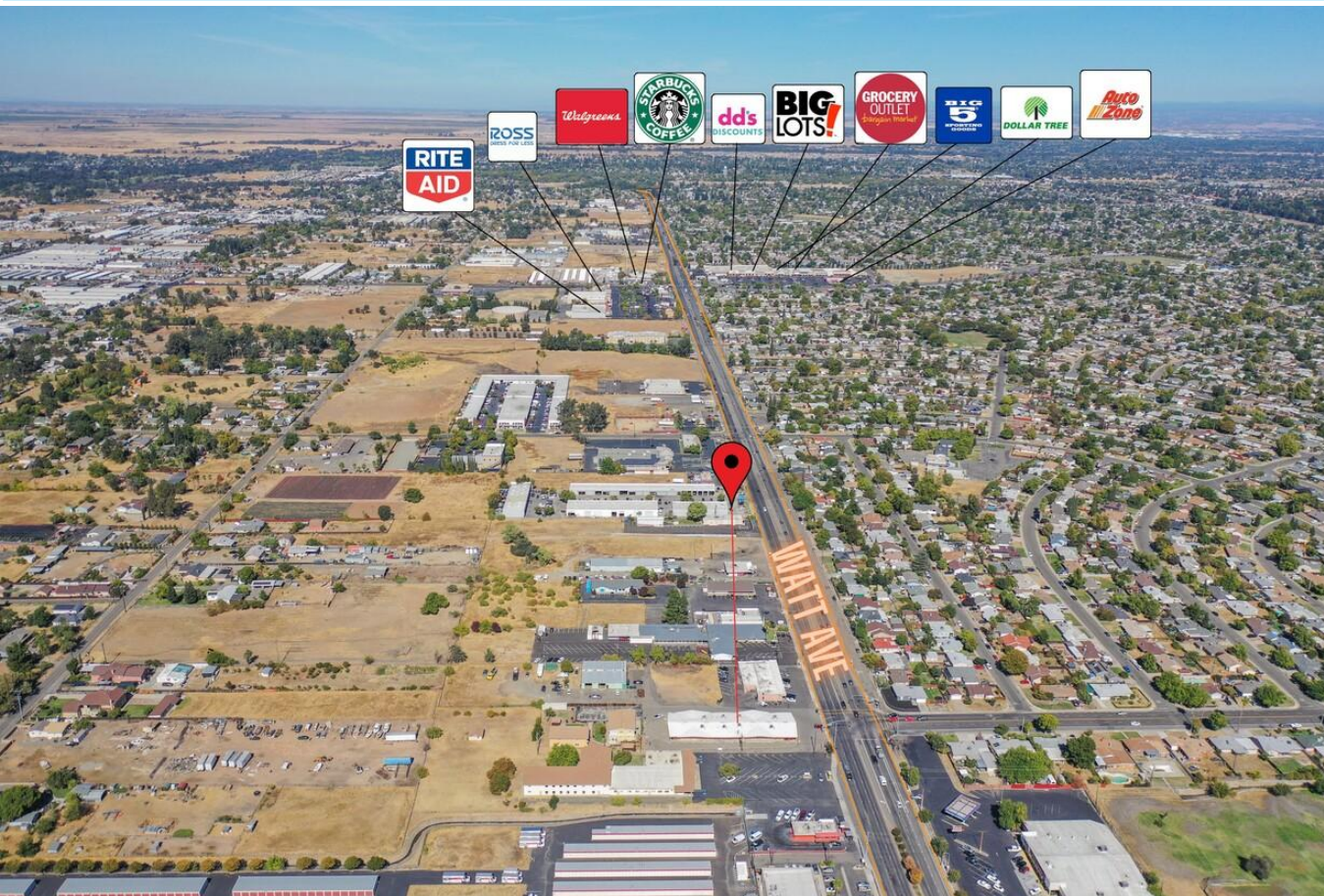


AVAILABLE FOR LEASE

CLASS A OFFICE / RETAIL BUILDING

6137 WATT AVE, NORTH  
HIGHLAND. CA 95660

# WATT AVE CENTER



Exciting Opportunity to Rent a Multi-Tenant Office and Retail Space!

Are you looking for a prime location to establish your business? Look no further! We are thrilled to present an incredible opportunity for you to rent a multi-tenant office and retail space. This building is strategically located on the main front street, ensuring high visibility and heavy foot traffic.

### Key Features of the Property:

- \* Prime location on a main front street
- \* High traffic area
- \* Perfect for office and retail businesses
- \* Multi-tenant setup for added flexibility

Don't miss out on this fantastic chance to set up your business in a bustling area with great potential for success. Contact us today to schedule a viewing and secure this amazing opportunity!

## CONTACT US



**LY & ASSOCIATES**  
Commercial Real Estate

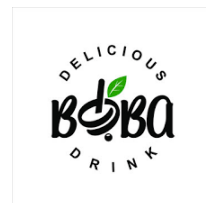
exp  
COMMERCIAL

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- ✉ lyassociatesre@gmail.com
- 📍 9245 Laguna Springs Dr Ste 200  
Elk Grove Ca 95758
- 🌐 www.lyassociatesre.com



**DANNY LY**  
REALTOR  
DRE#02099159

We Welcome Nail, Hair Salon / Restaurants / Gift Shop / Daycare / Office use / Gift shop



# Multi Plaza Center

## AVAILABILITY – FOR LEASE

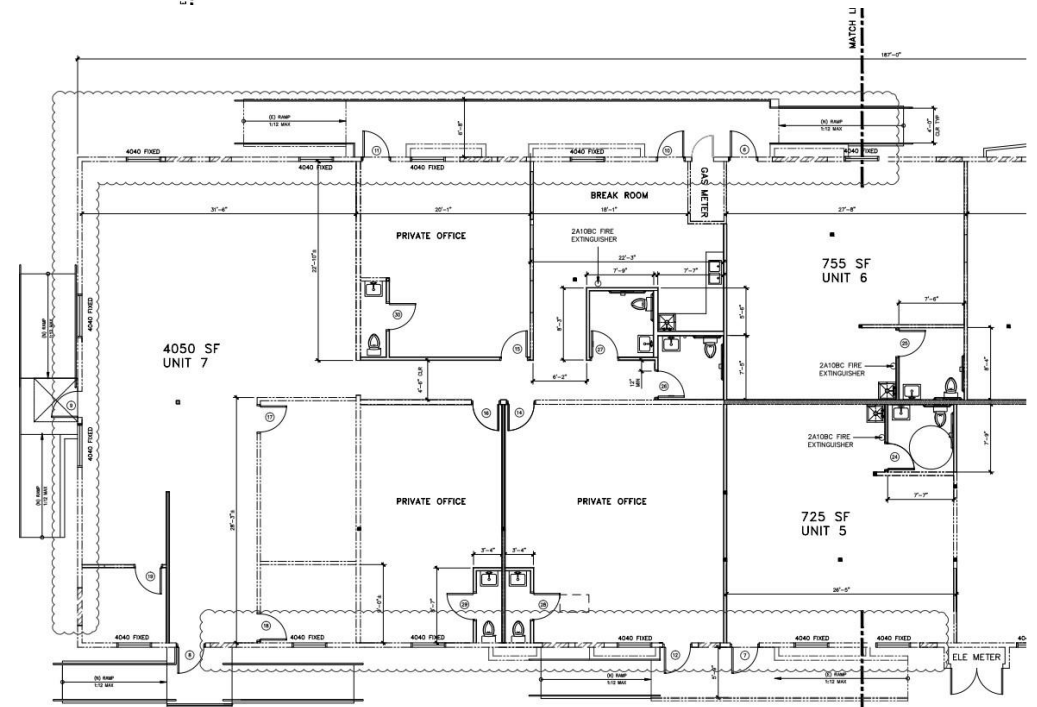
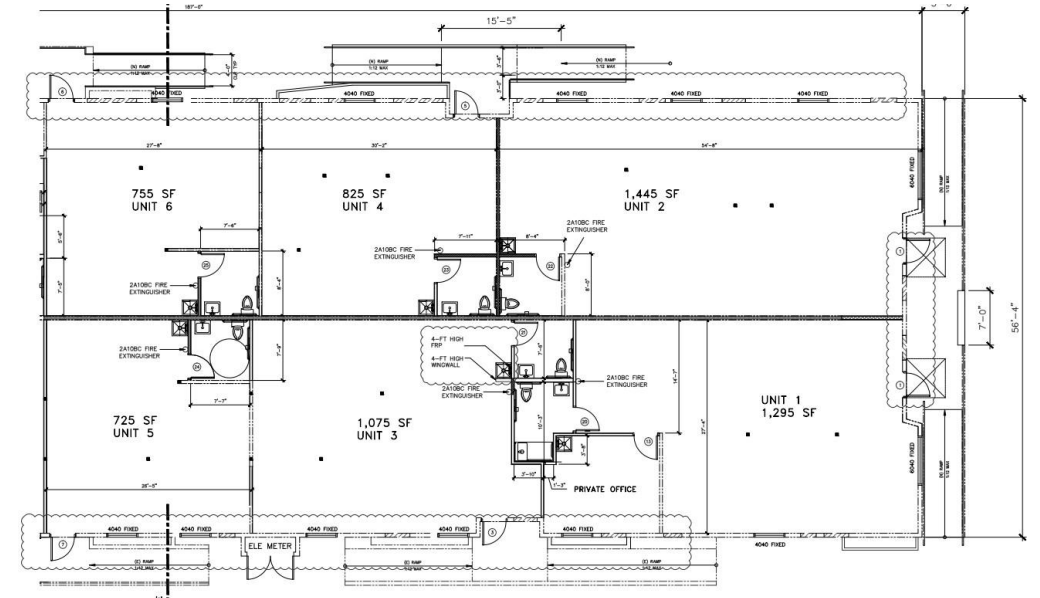
- Total 10,300 Square Feet's Plaza
- Space from 756 to 4,700 Square feet's Available

## PROPERTY HIGHLIGHTS

- Fully remodel
- Executive Business Opportunities for all Tenants
- Multiple business opportunity type

## LOCAL BUSINESSES IN THE AREA

### FLOOR PLAN



AVAILABLE FOR LEASE

# WATT AVE CENTER

## DEMOGRAPHICS

- Over 3Millions Spending on Food & Alcohol
- Strong Population in area
- Excellent Household Area

## TRAFFIC

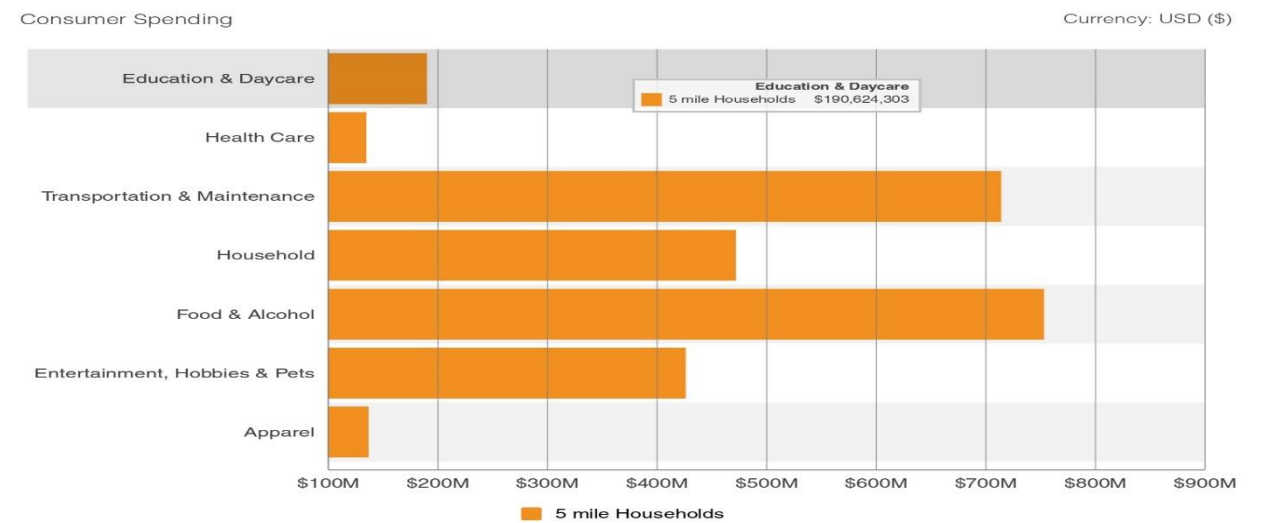
- High Daily Traffics
- Excellent Access from Hwy 50 and Sunrise Blvd

CONTACT US

**LY & ASSOCIATES**  
Commercial Real Estate

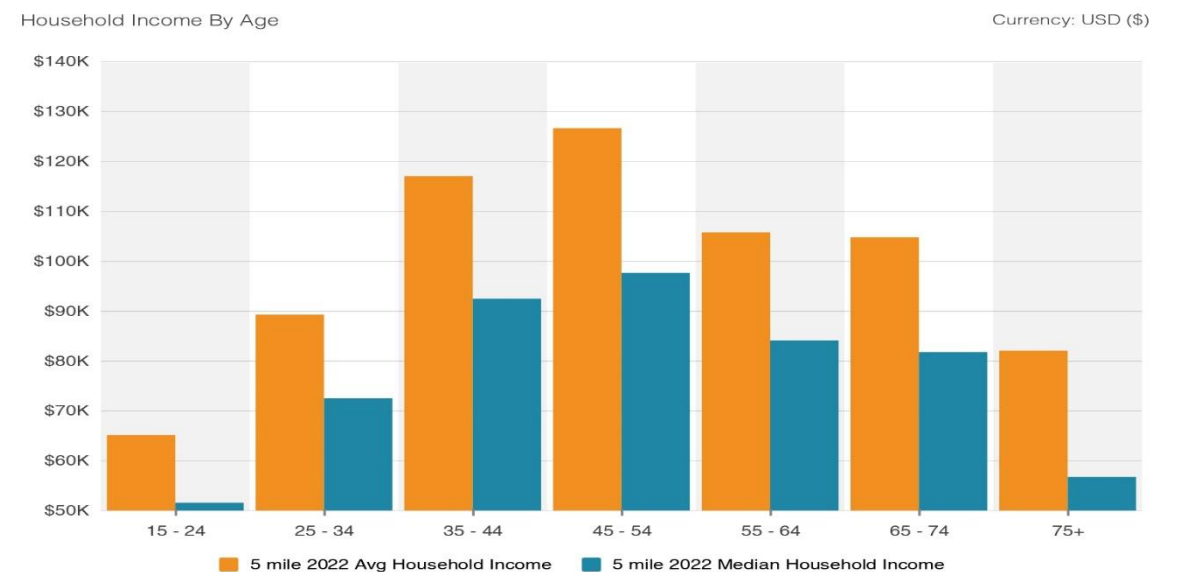
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