

WATT ROSE SQUARE IDEAL FOR DRIVE-THRU COFFEE KIOSK .34 ACRE PARCEL LAND FOR LEASE OR SALE



4980-4986 WATT AVE NORTH HIGHLANDS, CA

FEATURES:

- Located on a major signalized intersection just south of McClellan Park entrance on Watt Ave
- Parking lot and most infrastructure already installed for Pad development.
- Monument signage available
- High traffic counts of over 56,000 cars per day
- Close proximity to Hwy 80 and lightrail station

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2015 Avg. Population:	10,568	116,680	369,109
2015 Avg. HH Income:	\$44,896	\$53,688	\$62,003
Average Daily Traffic Count:	Watt Ave 35,760		Roseville Rd 21,317

COMMENTS:

Located along one of Sacramento's main north-south thoroughfares. National neighboring tenants include Panda Express, Starbuck's, Jack In The Box, Pizza Hut, McDonald's, Carl's Jr, WingStop, Metro PCS, Subway, Taco Bell and new Super Walmart.

Parcel APN: 228-0251-052, 14,898 SF.

LEASE RATE AND SALE PRICE:

Lease:	\$2,700.00, NNN per month
Sale:	\$21.50 PSF, \$320,000.00

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD

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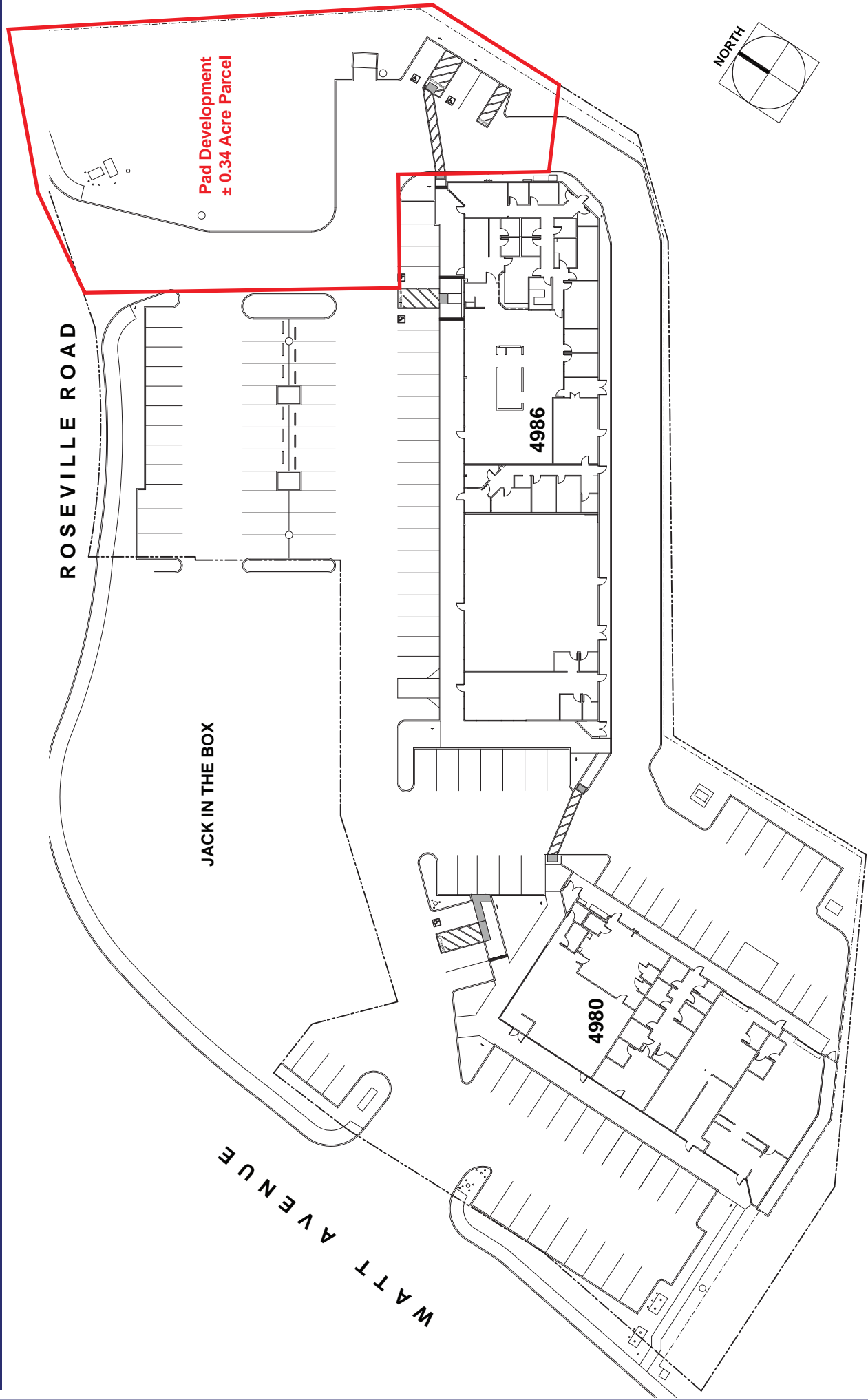
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

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CONCEPTUAL DRIVE THRU COFFEE KIOSK SITE PLAN



WATT ROSE SQUARE LAND, NORTH HIGHLANDS CA

