

COUNTRY CLUB CENTRE

SWC Watt Avenue & El Camino Avenue - Sacramento, CA

A PROUD MEMBER OF
CHAIN LINKS
RETAIL ADVISORS



FIRST COSTCO BUSINESS CENTER IN SACRAMENTO!



TOURMALINE CAPITAL

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COUNTRY CLUB CENTRE

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location: SWC Watt Avenue and El Camino Avenue
Sacramento, CA

anchor tenants: Costco Business Center

notable tenants in close proximity: Winco, Cinema West, Planet Fitness, Raley's

shopping center GLA: ±370,753 Square Feet (GLA)

availability: ±15,802 - 29,120 SF Jr Anchor Space
±1,062 - ±7,957 SF Shop & Pad Space
±2,200 - ±4,153 SF 2nd Gen Restaurant Spaces



2024 total population

1-mile	17,681
3-mile	141,117
5-mile	379,709



2024 daytime population

1-mile	22,011
3-mile	158,862
5-mile	410,447



2024 total employees

1-mile	11,128
3-mile	66,638
5-mile	173,888



2024 total households

1-mile	7,553
3-mile	57,396
5-mile	146,342



2024 average HH income

1-mile	\$107,482
3-mile	\$113,620
5-mile	\$112,635



traffic counts

Watt Ave (south of El Camino Ave)	49,869
Watt Ave (north of El Camino Ave)	52,920
El Camino Ave (west of Watt Ave)	20,243
El Camino Ave (east of Watt Ave)	19,963



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PROPERTY OVERVIEW

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Country Club Centre is located at the southwest corner of Watt Avenue and El Camino Avenue within the Arden-Arcade retail trade area; one of the Sacramento region's densest retail hubs.

This ±370,753 square foot community center offers excellent anchor and junior opportunities and is part of nearly 3.5 million square feet of commercial retail space within a 3-mile radius.

Country Club Centre is situated at a high volume traffic intersection and is visible to more than 67,200 cars per day.

Costco Business Center, the first location in the greater Sacramento MSA, opened in June 2020. In addition, the California Department of Water Resources is located directly adjacent to the center and employs approximately 125 people.

Finally, the center features a co-tenant mix which includes notable tenants such as Raising Cane's, Wingstop and The UPS Store.



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SITE PLAN



SUITE	TENANT	SQ. FT.
3308-100	Wingstop	1,615
3308-200	AVAILABLE (2nd Gen Restaurant Space)	2,509
3308-300	The UPS Store	1,376
3308-400	AVAILABLE	1,300
3308-500	AVAILABLE	1,136
3308-600	AVAILABLE	1,062
3360	State of CA- Dept. of Water Resources	31,716
3328-100	AVAILABLE (2nd Gen Restaurant Space)	4,153
3328-200	Supercuts	739
3328-300	AVAILABLE (2nd Gen Restaurant Space)	2,200
3360	Costco Business Center	138,801
3364	AVAILABLE	1,554
3372	AVAILABLE	1,924
3376	AVAILABLE	4,115
3400	AVAILABLE	29,120
3422	AVAILABLE	15,802
3430	AVAILABLE	7,957
3460-A	New Anchor Tenant (COMING SOON!)	41,516
3460-B	AVAILABLE (proposed)	16,000
3464	PENDING	24,490
3468	PENDING	20,760
3472	PENDING	19,500
3338	Bank of America (Lease Contingent)	3,055
3340	Raising Cane's	3,521

For leasing information,
please contact:

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INTERSECTION AERIAL WITH SITE PLAN OVERLAY

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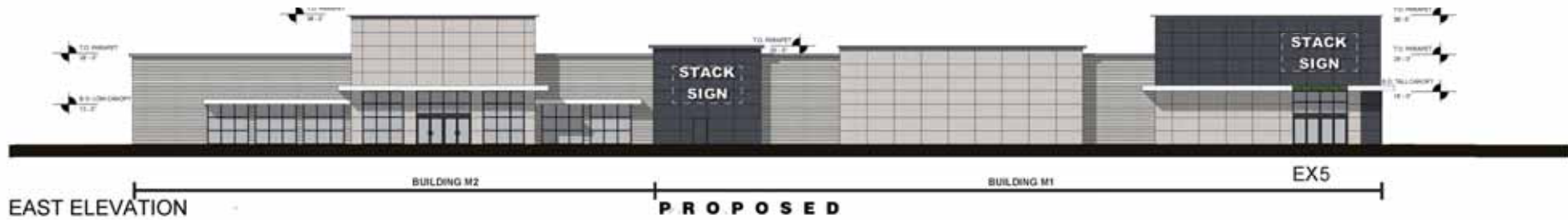
COUNTRY CLUB CENTRE

SHOPPING CENTER PROPOSED ELEVATIONS

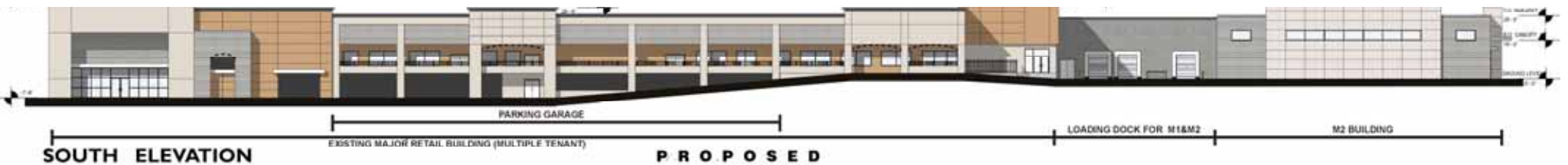
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1 NORTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



4 SOUTH ELEVATION
1/16" = 1'-0"



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COUNTRY CLUB CENTRE

IMMEDIATE VICINITY RETAIL AERIAL

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