



6303-6315 WATT AVENUE

NORTH HIGHLANDS, CA 95660

THOMAS NELSON

530.391.4862

thomas.nelson@abornpowers.com

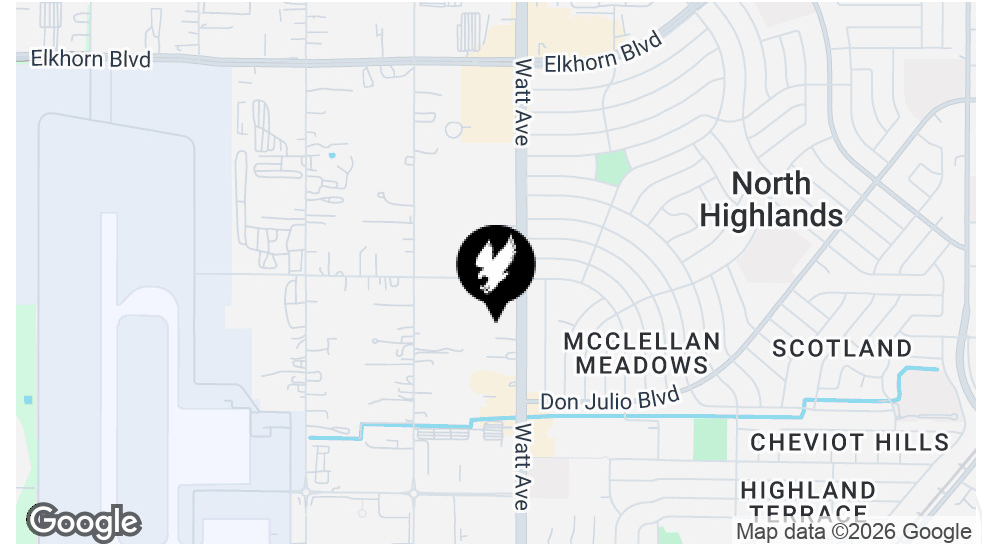
CalDRE #02114777

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INDUSTRIAL PROPERTY **FOR LEASE**

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Lease Rate

\$1.05 SF/MONTH

LOCATION OVERVIEW

\$1.05 base + \$0.41 NNN

6305 Watt Ave #104 - 1,300 SF small office/warehouse.
6315 Watt Ave #115 - 900 SF small office/warehouse.

Three-year minimum term length on Automotive uses

OFFERING SUMMARY

Building Size:	35,700 SF
Available SF:	900 - 1,300 SF
Zoning:	SPA

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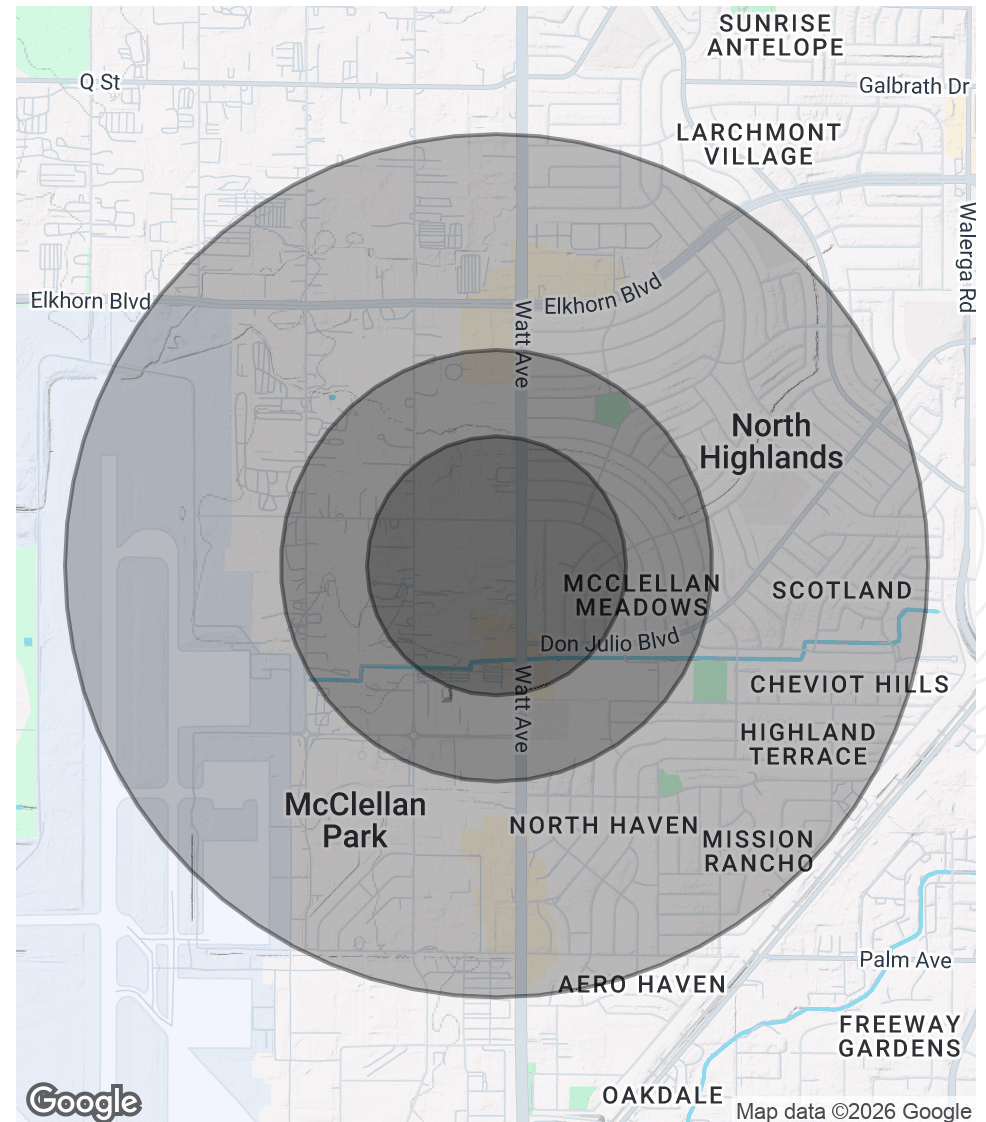
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,182	3,274	15,436
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	38	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	335	930	4,588
# of Persons per HH	3.5	3.5	3.4
Average HH Income	\$82,611	\$80,999	\$79,617
Average House Value	\$353,225	\$357,370	\$390,781

2020 American Community Survey (ACS)



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