

**FOR
LEASE**

**2648 WATT AVE
SACRAMENTO, CA**

+/- 1,100 - 3,500 SF OF RETAIL SPACE AVAILABLE!

Watt Ave
52,920 ADT



CHASE BURKE
916.705.8132
CHASE@ROMECRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECRE.COM
DRE: 02076108

ROME
REAL ESTATE GROUP

UNION PLAZA

SUITE	SIZE	LEASE RATE	SPACE NOTES
107	+/- 1,100	\$1.65 PSF, NNN	VANILLA SHELL W/ ADA BATHROOM
109	+/- 1,100	\$1.65 PSF, NNN	VANILLA SHELL W/ ADA BATHROOM
111	+/- 1,300	\$1.65 PSF, NNN	VANILLA SHELL W/ ADA BATHROOM
107-111	+/- 3,500	\$1.65 PSF, NNN	VANILLA SHELL W/ ADA BATHROOM

PROPERTY HIGHLIGHTS:

- **Location & Access:** Walking distance to Country Club Plaza Mall and Del Paso Country Club with direct frontage at Watt Avenue & El Camino Avenue, the dominant retail crossroads of central Sacramento.
- **High Visibility:** Over 60,000 cars per day pass the Starbucks-anchored center, ensuring constant exposure to local and regional traffic.
- **Daytime Population:** Adjacent to AT&T Corporate Center, Kaiser Permanente offices, and surrounding professional campuses, driving a strong daytime customer base.
- **Regional Connectivity:** Just 5 miles northeast of downtown, with seamless access to Business Loop 80, I-80 and I-5; Watt Avenue links Highway 50 in the south to Highway 80 in the north.
- **Anchored Retail Mix:** Featuring a flagship Starbucks alongside a balanced lineup of service and food tenants, creating cross-draw for diverse customer segments.
- **Surrounding National Tenants:** Neighboring Union Bank, Wendy's, Dollar Tree, Popeyes, Del Taco, McDonald's, Raley's, WinCo Foods, Goodwill and Ace Hardware enhance the retail ecosystem.
- **Arden Arcade Area Highlights:** Home to Cal Expo Fairgrounds, Arden Fair Mall and a vibrant Fulton Boulevard restaurant scene, with convenient freeway links to Sacramento's urban core and beyond.

STRONG TRAFFIC COUNTS

WATT AVE: 52,920 ADT
KINGS WAY: 3,845 ADT



AVERAGE
\$83,913
WITHIN 1 MILE
HOUSEHOLD INCOME



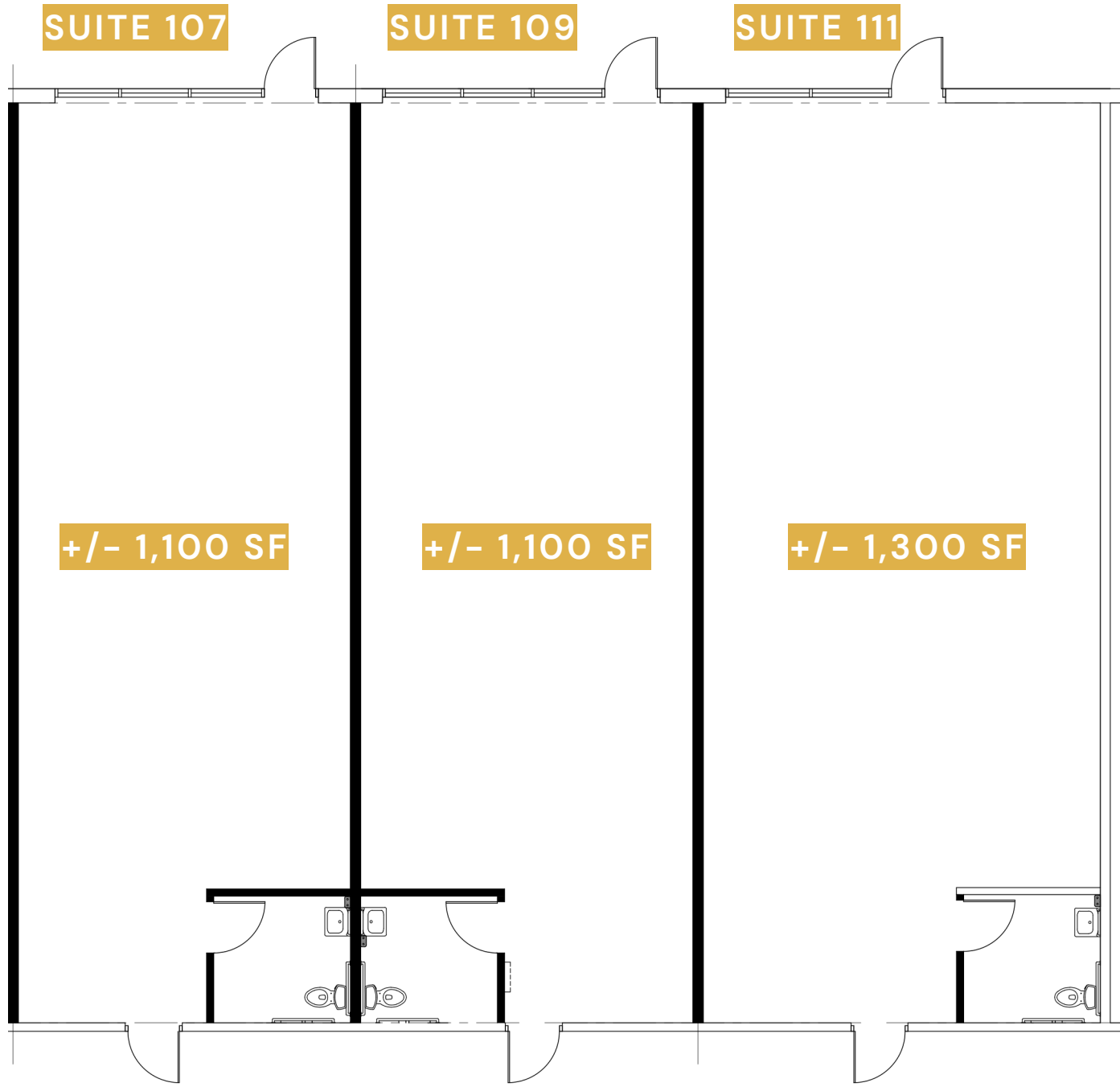
PROPERTY ZONING
SHOPPING CENTER (SC)
SACRAMENTO COUNTY



+/-55 SPACES

FLOOR PLANS

SUITE 107-111: +/- 3,500 SF



SITE PLAN



CREATIVE NAILS



IMMEDIATE VICINITY RETAIL AERIAL



CHASE

LUXURY
CINEMA

WinCo
FOODS

★macy's

usbank

SAFE
CREDIT UNION

EMIGH
ACE Hardware

Sam's
Hofbrän

POPEYES
LOUISIANA KITCHEN

amazonfresh

COUNTRY
CLUB LANES

McDonald's

2648
WATT AVE.

Wendy's

UnionBank

Kings Way - 3,845 ADT

Watt Avenue - 52,920 ADT



EXTERIOR PICTURES



DEMOGRAPHIC SUMMARY REPORT

2648 WATT AVE, SACRAMENTO, CA 95821



POPULATION

2024 ESTIMATE

1-MILE RADIUS	17,316
5-MILE RADIUS	383,995
10-MILE RADIUS	1,154,202



HOUSEHOLD INCOME

2024 AVERAGE

1-MILE RADIUS	\$83,913.00
5-MILE RADIUS	\$92,480.00
10-MILE RADIUS	\$97,142.00

POPULATION

2029 PROJECTION

1-MILE RADIUS	17,319
5-MILE RADIUS	386,423
10-MILE RADIUS	1,164,376

HOUSEHOLD INCOME

2024 MEDIAN

1-MILE RADIUS	\$56,903.00
5-MILE RADIUS	\$67,540.00
10-MILE RADIUS	\$74,897.00



POPULATION

2024 BY ORIGIN

	1-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	9,432	193,557	543,848
BLACK	1,276	36,275	105,130
HISPANIC ORIGIN	2,835	95,888	296,703
AM.INDIAN & ALASKAN	164	5,041	15,062
ASIAN	2,366	38,905	157,870
HAWAIIAN/PACIFIC ISLANDER	109	3,597	11,926
OTHER	3,969	106,619	320,366

BED BATH & BEYOND
 SPROUTS FARMERS MARKET
 TRADER JOE'S
 ROSS DRESS FOR LESS
 TJ-maxx

WAGNER'S
 STARBUCKS COFFEE
 Once upon a child
 Walmart
 NAGATO
 BioLife PLASMA SERVICES

planet fitness
 WinCo FOODS
 COSTCO BUSINESS CENTER

arden fair
MALL 150+ Retailers



PROPERTY LOCATION



MARCONI AVE

EL CAMINO AVE

CENTURY THEATRES
 Burlington
 Nordstrom rack
 HomeGoods
 MOD
 Michaels

FULTON AVE

TARGET
 BMW

Safeway
 CVS pharmacy
 DOLLAR TREE
 CALIFORNIA Family Fitness
 Quick Quack CAR WASH
 McDonald's

ARDEN WAY

HOWE AVE

HURLEY WAY

24 HOUR FITNESS
 Little Caesars
 MOUNTAIN MIKE'S PIZZA
 7 ELEVEN
 RITE AID
 76

EASTERN AVE

CAL EXPO

WATT AVE

ROSS DRESS FOR LESS
 SUBWAY
 Dutch Bros
 Marshalls

JACKS URBAN EATS
 Save Mart
 CHIPOTLE MEXICAN GRILL
 jamba
 Peet's Coffee
 TEMPLE
 The BEACH HUT DELI SINCE 1961

FAIR OAKS BLVD



American River

CONTACT US!

FOR MORE INFORMATION ABOUT
THESE RETAIL SUITES



Chase Burke

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.705.8132

chase@romecre.com

DRE: 01879336



(916) 932-2199



ANDY@ROMECRE.COM

CHASE@ROMECRE.COM



@ROMECREGROUP



101 PARKSHORE DRIVE, SUITE 100, FOLSOM, CA 95630

2901 K STREET, SUITE 306, SACRAMENTO, CA 95816



Andy Jonsson

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.813.8409

andy@romecre.com

DRE: 02076108

