



# 8101 Watt Avenue

Antelope, CA

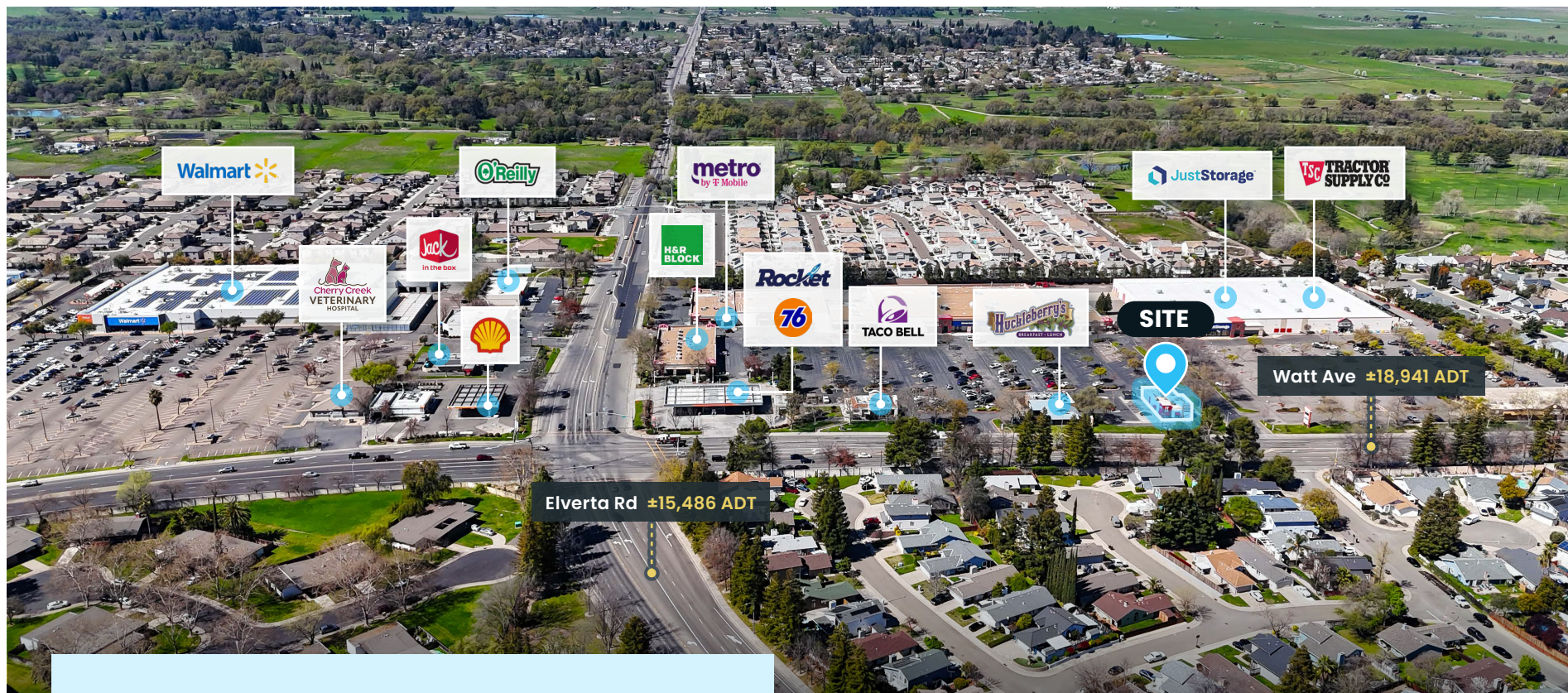
±2,887 SF

NICOLE LYON [nlyon@theeconiccompany.com](mailto:nlyon@theeconiccompany.com) | (408) 400-7008 | CA RE License #01975898

NICOLE KEY [nkey@theeconiccompany.com](mailto:nkey@theeconiccompany.com) | (209) 290-0857 | CA RE License #01907567

  
the econic 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.

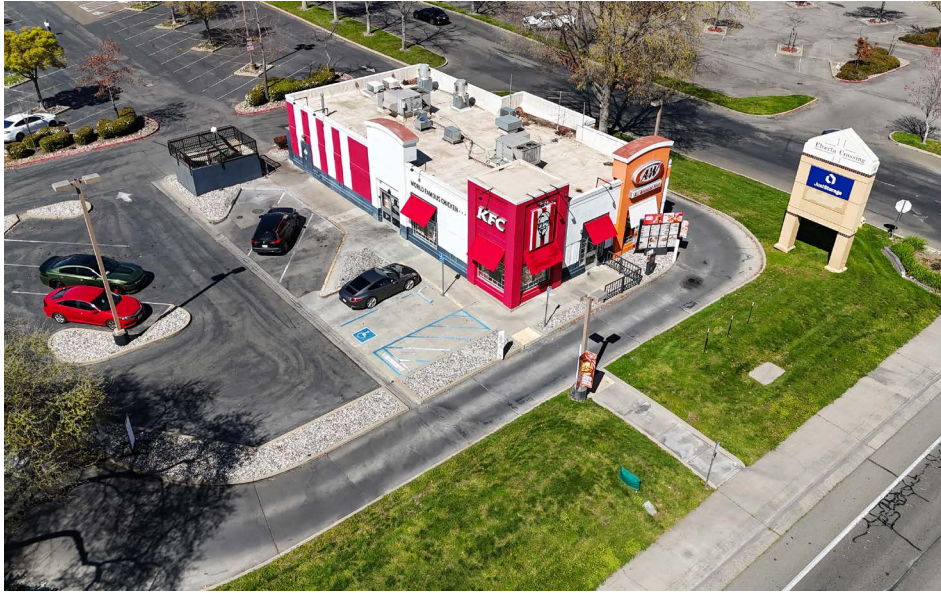


Strong area co-tenancy consisting of Walmart, O'Reilly Auto Parts, Tractor Supply, Taco Bell, Huckleberry's, Jack in the Box and more.

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

TRACTOR  
SUPPLY CO.

Huckleberry's  
CREATIVITY STUDIO

TACO  
BELL

WinCo  
FOODS



Walmart

food  
maxx

GROCERYOUTLET  
Bargain Market

dd's  
DISCOUNTS

DOLLAR TREE

BIG 5  
DISCOUNT STORE

ROSS  
DRESS FOR LESS

RITE  
AID

SAFeway  
CVS

ELKHORN  
CENTER

Goodwill

APPLIANCES  
4 LESS

O'Reilly  
AUTO PARTS

Walmart

THE  
HOME  
DEPOT

Walmart

COSTCO  
WHOLESALE

KOHL'S

ROSS  
DRESS FOR LESS

Burlington

MADISON SQUARE MALL

ROSS  
DRESS FOR LESS

THE  
HOME  
DEPOT

Carls Jr.

PETSMART

Walmart

SAVE MART  
SUPERMARKETS

DOLLAR TREE

BEL AIR

GROCERYOUTLET  
Bargain Market

RITE  
AID

TRADER  
JOE'S

SAFeway

BEL AIR

MARKETPLACE AT  
BIRDCAGE

TARGET

BEST  
BUY

CVS

OLD NAVY

ULTA  
BEAUTY

Bath & Body Works

BARNES  
& NOBLE

HomeGoods

Walmart

pet food  
express

WORLD MARKET

Michaels

SUNRISE MALL

JCPenney

FAMOUS  
footwear



claire's

MAC

HOT TOPIC

Hallmark

TORRID

macy's

Lids

ROSEVILLE  
CENTER

TARGET

petco

Raley's

Walmart

Market Aerial





# 8101 Watt Avenue

Antelope, CA

**NICOLE LYON** | [nlyon@theeconiccompany.com](mailto:nlyon@theeconiccompany.com) | (408) 400-7008 | CA RE License #01975898

**NICOLE KEY** | [nkey@theeconiccompany.com](mailto:nkey@theeconiccompany.com) | (209) 290-0857 | CA RE License #01907567