

**FOR  
SALE**

**4845 WATT AVE,  
NORTH HIGHLANDS, CA**



**+/- 4,500 SQ.FT RETAIL BUILDING**

**CHASE BURKE**

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**ROME**  
REAL ESTATE GROUP



# WATT AND MYRTLE BUILDING

	SIZE	SALES PRICE	CAP RATE
FOR SALE	+/- 4,500 SF ON +/- 29,620 SF PARCEL	\$1,400,000.00 (\$311.11 PSF)	7.20% (PROFORMA)

## PROPERTY DETAILS:

- **Established Tenants:** Subway, Curry Express and Medicare Pharmacy
- **High Footfall:** Drives significant traffic to the property
- **Location:** Signalized corner lot on busy Watt Ave, optimal visibility and easy access
- **High-Traffic Location:** Perfect for businesses in an expanding corridor, over 41,000 ADT on Watt Ave
- **Proximity:** Less than 2 miles to Interstate 80
- **Ease of Access:** Ideal for both employees and customers
- **Employment Hub:** Adjacent to McClellan Park (35,000+ employees)
- **Residential Density:** Nearby densely populated areas
- **Built-In Customer Base:** Ensures steady footfall



**STRONG TRAFFIC COUNTS**

WATT AVE: 41,373 ADT

AVERAGE  
\$72,369

WITHIN 3 MILES  
HOUSEHOLD INCOME



2005  
YEAR BUILT

PROPERTY ZONING  
SPECIAL PLANNING AREA  
SACRAMENTO COUNTY



+/- 40 SPACES

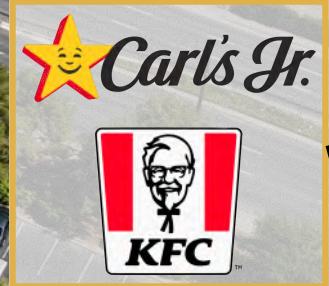
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# RETAIL AERIAL



WATT AVE - 41,373 ADT







Roseville Rd

Madison Ave

PROPERTY  
LOCATION



Auburn Ave



Watt Ave



IMMEDIATE  
VICINITY  
AERIAL



# DEMOGRAPHIC SUMMARY REPORT

4845 WATT AVE NORTH HIGHLANDS, CA 95660



## POPULATION 2024 ESTIMATE

1-MILE RADIUS 9,895  
5-MILE RADIUS 380,933  
10-MILE RADIUS 1,101,374

## POPULATION 2029 PROJECTION

1-MILE RADIUS 9,971  
5-MILE RADIUS 382,341  
10-MILE RADIUS 1,117,882



## HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS \$60,864.00  
5-MILE RADIUS \$87,591.00  
10-MILE RADIUS \$100,740.00

## HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS \$49,848.00  
5-MILE RADIUS \$66,667.00  
10-MILE RADIUS \$78,364.00



## POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	4,222	195,090	573,249
BLACK	1,125	34,516	88,520
HISPANIC ORIGIN	2,985	93,914	264,521
AM.INDIAN & ALASKAN	143	5,080	13,596
ASIAN	960	38,310	125,467
HAWAIIAN/PACIFIC ISLAND	118	3,535	8,830
OTHER	3,327	104,402	291,712



# CONTACT US!

**FOR MORE INFORMATION ABOUT  
THESE WAREHOUSE / RETAIL SUITES**



*Chase Burke*

**PARTNER | RETAIL BROKERAGE  
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