

5620-5628

# WATT AVENUE

NORTH HIGHLANDS, CA 95660



## Property Highlights:

- North Highlands Shopping Center for lease
- Multi-tenant retail strip center
- 377 s.f., 420 s.f., 926 s.f., 1,150 sf. and 1,186 s.f. available
- Anchored by Papa Murphy's & Wienerschnitzel
- Good existing tenant mix and move-in ready suites
- Other tenants include Minimart, Boost Mobile, Cardenas Party Supplies and Casa America
- Located on busy arterial road with high traffic counts
- Prominent two-sided monument signage

## RETAIL SUITES FOR LEASE

Lease Rate: \$ 1.25 to \$ 1.50 per s.f. NNN

Ranga Pathak

Broker Associate

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COMMERCIAL

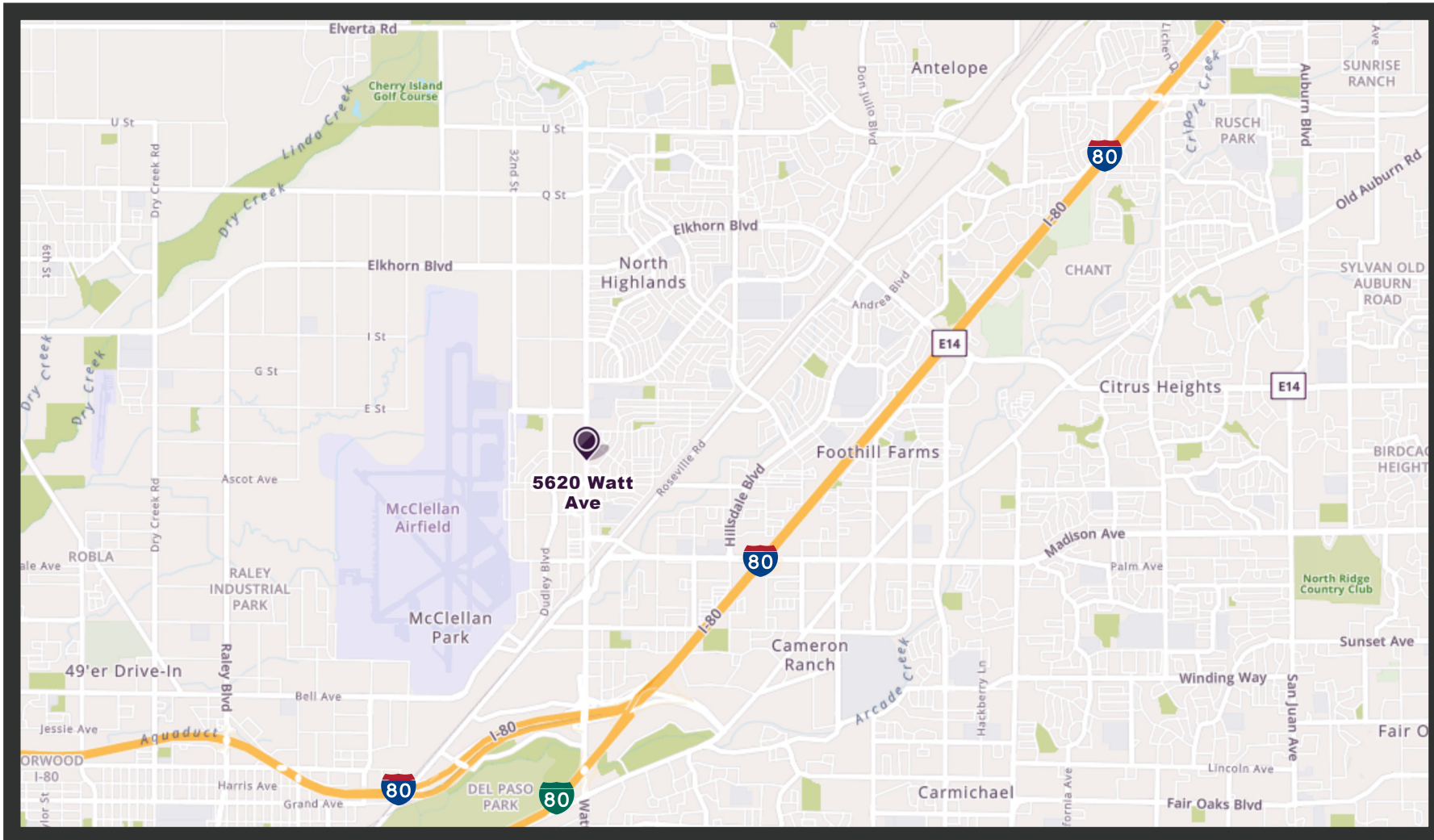
# PROPERTY PICTURES

5620 - 5628 WATT AVENUE & 5631-5639 LURA ALLEY  
NORTH HIGHLANDS, CA 95660



# LOCATION MAP

5620 - 5628 WATT AVENUE & 5631-5639 LURA ALLEY  
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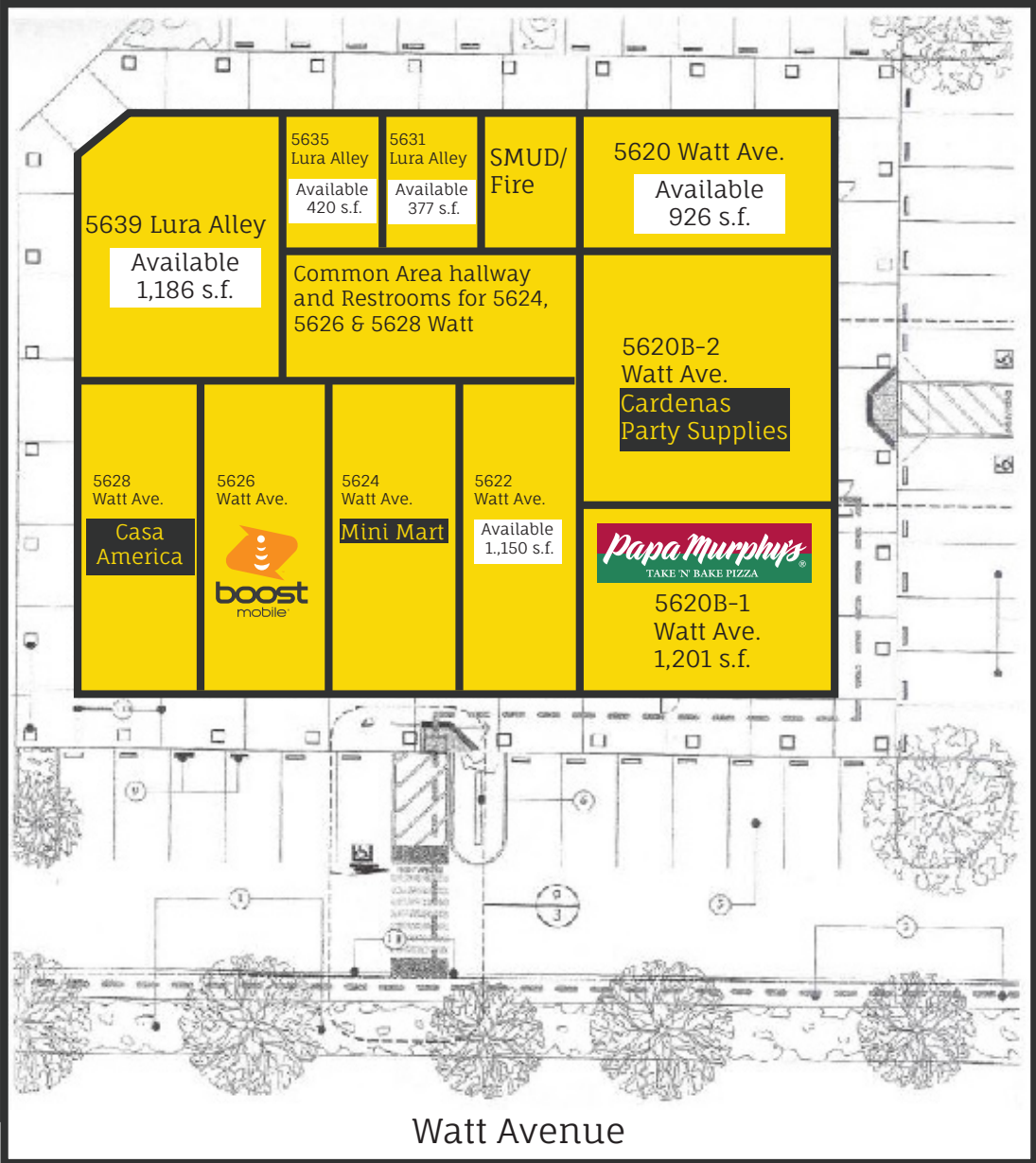
# AERIAL VIEW OF PROPERTY

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# SITE PLAN

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# DEMOGRAPHICS

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## Key Facts: 5 Mile Radius

 **351,663**  
Total Population

 **\$78,900**  
Average Household Income

 **\$3,172**  
Food & Alcohol

 **\$638**  
Education & Daycare

 **10,931**  
# Businesses


 **84,718**  
Daytime employees

 **\$2,921**  
Transportation & Maintenance

 **\$525**  
Household

 **55%**  
Owner Occupied Households

 **\$342,755**  
Median Home value

 **\$1,709**  
Entertainment, Hobbies & Pets

 **\$545**  
Healthcare

 **36,593**  
Traffic Counts at Watt Ave & A street (2018)

 **\$599**  
Apparel

Information obtained from CoStar