

Fully Leased Multi-Tenant Retail Center

Watt @ Q - 7145 Watt Ave - North Highlands, CA



SALE PRICE
\$1,595,000

CAP RATE
6.5%

PROPERTY DESCRIPTION

Shadow Anchor: Quick Quack Car Wash (2nd location / Opened 2004 / Renovated 2021)
Building: +/- 10,400 sf (gross) | 9,800 sf (net)
APN: 208-0133-038
Parcel Size: 1.1 acres
Zoning: RMU-1 (Residential Mixed Use)
Year Built: 1988
Construction: Tilt-up concrete
Occupancy: 100% (3 tenants)
Divisibility: 5 Spaces
Lease Structure: NNN & Modified Gross
Flat Roof: Replaced 2022 (10-year warranty)
Paint: Fresh coat (2026)
HVAC: Tenant responsibility
Value Add: Rentable +/- 9,500 sf secured yard

LOCATION DESCRIPTION

- Prime hard-corner signalized intersection at Watt Ave & Q Street with excellent visibility and monument signage
- Strategically positioned between North Highlands, Antelope, and northeast Sacramento, providing access to a broad consumer base
- Adjacent to McClellan Business Park and McClellan Airfield, one of the region's largest employment centers
- Surrounded by established residential neighborhoods supporting strong daily traffic and consumer demand.
- Near national retailers, grocery stores, restaurants, and other daily-needs services along the Watt Avenue corridor
- Convenient access to Business 80, I-80, SacRT bus service, and the Watt/I-80 light rail station
- Located within Sacramento County's North Watt Avenue Specific Plan area, encompassing approximately 705 acres of planned mixed-use and residential redevelopment
- Positioned to benefit from future housing growth, including proposed apartment developments, infill residential projects, and ongoing corridor infrastructure improvements



The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed. Jacks Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

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Rent Roll | June 2026

Suite	Tenant	Square Feet	Lease Type	Rent	Rent PSF	CAM	Garbage	Occupancy Since	Start Date	Expiration Date	Extension Options	Security Deposit
A	Euro Market	2,400	NNN	\$3,600	\$1.50	\$100		2012	1/1/19	12/31/28	Two 5-yr @ Market	\$0
B	VSB Auto Paint	2,400	MG	\$3,200	\$1.33		\$60	2018	8/1/23	7/31/28	None	\$2,650
C & D	Total Image Salon	3,800	MG	\$5,000	\$1.32		\$80	2014	12/1/23	11/30/28	None	\$2,350
E		1,200	MG	\$1,990	\$1.66			2024	3/1/24	11/30/28	None	\$0
Totals		9,800		\$13,790	\$1.41	\$100	\$140					\$5,000

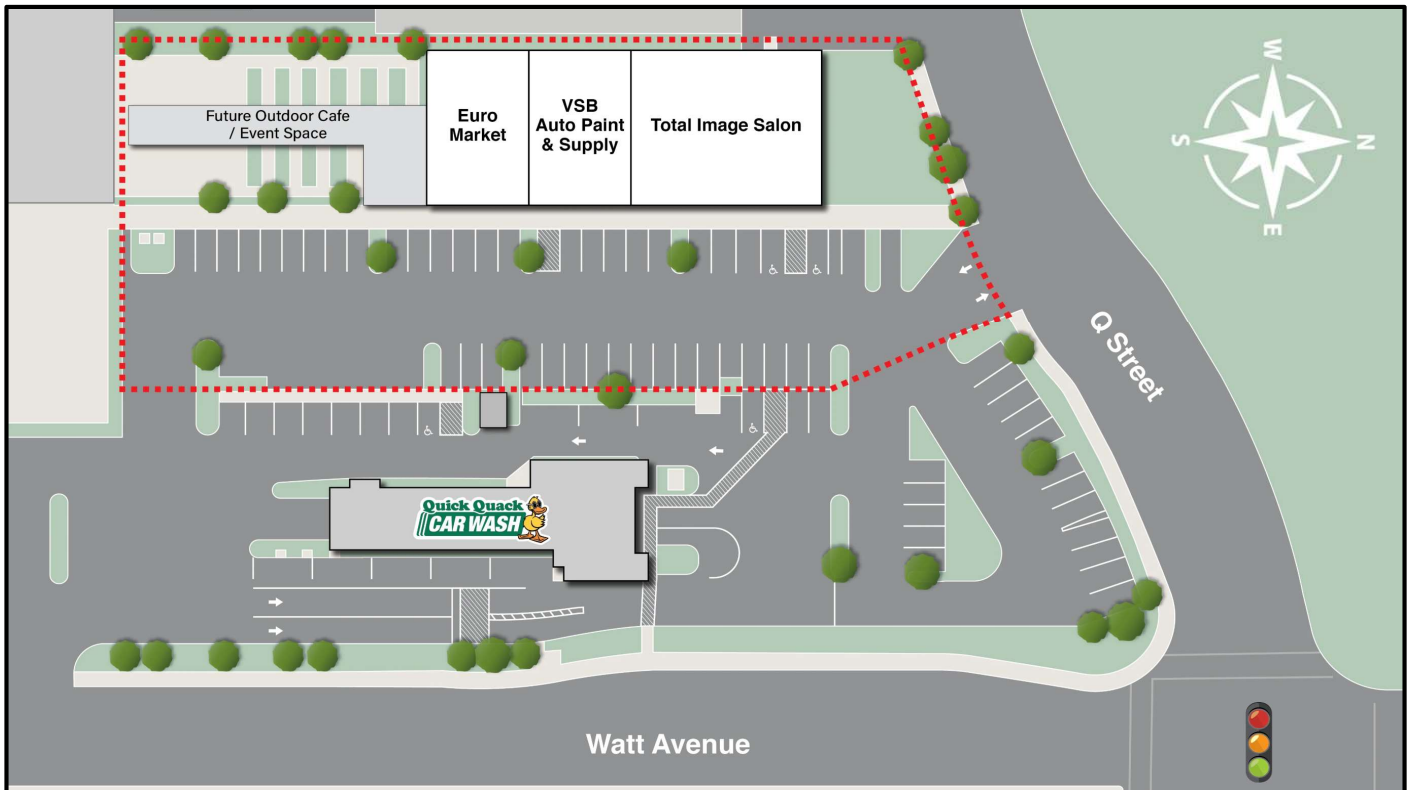
Suite A: Rent increases to \$3,700 on 1/1/27. CAM set for Euro Market long ago at \$100/month. Landlord can increase CAM, but has not attempted to do so.

Suite B: Rent increases to \$3,350 on 8/1/26. VSB Auto Paint has not occupied the space since early 2023 after merging into their other store location at 4343 Auburn Blvd in Sacramento. Tenant has continued paying rent on time, but Landlord has not been enforcing reimbursement charges for overage expenses (beyond base year), although there is nothing in writing to this effect.

Suites C/D: Rent increases to \$5,250 on 12/1/26 with increase to \$90 for garbage.

Suite E: Rent increases to \$2,090 on 12/1/26.

BONUS INCOME / Fenced Yard: +/- 9,500 sf outdoor space to be leased to Mariana Pascu for use as cafe bar and event space with \$1,000/month rent to commence 9/1/26, followed by increase to \$2,000/month on 3/1/27, subject to County of Sacramento approving permit during the free rent period (2/3/26 - 8/31/26). A loose agreement (vs. binding lease) is currently in place while awaiting County approvals. During this time, the proposed tenant has been fixing up the space at their own cost. The former tenant of this outdoor space sold yard statues for many years and was paying \$1,000 per month, but the Landlord asked him to leave.



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Historical Profit & Loss + Proforma

Gross Potential Rent	2023	2024	2025	Proforma
Rental Income	\$153,540	\$152,520	\$154,320	\$165,480
Reimbursements (CAM)		\$1,200	\$1,200	\$1,200
Reimbursements (Garbage)				\$1,680
Net Rental Income	\$153,540	\$153,720	\$155,520	\$166,680
Vacancy @ 5%				(\$8,334)
Effective Gross Income (EGI)	\$153,540	\$153,720	\$155,520	\$158,346

Expenses	2023	2024	2025	Proforma
Property Taxes	\$ 13,397	\$ 13,756	\$ 14,056	\$ 18,171
Insurance	\$ 2,400	\$ 2,564	\$ 2,686	\$ 2,686
Management Fee (4% of EGI)	\$ -	\$ -	\$ -	\$ 6,334
SMUD	\$ 805	\$ 1,027	\$ 1,102	\$ 1,102
Garbage	\$ 2,753	\$ 3,384	\$ 3,653	\$ 3,653
Water	\$ 3,661	\$ 4,920	\$ 5,466	\$ 5,466
Fire Alarm Monitoring	\$ 752	\$ 752	\$ 752	\$ 752
Repairs	\$ 1,450	\$ 205	\$ 850	\$ 2,000
Landscape Maintenance	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
Security Monitoring	\$ 6,000	\$ 8,200	\$ 8,400	\$ 8,400
Total Expenses	\$ 37,218	\$ 40,808	\$ 42,965	\$ 54,564

Net Operating Income	\$ 116,322	\$ 112,912	\$ 112,555	\$ 103,782
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Valuation @ 6.5% Cap Rate	\$ 1,596,649	\$ 162.92 psf
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Notes: Stable historical income with full occupancy, but without some recapture of NNN charges and expenses over base year for Modified Gross leases. Underwriting reflects actual current collections, except that Total Image Salon has a temporary \$360 waiver of CAM charges. The forecasted increase in property taxes (based on sale price) can also be recaptured by a future owner, but is not reflected in the proforma reimbursements. Possible future bonus rent of \$1-2,000/month for the fenced yard is also not factored into this analysis.



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