

# For Sale or Lease

±14,400 SF | ±2.61 Acre Lot | Former Golden Corral

4940 Watt Ave, Sacramento, CA

Sale Price: \$4,500,000 (\$315/SF)



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# Property Highlights



## Lease Rate

\$4,500,000 (\$315/SF)

## Details

- > Building Size: ±14,400 SF
- > Lot Size Total: ±2.61AC
- > APN: 228-0251-053

## Highlights

- > ±14,400 SF Freestanding Restaurant
- > Large lot - excellent parking for large restaurants, banquet and wedding halls
- > Newer building - built in 2010
- > Significantly below replacement cost - \$315/SF
- > High identity - high exposure

2024 Demographics	1 Mile	3 Miles	5 Miles
Population	9,823	127,670	386,442
Households	3,272	45,280	136,956
Avg. Household Income	\$52,963	\$64,955	\$74,512
<b>Average Daily Traffic</b>	±48,972 vehicles on Watt Ave		

Source: U.S. Census Bureau, Census Summary File 1. ESRI, HERE data, Kalibrate current and 5 year forecasts.



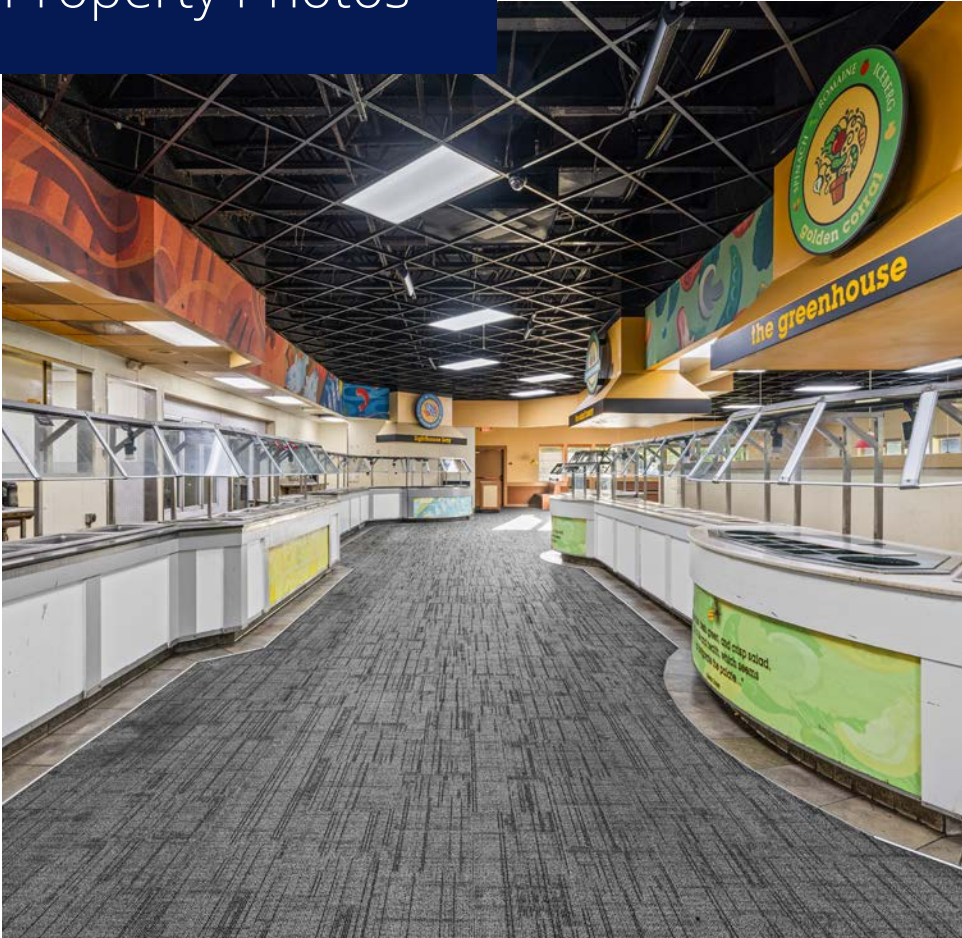


# Property Photos





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