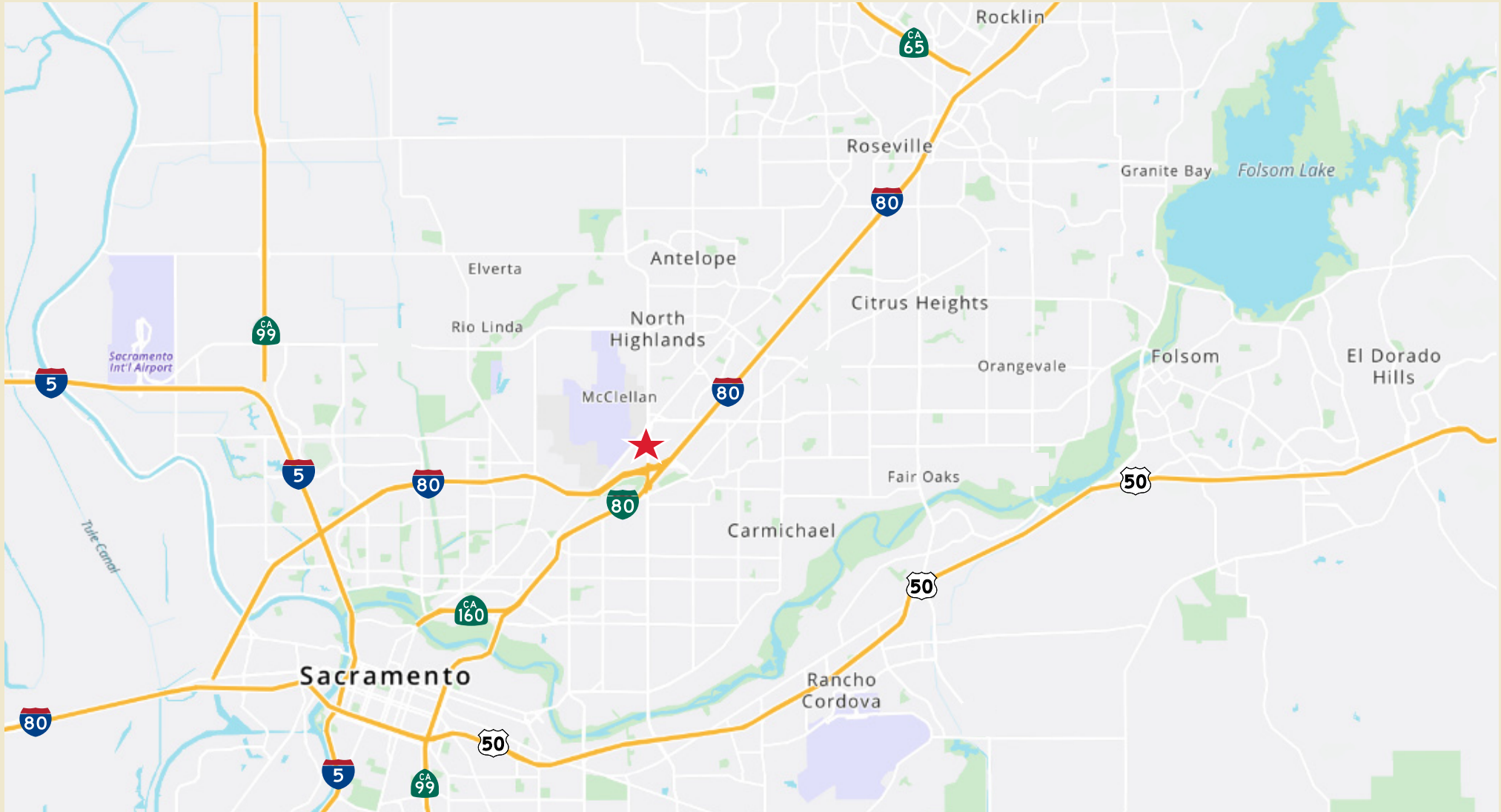
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### Key Facts: 5 Mile Radius



**380,933**  
Total Population (2024)



**\$85,591**  
Average Household Income



**15,833**  
# Businesses



**113,698**  
Daytime Employees



**135,977**  
Owner Occupied Households



**\$414,112**  
Median Home value

Watt Avenue @ McClellan (E) **40,247** (2024)

Data obtained from CoStar