

WATT NORTH HIGHLANDS

7453 - 7517 WATT AVE

NORTH HIGHLANDS, CA

FOR LEASE

1,183 SF - 12,713 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

Race Merritt

DRE: #01700659

race@ethanconradprop.com

Ravjeet Basi

DRE: #02087094

basi@ethanconradprop.com

916.779.1000

FEATURES:

- Well-managed/maintained neighborhood retail center
- FoodMaxx sales are up over 30% since their move from Antelope (1 mile away)
- Prominent exposure on Watt Ave
- Abundant parking
- Highly visible pad building available
- Minutes from I-80 and Business 80 freeways

PROPERTY DETAILS:

- Great co-tenants include: FoodMaxx, Carl’s Jr, Bank of America, and Subway
- Densely populated infill location
- Excellent traffic count
- Close proximity to McClellan Park - the largest business park in Northern California with over 16 million square feet of office, industrial, R&D and mixed use



LEASE RATES:

\$0.99 - \$2.25 PSF, NNN

NNN costs are approximately \$0.62 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	19,956	122,915	272,407
2025 Average HH Income:	\$105,497	112,146	\$115,393
Traffic Count @ Watt Ave:	47,775		

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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.

SITE PLAN



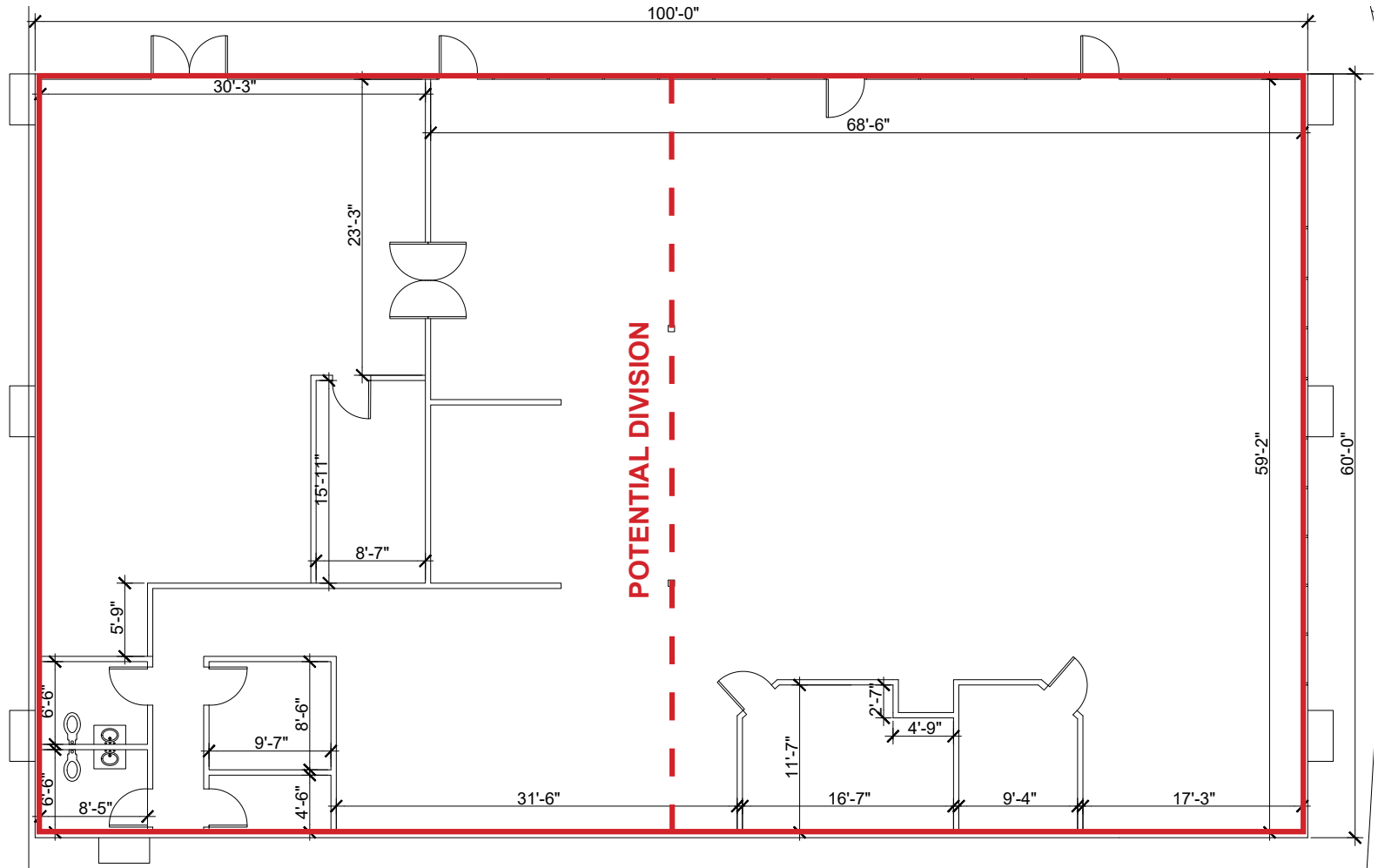
ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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

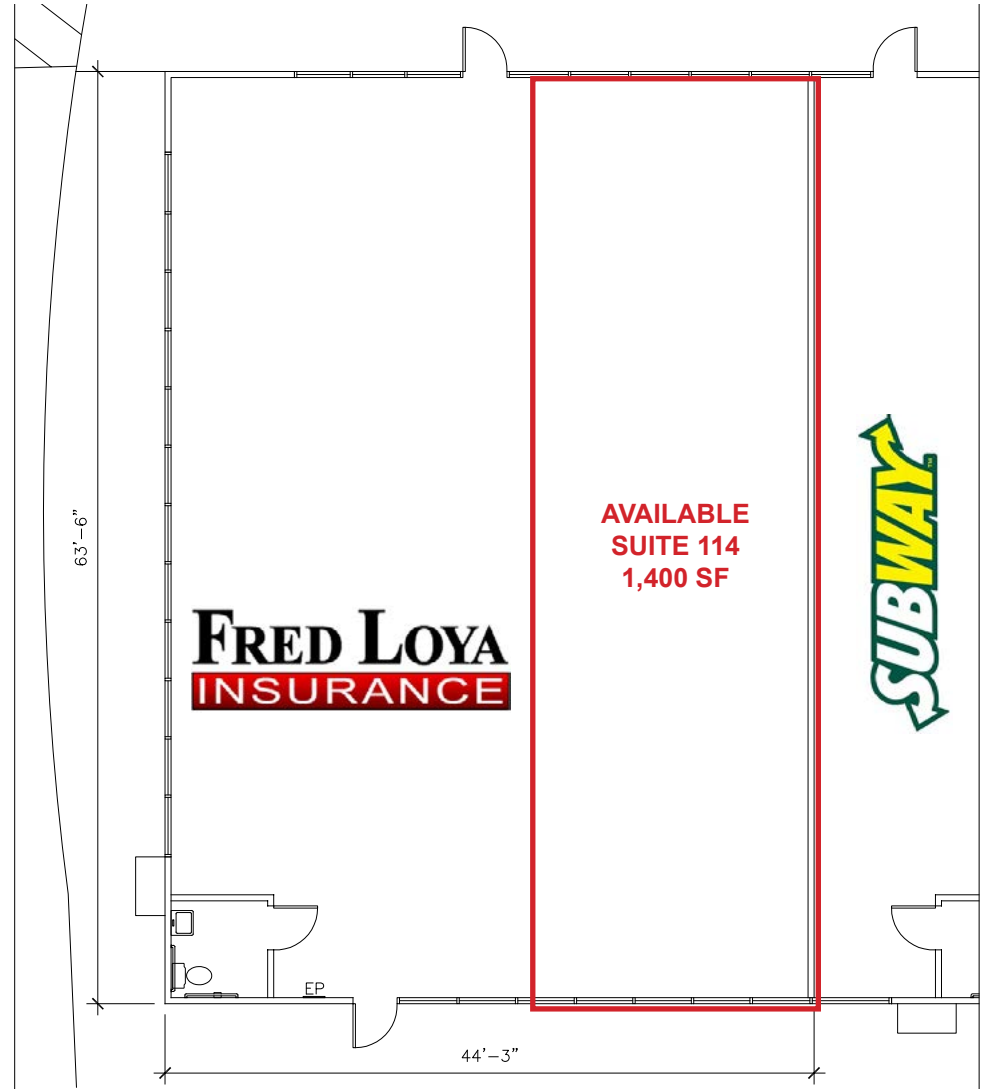


Suite	SF	Lease Rate	Monthly Rent
7453	6,000	\$1.95 PSF, NNN	\$11,700.00
Demised	3,000	\$2.15 PSF, NNN	\$ 6,450.00
NNN costs are approximately \$0.62 PSF.			

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

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



Suite	SF	Lease Rate	Monthly Rent
7459-114	1,400	\$2.25 PSF, NNN	\$3,150.00
NNN costs are approximately \$0.62 PSF.			

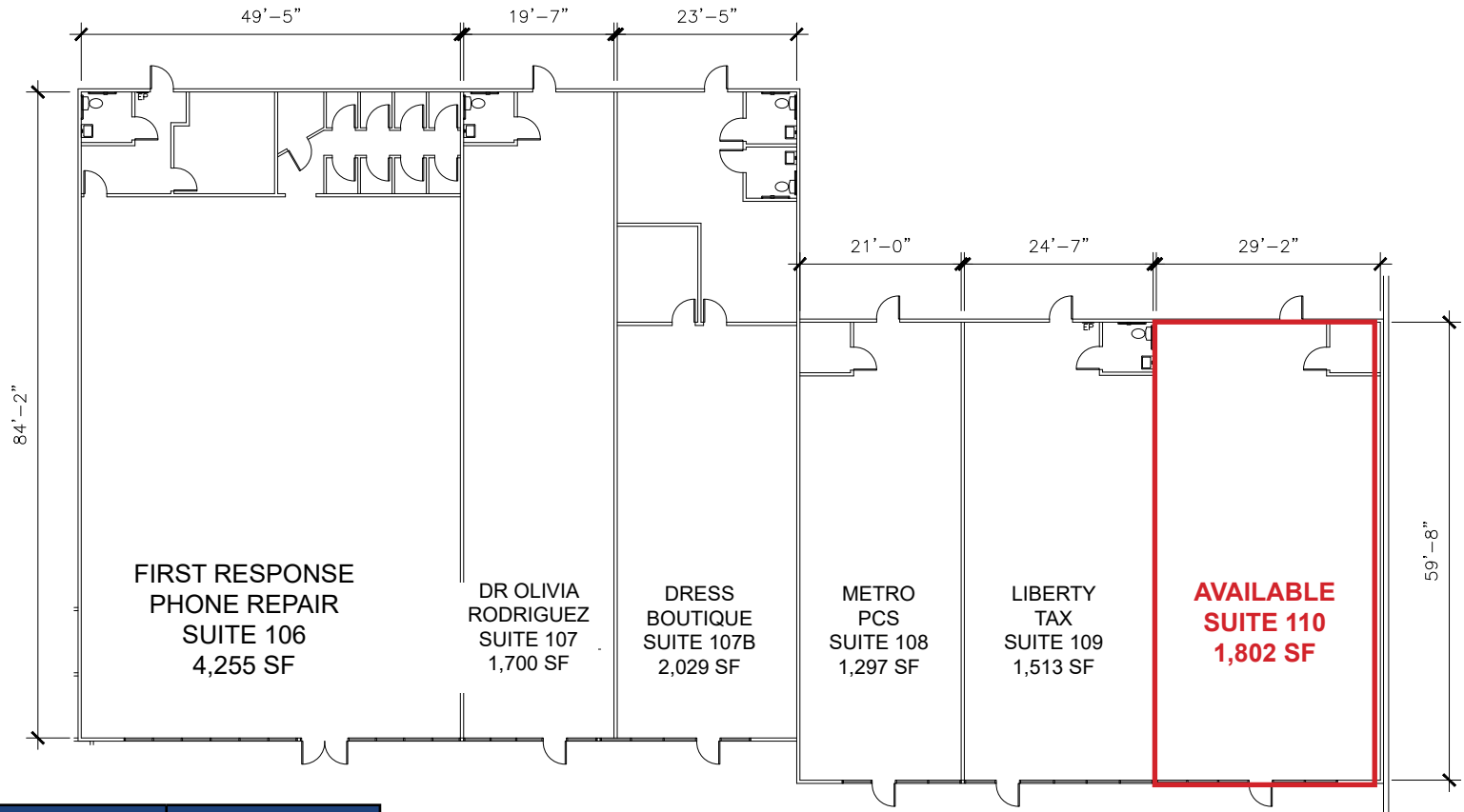
ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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



Suite	SF	Lease Rate	Monthly Rent
7471-110	1,802	\$1.55 PSF, NNN	\$2,793.00
NNN costs are approximately \$0.62 PSF.			

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

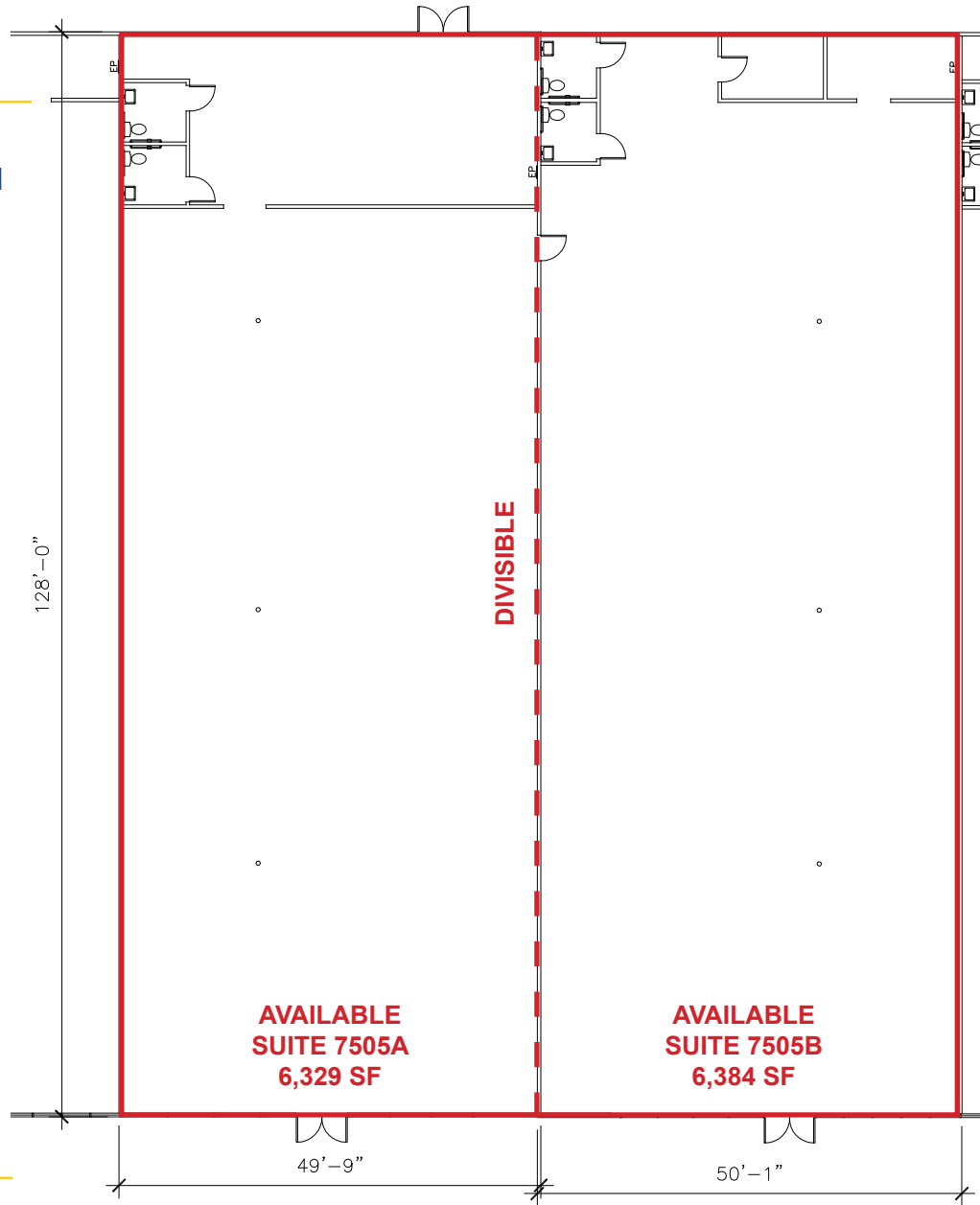
www.ethanconradprop.com

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.

FOR LEASE

WATT NORTH HIGHLANDS
7453 - 7517 WATT AVE
NORTH HIGHLANDS, CA

FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
7505-A	6,329	\$1.09 PSF, NNN	\$ 6,899.00
7505-B	6,384	\$1.09 PSF, NNN	\$ 6,959.00
7505-A/B	12,713	\$0.99 PSF, NNN	\$12,586.00

NNN costs are approximately \$0.62 PSF.

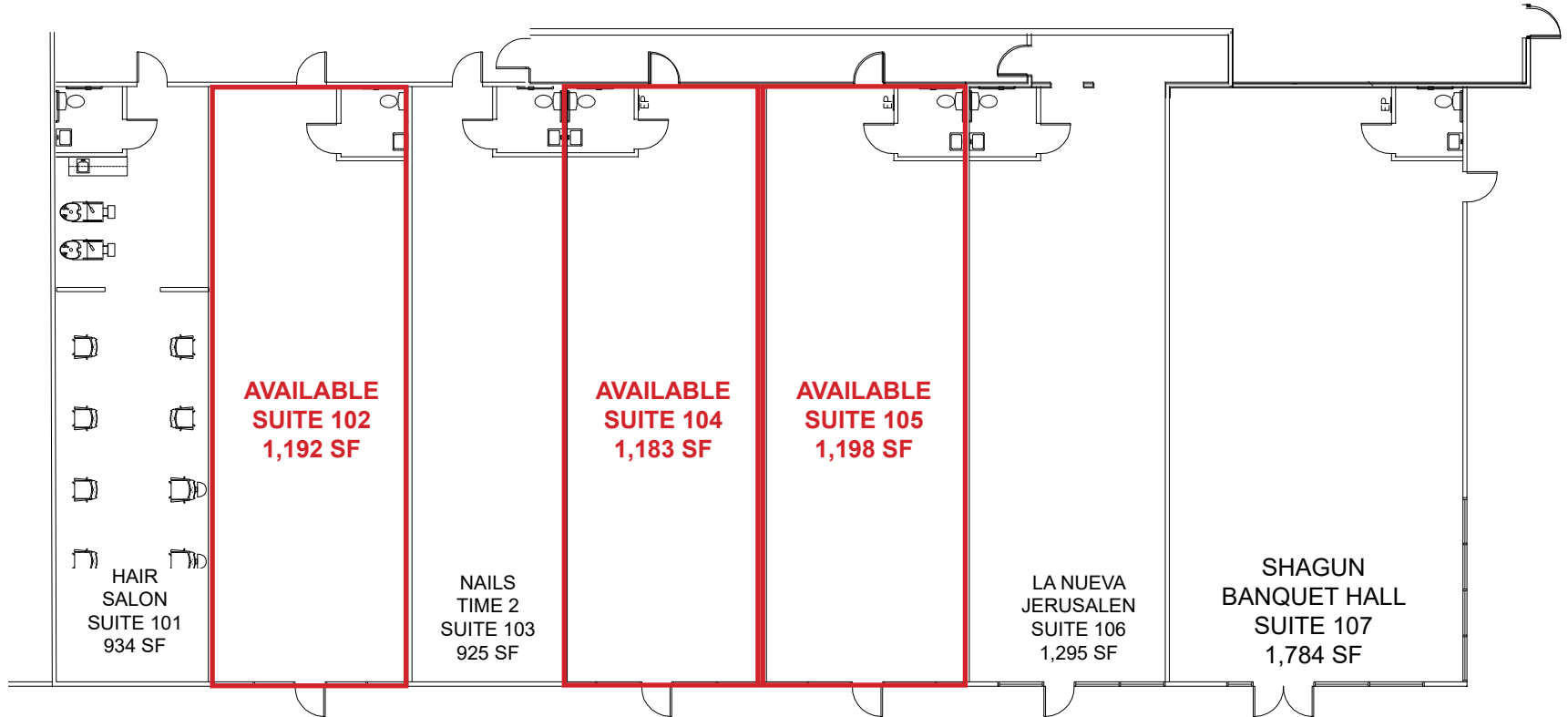
ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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



Suite	SF	Lease Rate	Monthly Rent
7511-102	1,192	\$1.55 PSF, NNN	\$1,848.00
7511-104	1,183	\$1.49 PSF, NNN	\$1,763.00
7511-105	1,198	\$1.49 PSF, NNN	\$1,785.00
NNN costs are approximately \$0.62 PSF.			

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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.



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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.

FOR LEASE

WATT NORTH HIGHLANDS
7453 - 7517 WATT AVE
NORTH HIGHLANDS, CA



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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.

PAGE

10