



8101 Watt Avenue

Antelope, CA

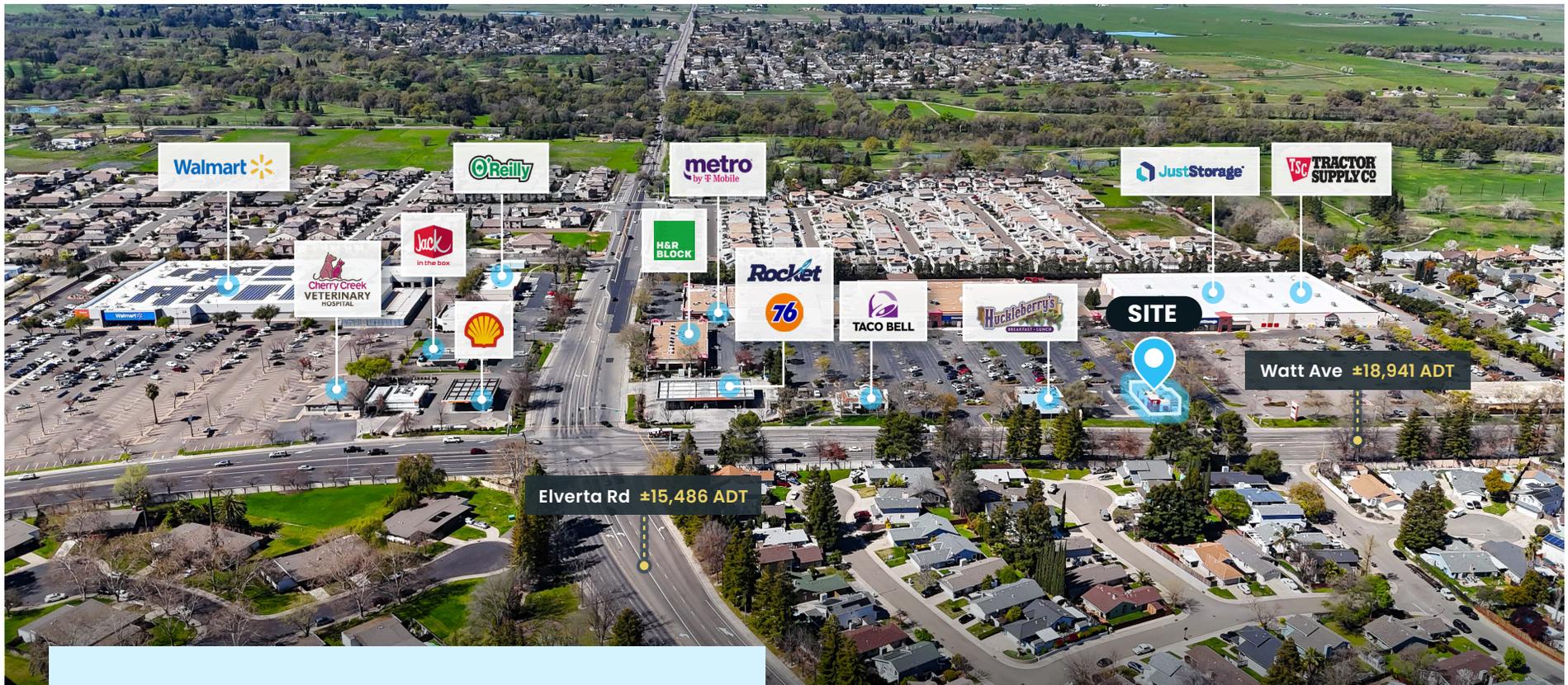
±3,116 SF

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theconic company®



High identity drive thru pad opportunity at the busy intersection of Watt Ave and Elverta Road.



Located near the several new residential development projects.



Strong area co-tenancy consisting of Walmart, O'Reilly Auto Parts, Tractor Supply, Taco Bell, Huckleberry's, Jack in the Box and more.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	15,837	92,863	238,467
Avg. HH Income	\$108,239	\$115,626	\$111,312
Daytime Population	11,327	65,256	193,446

TRAFFIC COUNTS

Source: 2024 Esri.

Watt Ave	±18,941 ADT
Elverta Rd	±15,486 ADT





CURRY CREEK COMMUNITY PLAN AREA

5,832 Units

SIERRA VISTA RESIDENTIAL DEVELOPMENT

8,679 Approved Units

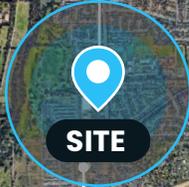
PLACER VINEYARDS

14,132 Approved Units

TSC TRACTOR SUPPLY CO

Huckleberry's

TACO BELL



WinCo FOODS

Walmart THE HOME DEPOT

BEL AIR

Walmart

food maxx

ELKHORN CENTER
Goodwill
APPLIANCES 4 LESS
O'Reilly AUTO PARTS

Walmart COSTCO WHOLESALE

MARKETPLACE AT BIRDCAGE
TARGET BEST BUY
CVS OLD NAVY
ULTA BEAUTY Bath & Body Works
BARNES & NOBLE HomeGoods
Walmart pet food express
WORLD MARKET Michaels

GROCERYOUTLET Bargain Market
dd's DISCOUNTS
DOLLAR TREE
BIG 5

ROSS DRESS FOR LESS
RITE AID

SAFeway CVS

KOHL'S
ROSS DRESS FOR LESS
Burlington

SAFeway DOLLAR TREE

MADISON SQUARE MALL
ROSS DRESS FOR LESS THE HOME DEPOT Carls Jr.
PETSMART Walmart

SUNRISE MALL
JCPenney FAMOUS footwear
Apple claires MAC
HOT TOPIC Hallmark
TORRID macy's Lids

BEL AIR

GROCERYOUTLET Bargain Market RITE AID TRADER JOE'S

SAVE MART SUPERMARKETS DOLLAR TREE

ROSEVILLE CENTER
TARGET
petco
Raley's
Walmart

SAFeway



Market Aerial



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