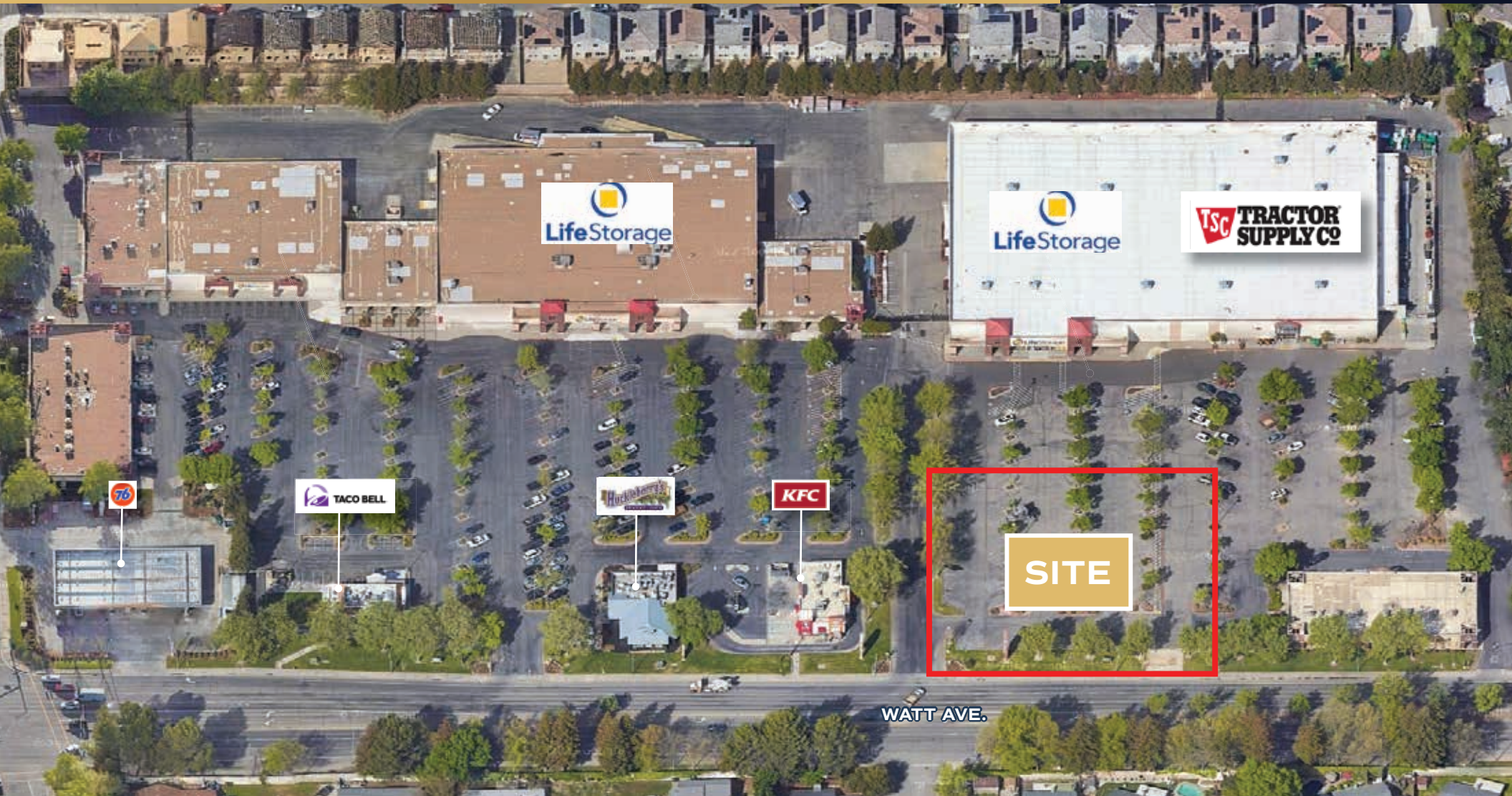


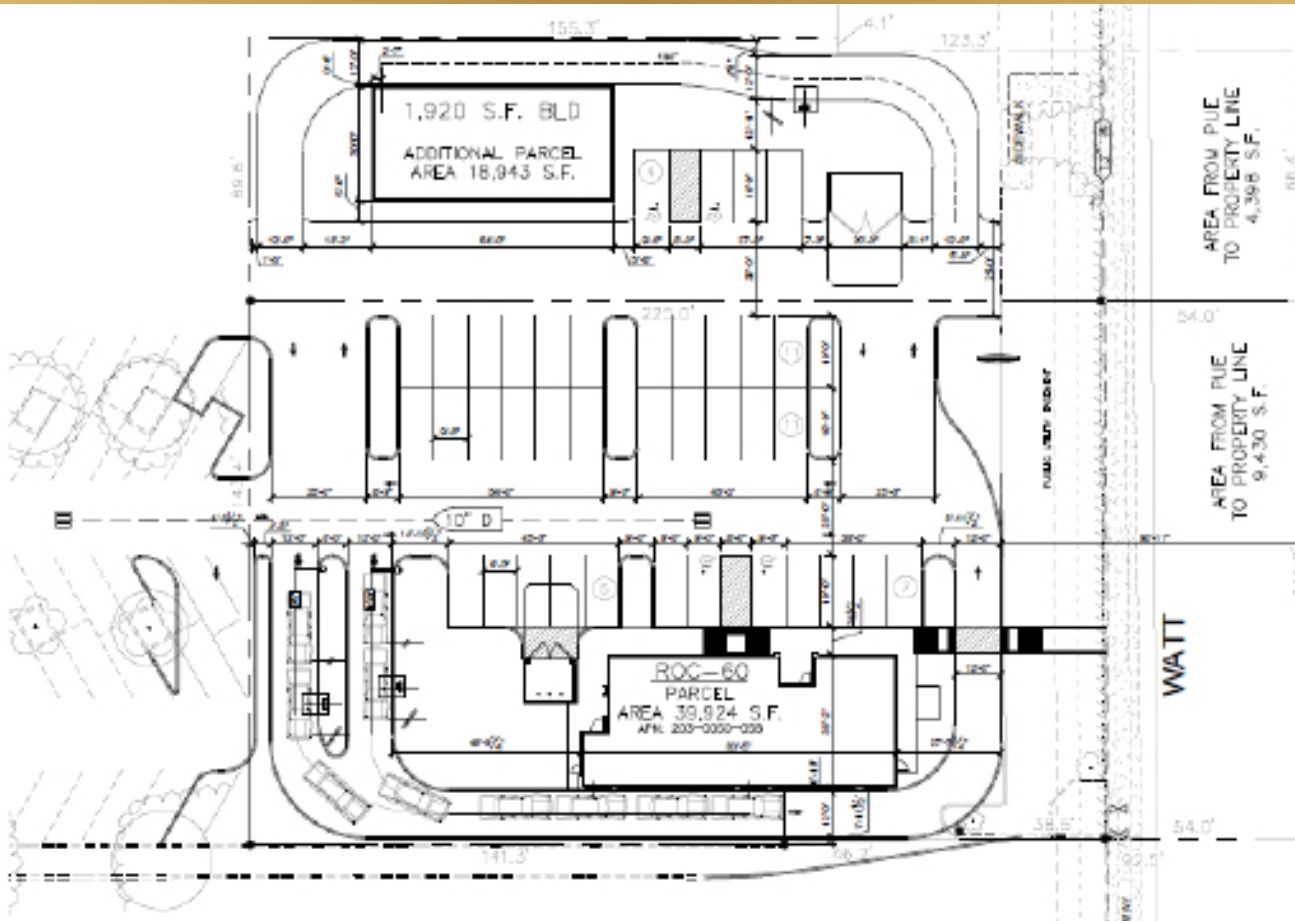
AVAILABLE FOR GROUND LEASE OR BTS  
NWQ Watt Ave. and Elverta Rd.  
Antelope, CA 95843



**Fast Food Pads Available**

**SCOTT LAEBER**  
EPIC REAL ESTATE ADVISORS  
Partner | Lic. 01232807  
916.837.9384  
[Scott@Epic-rea.com](mailto:Scott@Epic-rea.com)

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## PROPERTY HIGHLIGHTS

**Pad 1:** 2,688 sf.  
**Fully Entitled**

**Pad 2:** 1,950 sf.  
**CUP Required**

**Parcel Size:** 1.09 acres

**Zoning:** GC - General Commercial

- Monumunt signage
- Dense Residential area
- Ground Lease or BTS

## Demographics

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population	15,966	45,843	88,009
Households	4,980	14,462	27,703
Average HH Income	\$93,429	\$88,448	\$91,605
Employees	1,553	5,405	9,687

## TRAFFIC COUNTS

**Average Daily Traffic**

**Watt Ave:** 24,943 ADT

**Elverta Rd:** 17,305 ADT



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**EPIC REAL ESTATE ADVISORS**  
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