



**FOR LEASE - 24,895 SF
COUNTRY CLUB PLAZA MINI BOX**

2416 Watt Ave, Sacramento, CA 95825

Jeff Helm

530.870.1384

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Lic: 01428618





◆ 24,895 SF AVAILABLE

Property Highlights

- Strong retail co-tenancy.
- Large contiguous anchor opportunity ideal for retail, or entertainment uses.
- Pylon & monument signage visible from El Camino Ave & Watt Ave.
- High visibility at El Camino Ave & Watt Ave, a major Sacramento retail corridor.
- Anchor space can be configured to meet a variety of tenant needs.
- Excellent exposure for businesses.

Traffic Counts

Watt Ave (S of El Camino)	49,869 CPD
Watt Ave (N of El Camino)	52,920 CPD
Total	51,394 CPD AVG

Demographics	1 mi	3 mi	10 min dr
Population	15,811	144,792	175,786
Households	6,473	57,840	68,875
Median HH Income	\$75,158	\$78,775	\$76,997
Daytime Employees	19,464	143,729	157,676

Neighbor Tenants



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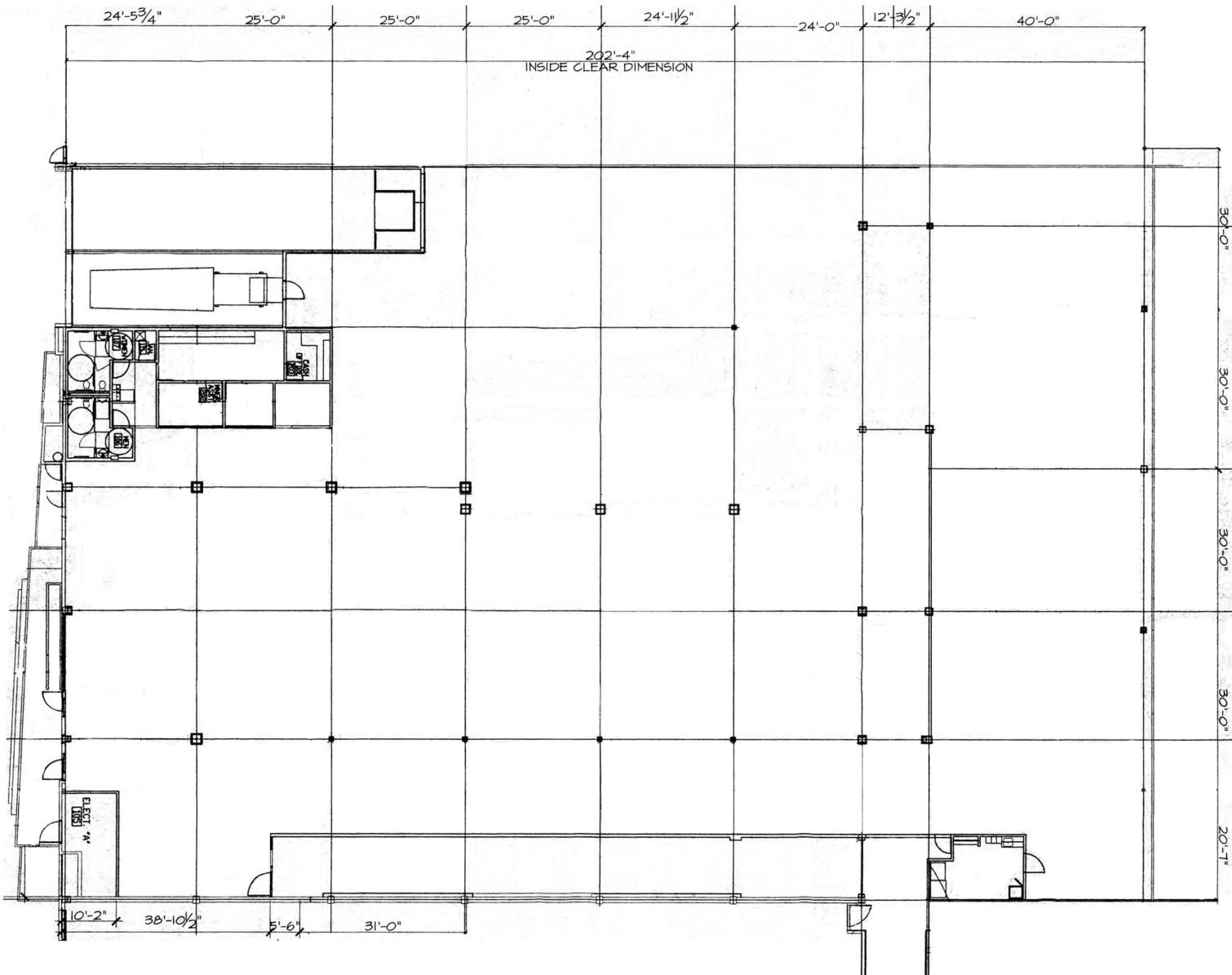
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Anchor	VACANT	169,408
Pad 1	VACANT	23,510
Pad 2	VACANT	28,575
A1	Wash Club	3,387
A2	VACANT	1,003
A3	VACANT	4,500
A4	VACANT	734
A5	VACANT	700
A6	VACANT	24,895
A7	Planet Fitness	22,000
A8	VACANT	557
A9	VACANT	1,373
A10	Sara's Alterations	1,199
A11	VACANT	1320
A12	VACANT	1,185
A13	VACANT	366
A14	Yummy Ice Cream	1,072
A15	Naira Naz Nazari	810
A16	VACANT	1,705
A18	Express Watch Repair	300
A19	Radmohn Jewelers	274
A20	VACANT	368
B1	Sakura Grill	9,000
B2	Rainbow	7,440
B3	Hair Plus Beauty Supply	2,749
B4	Sac City Mobile	1,237
B5	VACANT	749
B6	Brow Threading	689
B7	Fantasy Beauty	1,280
B8-10	Flaming Grill Café	3,160
B11	Luchador Coffee	750
B12	Bella Cucina	604
B14	Royal Sports & Dance	3,034
B15	Management Office	1,457
B16	Abdul Razeq	617
B17	Fix My Gadget	528
B18	VACANT	1,476
C	Cinema West	48,375
C1	VACANT	660
C2	VACANT	552
C3	VACANT	640
D1	Fro-Yo Yogurt	1,072
D2	VACANT	5,510
D5	South Side Art Gallery	2,454
D6	VACANT	2,612
D7	VACANT	4,263
D8	Rebounderz	40,603
Kiosk 1	Minabellas	
D9	VACANT	1,956
PAD 3-4	Chick-fil-A	5,427
PAD 5	Summer Nights	6,230

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SES SCHEDULE "HDP"

● NEW ○ EXISTING TYPE: ● SERVICE ENTRANCE
 VOLTAGE: ● 480Y/277V, 3ø, 4W, ○ 208Y/120V, 3ø, 4W BUS_AMP: ○ 100 ○ 125 ○ 200 ○ 225 ○ 400 ● 800
 BUSING: ● COPPER ○ ALUMINUM MOUNTING: ● FLOOR ○ FLUSH FEED_THRU: ○ YES ● NO
 ISOLATED_GROUND_BUS: ○ YES ● NO NEMA_ENCLOSURE: NEMA ● 1 ○ 3R 200% NEUTRAL_BUS: ○ YES ● NO
 CIRCUIT_BREAKER_BRACING: ○ 10,000 ○ 14,000 ○ 18,000 ● 65,000 MAINS: ○ CIRCUIT BREAKER** ● LUG ONLY PANEL: ● FULLY RATED ○ SERIES RATED **REFERENCE ONE-LINE DIAGRAM FOR M.C.B. SIZE

* CONTINUOUS DUTY / LARGEST MOTOR AT 125% SHUNT TRIP CIRCUIT BREAKER
 ● PROVIDE BREAKER WITH HANDLE "LOCK-ON" DEVICE EXISTING BREAKER WITH NEW LOAD
 ◆ CIRCUIT VIA TIMECLOCK / PHOTO CELL / CONTACTOR NEW BREAKER WITH NEW LOAD

USE/AREA SERVED	C/B	TYPE	VOLT - AMPS	SR #	C/B	USE/AREA SERVED
RTU-1 51.4FLA	70	1	14221	2	70	RTU-3 51.4FLA
	3	1	14221	4	3	
	5	1	14221	6	5	
RTU-1 51.4FLA	70	2	14221	8	20	RTU-4 14.8FLA
	3	2	14221	10	3	
	11	2	14221	12	11	
RTU-6 14.8FLA	20	13	4095	14	20	RTU-5 14.8FLA
	15	13	4095	16	15	
	17	13	4095	18	17	
	3	13	4095	20	3	
TRASH COMPACTOR 14FLA	20	19	3873	21	15	ROLL UP DOOR 3.4FLA
	21	19	3873	22	21	
	23	19	3873	24	23	
	3	19	3873	26	3	
BUSSED SPACE	25	-	810	27	15	ROLL UP DOORS 2.2FLA
BUSSED SPACE	27	-	810	28	27	
BUSSED SPACE	28	-	810	30	28	
45KVA XFMR	50	31	8132	32	25	112.5 KVA XFMR
	33	26030	9550	34	33	
	35	23290	11790	36	35	
	37	30500	22380	40	37	
PANEL 'HA'	38	3240	28260	38	40	15KVA XFMR
	39	3240	28260	40	39	
	41	3	22000	42	41	
TOTAL LOAD PER PHASE (NEW) (127274 124712 124462) 127274 VA / 277 V = 458 AMPS						

SERVICE ENTRANCE SECTION - HDP
800A, 277/480V, 3ø, 4W NEMA 1

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