

For Sublease • Watt Towne Center Freestanding Retail Space



3603 Elkhorn Blvd., North Highlands, CA 95660



Available

Size: ±2,500 SF
Rent: \$1.50 PSF/Mo., NNN
Expires: 12/31/31

Features

- ▶ Located at the signalized intersection of Elkhorn Blvd. and Watt Ave. which has ±43,711 CPD
- ▶ On-site surface parking spaces

Prospective tenants are hereby advised that all uses are subject to City approval

Trade Area



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Area Demographics

	0.5 Mile	1 Mile	2 Mile
Population			
2025 Estimated Population	4,461	16,301	70,274
2030 Projected Population	4,214	15,448	67,579
2020 Census Population	4,293	16,348	70,719
2010 Census Population	3,789	14,636	63,998
Projected Annual Growth 2025 to 2030	-1.1%	-1.0%	-0.8%
Historical Annual Growth 2010 to 2025	1.2%	0.8%	0.7%
2025 Median Age	35.3	34.4	33.8
Households			
2025 Estimated Households	1,374	4,917	22,708
2030 Projected Households	1,336	4,804	22,257
2020 Census Households	1,284	4,877	22,473
2010 Census Households	1,183	4,530	20,773
Projected Annual Growth 2025 to 2030	-0.6%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2025	1.1%	0.6%	0.6%
Race & Ethnicity			
2025 Estimated White	53.9%	49.5%	48.8%
2025 Estimated Black or African American	8.9%	9.7%	12.0%
2025 Estimated Asian or Pacific Islander	8.6%	9.8%	12.9%
2025 Estimated American Indian or Native Alaskan	1.7%	1.9%	1.3%
2025 Estimated Other Races	26.9%	29.1%	25.0%
2025 Estimated Hispanic	29.4%	32.1%	26.0%
Income			
2025 Estimated Average Household Income	\$92,820	\$104,059	\$93,536
2025 Estimated Median Household Income	\$68,560	\$81,565	\$76,611
2025 Estimated Per Capita Income	\$28,846	\$31,533	\$30,309
Education			
2025 Estimated High School Graduate	31.2%	32.9%	31.2%
2025 Estimated Some College	25.4%	26.3%	25.5%
2025 Estimated Associates Degree Only	6.3%	6.8%	9.1%
2025 Estimated Bachelors Degree Only	9.2%	10.7%	13.4%
2025 Estimated Graduate Degree	2.4%	3.2%	5.1%
Business			
2025 Estimated Total Businesses	127	374	1,326
2025 Estimated Total Employees	827	2,312	9,167
2025 Estimated Employee Population per Business	6.5	6.2	6.9
2025 Estimated Residential Population per Business	35.1	43.6	53.0