

Retail | For Lease

Endcap Space for Lease
1,200 SF - 3,700 SF Divisible

Walmart Outparcel

4641 Watt Avenue
North Highlands, CA 95660

Comments

Outstanding visibility and exposure for incoming tenants. Location is strengthened by the surrounding tenant mix which includes the 118,000 SF Walmart Super Center built in 2015, Dollar Tree, Safe Credit Union, Firestone Auto Care, HD Supply Home Improvement, Wendy's, KFC, Taco Bell, McDonald's, 7-Eleven, Golden Corral, Panda Express, Subway and Starbucks.

Lease Rate

\$1.95/SF - \$2.15/SF; NNN



Chris Hurd

First Vice President Investments

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**6 % COMMISSION
TO PROCURRING AGENT**

Marcus & Millichap

3741 Douglas Blvd.

Suite 200

Roseville, CA 95661

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Property Features

- » Outparcel to a 118,000 SF Walmart Super Center along main entrance
- » Ideally positioned along one of Sacramento's most active corridors
- » 49,000 CPD pass in front of the property
- » Less than 1/2 mile to Interstate 80 (195,000 CPD) and Capital City Freeway (118,000 CPD)
- » 3,700 SF Endcap space available. Divisible down to ±1200 SF
- » Great frontage along Watt Avenue
- » Newley Remodeled in 2019



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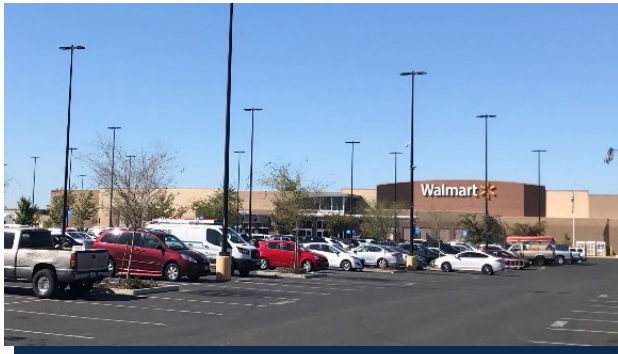
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