

WATT ROSE SQUARE | LAND

**4980 - 4986 WATT AVE
NORTH HIGHLANDS, CA**

FOR SALE OR LEASE

0.34 ACRE PARCEL

IDEAL FOR DRIVE-THRU COFFEE KIOSK

ETHAN CONRAD

PROPERTIES INC.

FOR MORE INFORMATION CONTACT:

Race Merritt

DRE: #01700659

race@ethanconradprop.com

916.779.1000

ETHAN CONRAD PROPERTIES, INC

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

FOR SALE
OR LEASE

WATT ROSE SQUARE | LAND
4980 - 4986 WATT AVE
NORTH HIGHLANDS, CA

FEATURES:

- Located on a major signalized intersection just south of McClellan Park entrance on Watt Ave
- Parking lot and most infrastructure already installed for pad development
- Paved parking, water, and sewer hookups
- High traffic counts of over 56,000 cars per day
- Close proximity to I-80 and Light-rail station
- Parcel APN: 228-0251-052, 14,898 SF
- Zoning: SPA - Special Planning Areas County of Sacramento



PROPERTY DETAILS:

Located along one of Sacramento’s main north-south thoroughfares. Across the street from Panda Express and Starbucks. National neighboring tenants include Jack In The Box, Pizza Hut, McDonald’s, Carl’s Jr, WingStop, Metro PCS, Subway, Taco Bell and new Super Walmart.

SPA Zoning (Sub) North Watt Avenue SPA Article #612-10

The district provides a wide spectrum of commercial uses ranging from retail, restaurants, health services, office, etc.

GROUND LEASE RATE:

\$2,200.00, NNN per month

PURCHASE PRICE:

\$320,000.00 (\$21.50, PSF)

DEMOGRAPHICS:

2024 Total Population (est):
2024 Average HH Income:
Traffic Count @

1 Mile	3 Mile	5 Mile
11,696	125,820	386,380
\$65,559	\$88,045	\$96,080
Watt Ave:		35,760
Roseville Rd:		21,317

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

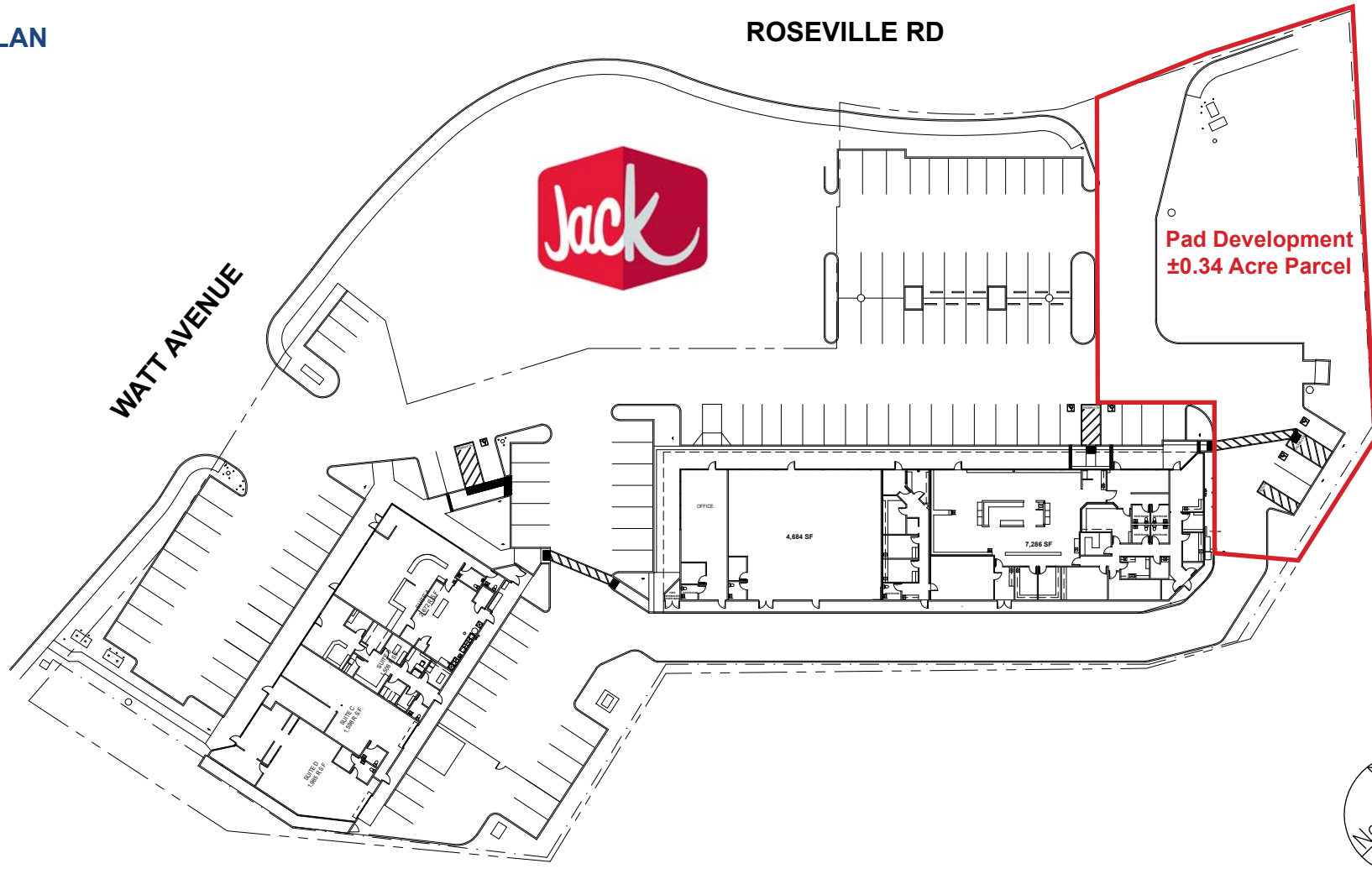
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR SALE
OR LEASE

WATT ROSE SQUARE | LAND

4980 - 4986 WATT AVE
NORTH HIGHLANDS, CA

PARCEL PLAN



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

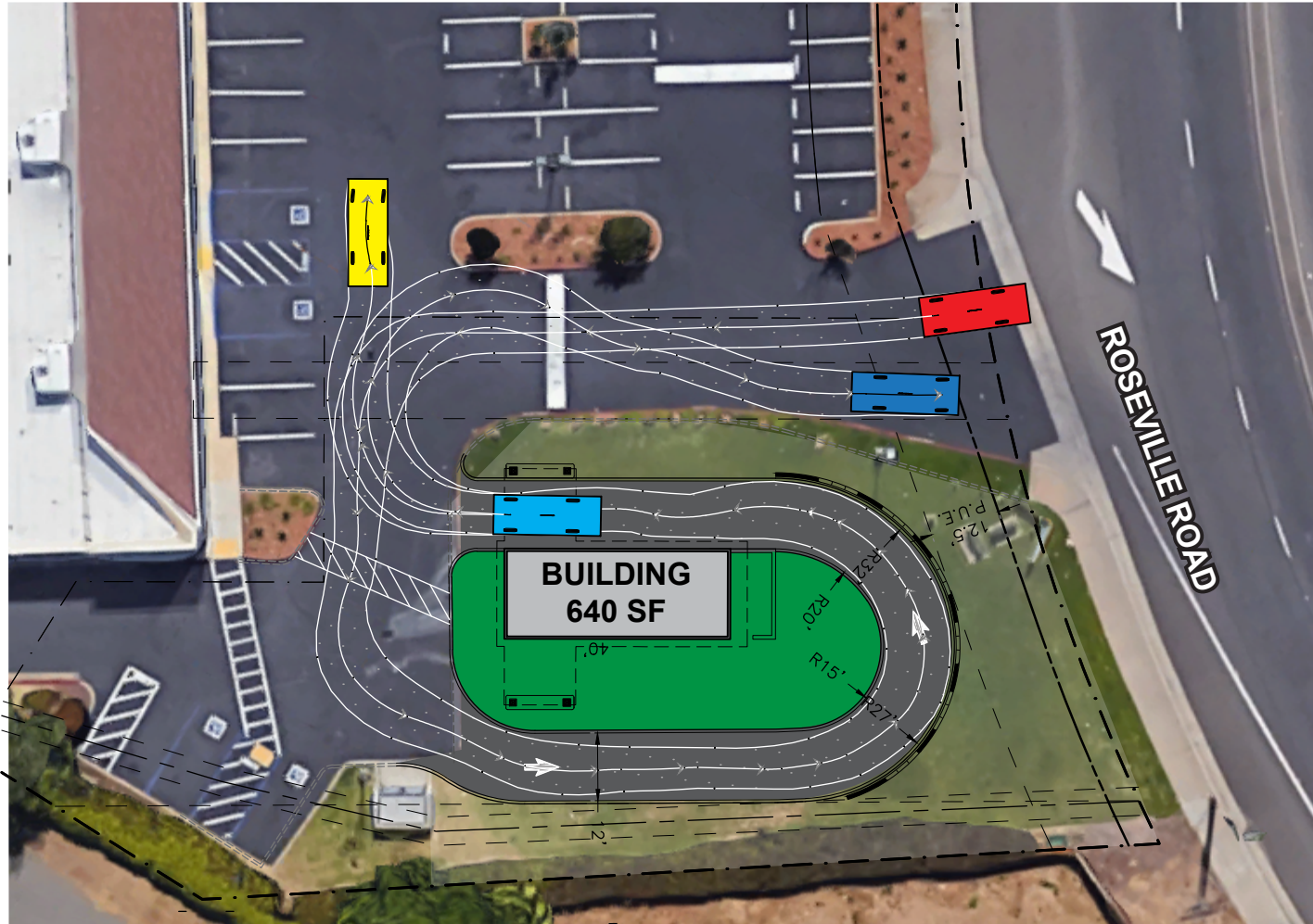
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR SALE
OR LEASE

WATT ROSE SQUARE | LAND
4980 - 4986 WATT AVE
NORTH HIGHLANDS, CA

CONCEPTUAL DRIVE-THRU COFFEE KIOSK PLAN



ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR SALE
OR LEASE

WATT ROSE SQUARE | LAND
4980 - 4986 WATT AVE
NORTH HIGHLANDS, CA



ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.