

ARCADE SQUARE

3319 - 3465 WATT AVE

SACRAMENTO, CA

FOR LEASE

3,843 SF - 11,794 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.

For lease 688-11,720 SF
ETHAN CONRAD
PROPERTIES INC.
916.779-1000
www.ethanconradprop.com

COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Prominent visibility from heavily traveled Watt Ave
- Anchored by Autozone
- Other tenants include Round Table Pizza and UPS Store
- At the corner of Watt Ave and Whitney Ave
- Easy access to I-80 and Business 80
- Dense residential population

**PROPERTY DETAILS:**

Located at one of Sacramento's busiest thoroughfares. Center is visible to more than 61,000 cars at the intersection per day. Strong daytime populations for mixed use, service, food and retail tenants.

Surrounded by multi-family units in close proximity. Elementary, Middle School and High School within walking distance.

LEASE RATES:

3319 Watt Ave*: 3,843 SF - 11,794 SF \$1.45 PSF - \$2.19 PSF, NNN

NNN costs are approximately \$0.49 PSF.

*Available with 45 days' notice.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	17,311	143,022	369,179
2023 Average HH Income:	\$85,296	\$90,856	\$96,818
Traffic Count @ Watt Ave & Whitney Ave:	61,306		

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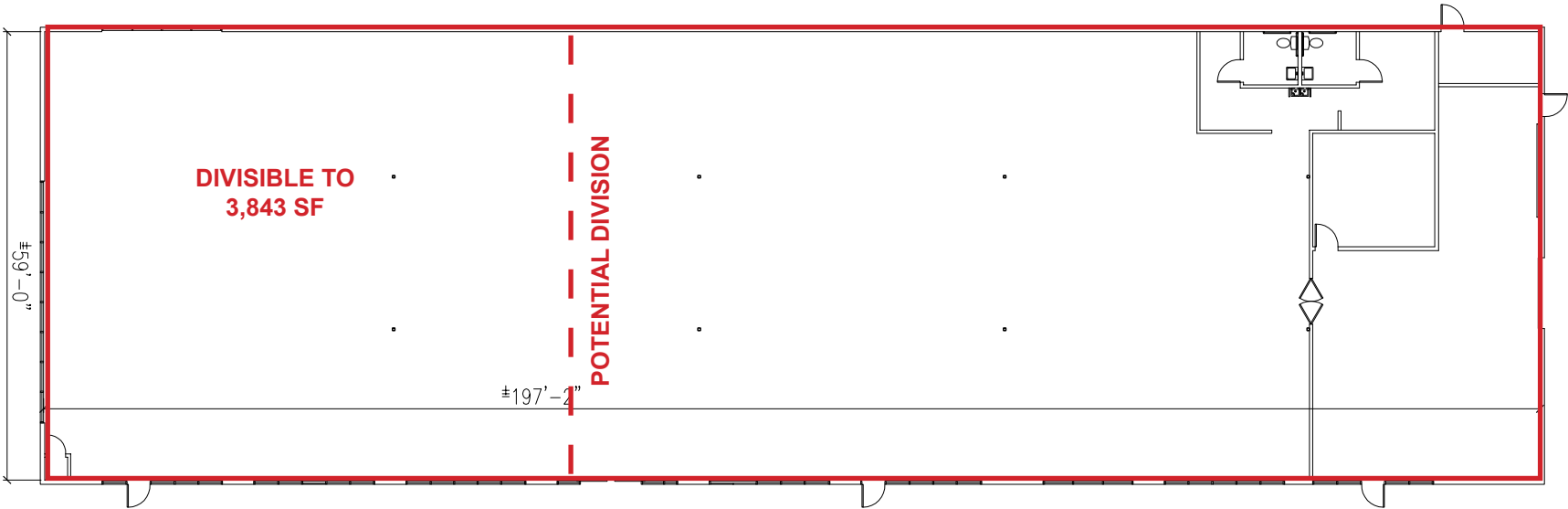
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN

AVAILABLE
3319
11,794 SF



Suite	SF	Lease Rates
3319	3,843 - 11,794	\$1.45 - \$2.19 PSF
NNN costs are approximately \$0.49 PSF. Available with 45 days' notice.		

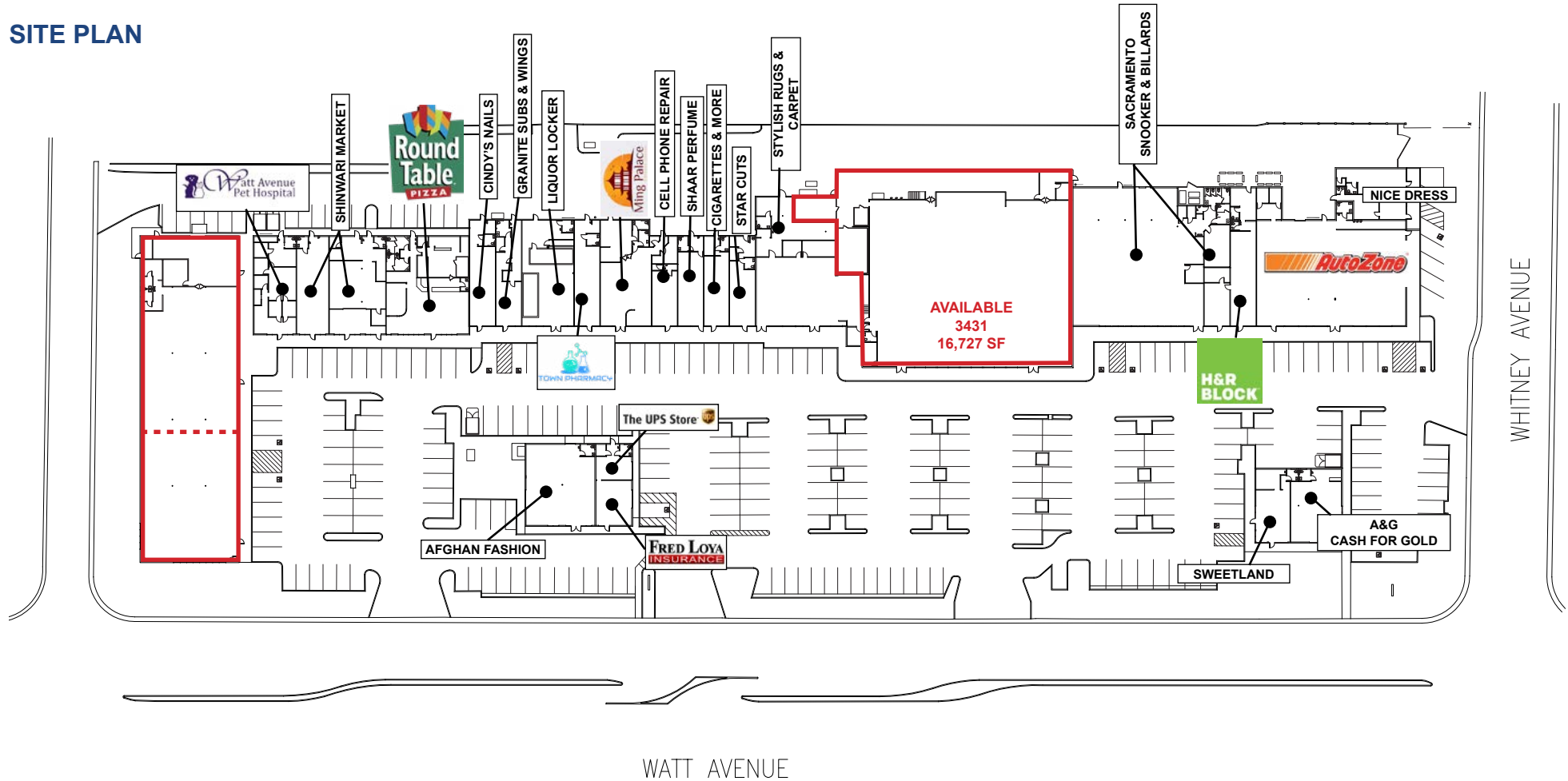
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SITE PLAN



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