



6309 WATT AVENUE

NORTH HIGHLANDS, CA 95660

THOMAS NELSON

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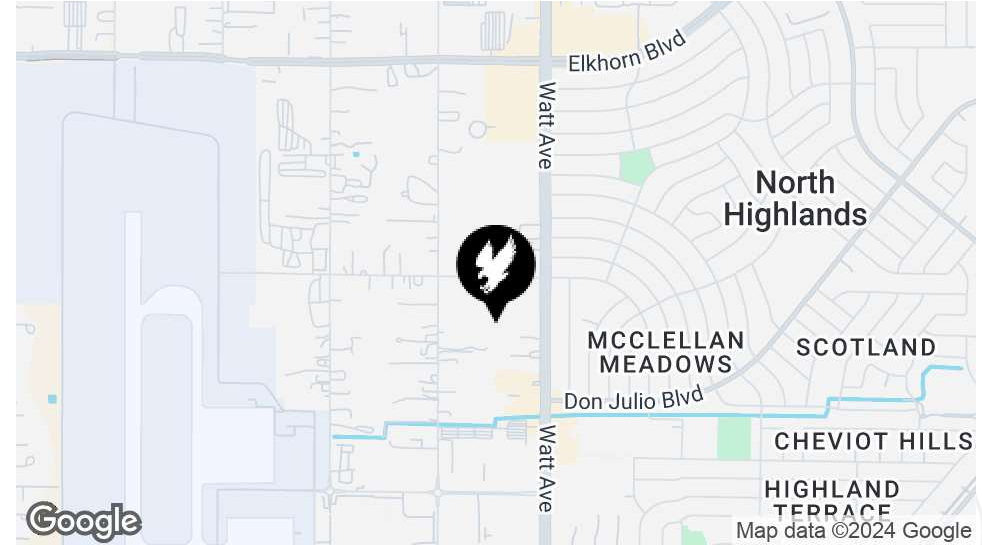
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INDUSTRIAL PROPERTY FOR LEASE

6309 WATT AVENUE



Lease Rate	\$1.25 SF/MONTH
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OFFERING SUMMARY

Building Size:	9,000 SF
Available SF:	1,500 SF
Zoning:	SPA

LOCATION OVERVIEW

#109 will be available to lease starting November 1st, tours starting October 21st.
1,500 SF unit: Small office, bathroom, and warehouse.
End unit with small rear yard and side access.
Automotive uses allowed.
\$1.25 base + \$0.32 NNN

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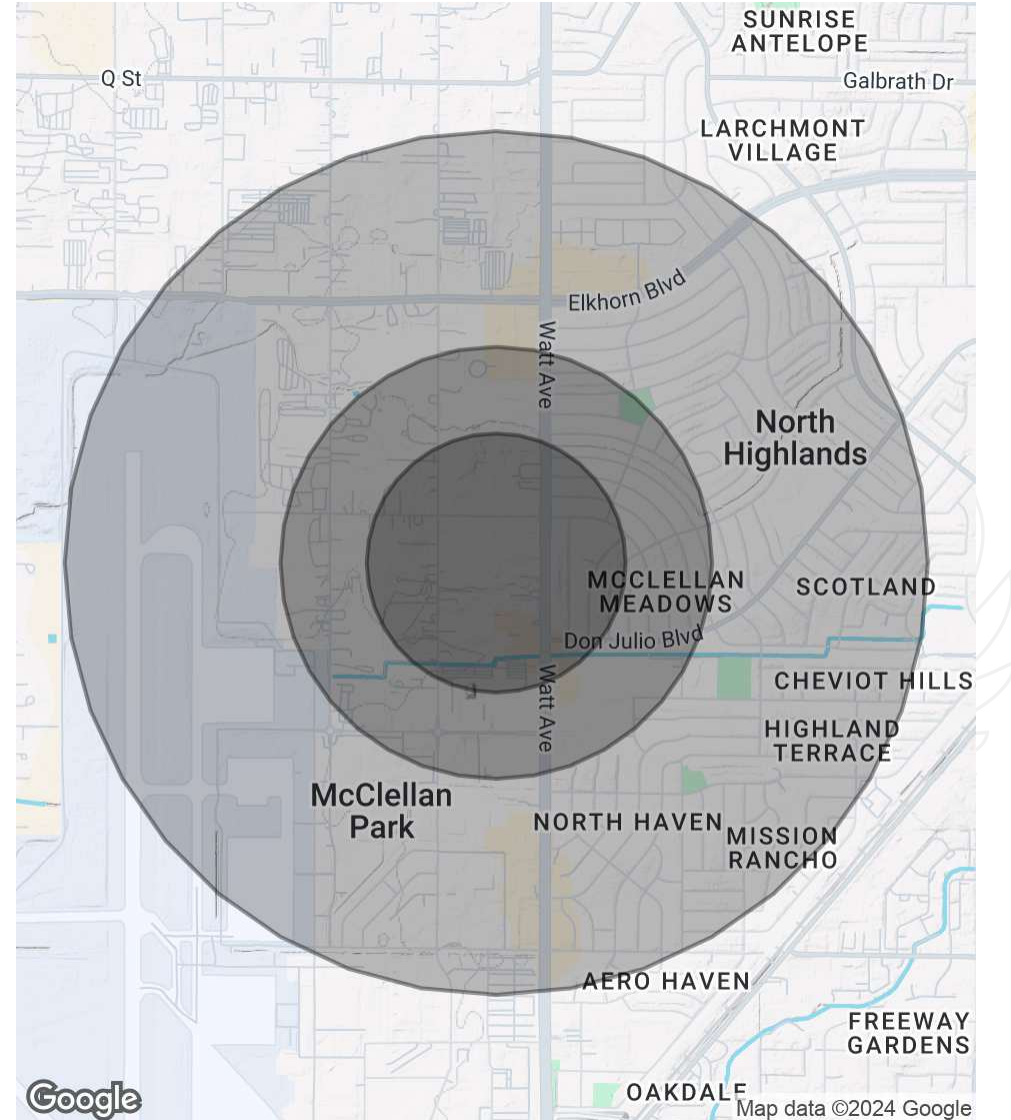
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	406	2,948	14,795
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	38	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	115	839	4,393
# of Persons per HH	3.5	3.5	3.4
Average HH Income	\$82,875	\$81,322	\$79,367
Average House Value	\$356,556	\$356,619	\$389,040

Demographics data derived from AlphaMap



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