



6639 WATT AVE

NORTH HIGHLANDS, CALIFORNIA

OFFERING MEMORANDUM



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NORTH HIGHLANDS, CALIFORNIA

PRIME RETAIL BUILDING OPPORTUNITY

- ▶ **FORMER NATIONAL RETAILER – FULLY BUILT-OUT, HIGH-VISIBILITY BOX**
- ▶ **±30,306 SQUARE FEET ON ±2.89 ACRES**
- ▶ **PROMINENT RETAIL CORRIDOR:** HIGH-VISIBILITY WATT AVENUE LOCATION SURROUNDED BY MAJOR NATIONAL RETAILERS AND STRONG DAILY TRAFFIC.
- ▶ **PROPERTY FEATURES:** FREESTANDING RETAIL BOX WITH OPEN LAYOUT, REAR LOADING, WIDE FRONTAGE, AND EXCELLENT SIGNAGE ALONG WATT AVENUE.
- ▶ **ADAPTIVE USE POTENTIAL:** IDEAL FOR GROCERY, FITNESS, MEDICAL, OR DISCOUNT RETAIL CONVERSIONS.
- ▶ **AMPLE PARKING:** EXPANSIVE PAVED PARKING LOT WITH MULTIPLE INGRESS/EGRESS POINTS ENABLING EFFICIENT CUSTOMER FLOW AND TRUCK CIRCULATION.
- ▶ **ZONING:** GC
- ▶ **LEASE TERMS:** RATE UNDISCLOSED – CONTACT BROKER FOR DETAILS.
- ▶ **SALE TERMS:** RATE UNDISCLOSED – CONTACT BROKER FOR DETAILS.



LUMINIS
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FOR SALE OR LEASE

6639 WATT AVE, NORTH HIGHLANDS, CA 95660



EXECUTIVE SUMMARY

PROPERTY ADDRESS: 6639 Watt Ave, North Highlands, CA 95660
PURCHASE PRICE: Undisclosed
LEASE RATE: Undisclosed
APN: 208-0153-024
BUILDING SIZE: ±30,306 square feet
LOT SIZE: ±2.89 acres

EXECUTIVE SUMMARY

This ±30,306-square-foot freestanding retail building represents one of the strongest large-format retail opportunities in the North Sacramento trade area. As a former national drugstore, the building offers a versatile open layout, durable construction, and excellent positioning along one of the region’s most heavily traveled corridors.

Located on ±2.89 acres with a broad parking field and multiple access points, the property is highly suitable for major retail, grocery, medical, fitness, or redevelopment concepts seeking immediate visibility and strong surrounding consumer demand.

The site benefits from consistent traffic flows generated by dense residential neighborhoods, major commercial developments, multiple schools, and high-employment trade areas in both North Highlands and greater Sacramento.

VALUE PROPOSITION

North Highlands is one of Sacramento County’s most active and heavily populated suburban markets, supported by strong workforce demographics, established retail corridors, and strategic access to major transportation networks. The Watt Avenue corridor serves as the primary commercial spine for the region, offering excellent exposure and access to both local residents and regional commuters.

With limited availability of modern freestanding retail boxes exceeding 25,000 SF, this property provides a rare opportunity for retailers, service providers, logistics users, or investors seeking a highly visible foothold in a high-density Sacramento submarket.

The property’s large parcel size, flexible layout, and strategic signalized-intersection positioning make it a standout candidate for repositioning, re-tenanting, or adaptive reuse.

PROPERTY HIGHLIGHTS

- **Building Size:** ±30,306 square feet
- **Lot Size:** ±2.89 acres
- **Zoning:** Commercial (verify with Sacramento County)
- **APN:** 208-0153-024
- **Power:** 3-phase electrical service (buyer/tenant to verify)
- **Loading:** Rear loading area with roll-up door
- **Visibility:** Exceptional visibility along Watt Avenue with strong daily traffic volumes
- **Parking:** Expansive surface parking lot supporting high-traffic retail operations
- **Traffic Counts:** Watt Avenue carries some of the highest suburban traffic volumes in Sacramento County





NORTH HIGHLANDS/ GREATER SACRAMENTO



Established Retail Corridor: Watt Avenue is one of the Sacramento region's most recognized commercial arterials, home to Walmart Supercenter, Home Depot, McDonald's, Walgreens, Planet Fitness, FoodMaxx, O'Reilly Auto Parts, Dutch Bros, and numerous service and automotive operators.



Dense Residential Surroundings: The site is surrounded by substantial single-family and multi-family density, generating consistent customer traffic.



Regional Accessibility: Convenient access to I-80, I-5, Highway 50, and Business 80, connecting the site to downtown Sacramento, Roseville, Citrus Heights, and the greater metropolitan region.



High Employment Base: Proximity to McClellan Park, one of the largest employment centers in the region, housing logistics, aerospace, industrial, and government tenants.



Trade Area Strength: Located within a populous suburban hub with strong local demand for grocery, retail, medical, fitness, and neighborhood-serving operators.

AREA HIGHLIGHTS

North Highlands is a major suburban community within Sacramento County, forming part of the broader Sacramento metropolitan region. Once anchored by the former McClellan Air Force Base, the area has evolved into a diverse residential, industrial, and commercial corridor with long-term growth potential driven by regional job expansion, housing demand, and infrastructure improvements.

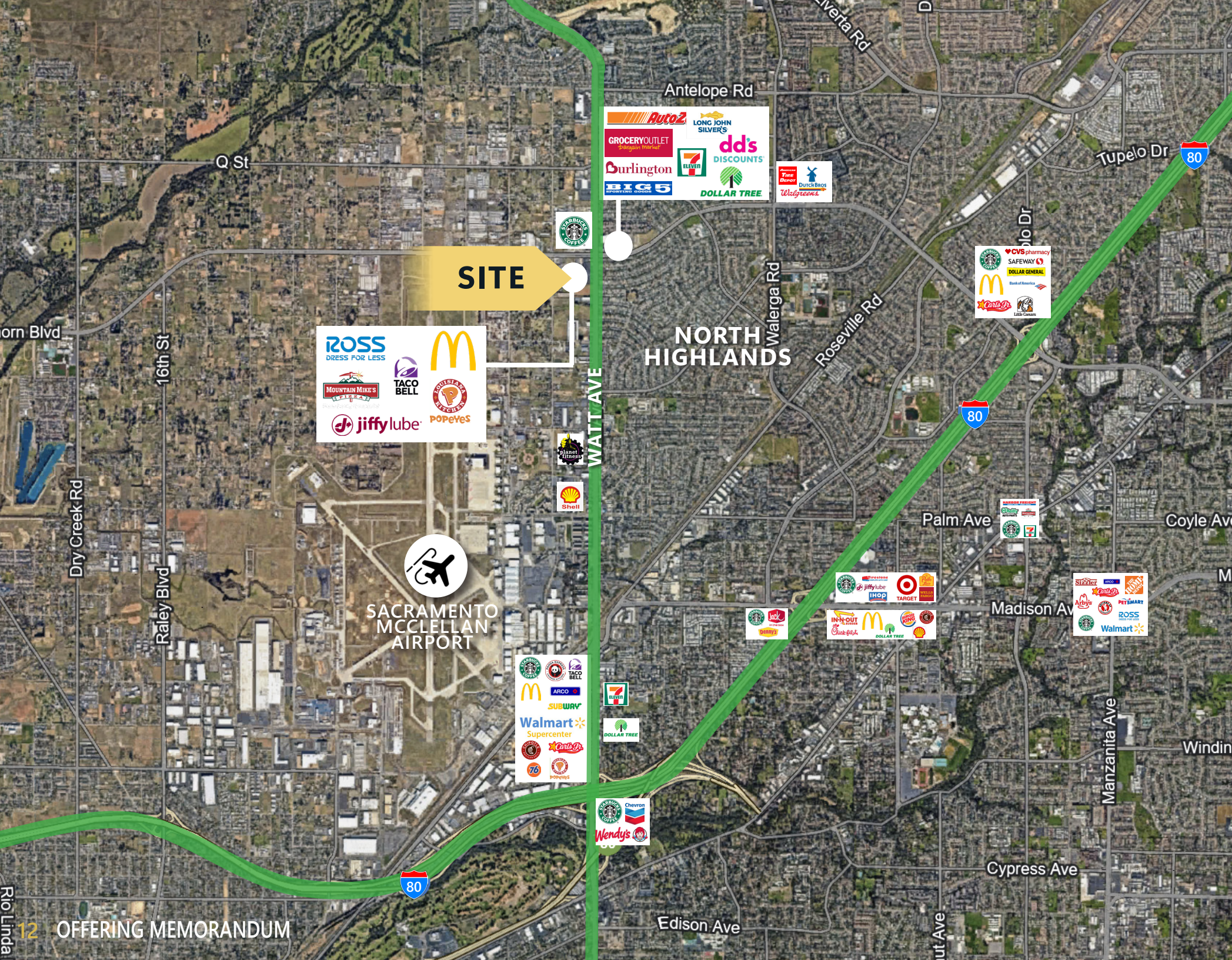
KEY AREA CHARACTERISTICS

- **Sacramento Metro Strength:** As part of the Sacramento-Roseville-Folsom MSA (population ~2.4 million), the area draws from expansive labor, retail, and commuter populations.
- **Economic Diversity:** Regional economy supported by healthcare, logistics, government, education, retail, construction, and growing tech/manufacturing sectors.
- **Major Retail Nodes:** Watt Avenue, Madison Avenue, and Elkhorn Boulevard serve as primary retail spines with national brands throughout.
- **Housing Growth:** Sacramento County continues to benefit from migration from the Bay Area due to affordability and employment access.
- **Transportation:** Minutes to I-80, offering direct access to Roseville, Downtown Sacramento, and the Bay Area corridor.

FUTURE GROWTH POTENTIAL

- **Regional Population Expansion:** Sacramento metro continues to grow faster than the California average, driven by affordability and job market expansion.
- **Retail Repositioning:** High demand for modern mid-box and large-box retail space with limited new construction in the submarket.
- **Adaptive Reuse Trends:** Increased demand for medical, fitness, discount retail, and last-mile distribution uses in former drugstore and big-box layouts.
- **Employment Hub:** Ongoing investment in McClellan Park continues to expand industrial, logistics, and aerospace employment.
- **Strong Traffic & Visibility:** Watt Avenue's long-established commercial identity continues to support long-term retail viability.





DEMOGRAPHICS

NORTH HIGHLANDS, CA

432.2K+ POPULATION
5 MILE RADIUS



POPULATION ESTIMATES	1 mile	3 miles	5 miles
2023	32,612	180,679	432,266
2022	32,820	178,407	429,831
2021	32,561	178,098	429,142
2020	33,324	175,919	419,890
2019	33,379	197,197	426,089
HOUSEHOLDS			
2023 Median Income	\$76,698	\$77,289	\$78,830
Under \$25k	1,484	8,200	22,958
\$25k - \$50k	1,543	11,080	27,330
\$50k - \$100k	3,300	19,149	45,098
\$100k - \$150k	1,904	11,299	28,513
Above \$150k	1,472	10,805	30,809
AGE			
2023 Median Age	33	35.5	36.7
Under 20	9,759	50,253	113,461
20 - 25	2,563	11,523	26,776
25 - 45	9,416	52,776	125,425
45 - 65	7,209	42,827	102,663
Over 65	3,011	19,965	54,243

EMPLOYEES			
Total 2023	24,605	139,001	338,652
Agriculture	161	579	1,539
Construction	2,262	8,606	18,134
Manufacturing	898	4,974	10,536
Wholesale Trade	360	2,063	4,409
Retail Trade	2,798	12,629	25,523
Transportation, Warehousing	1,623	8,036	15,157
Information	118	912	2,351
Finance, Insurance	1,255	5,335	13,872
Professional Services	2,517	11,019	25,142
Educational, Health Care	3,605	19,413	45,209
Arts, Entertainment, Food	1,893	8,791	19,175
Management, Business, Science, Arts	5,489	30,458	74,705
Public Administration	1,473	6,895	16,591
Other Services	1,315	4,787	10,770
HOUSING			
Housing Occupancy 2023 Ratio	26:01:00	29:01:00	24:01:00
Occupied	9,343	58,498	148,521
Vacant	360	2,035	6,187
RENTER TO HOMEOWNER			
2023 Ratio	11:20	7:10	3:04
Renters	3,508	25,409	65,856
Homeowners	6,195	35,124	88,852



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DISCLAIMER

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The OM contains selected information about the Property and the general real estate market but does not contain all the information necessary for a complete evaluation of the Property. While the information provided is believed to be accurate, no representation or warranty, express or implied, is made as to its accuracy or completeness. Prospective tenants/buyers are advised to conduct their own independent due diligence, including physical inspections and review of applicable zoning and land use regulations.

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The Pro Forma Net Operating Income (NOI) presented in this Offering Memorandum is based on projected income figures that may include ancillary revenue streams. These projections are provided for informational purposes only and are not guaranteed. Actual results may vary due to market conditions, operational factors, and other variables beyond the control of the Seller or Broker. Potential tenants/buyers are encouraged to conduct their own due diligence and seek independent professional advice before making any investment decisions.

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