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CENTURY 21

Select Real Estate, Inc



**POSSIBLE INCENTIVES
FOR QUALIFIED TENANT
PRICE DROP**



SUBJECT

AVAILABLE - / - 1,511 SF



NAILS



**AVAILABLE
FOR LEASE**

**2648 WATT AVENUE
SACRAMENTO, CA 95825**

PREMIER RETAIL SPACE AVAILABLE FOR LEASE ON WATT AVE

THE PROPERTY

2648 WATT AVENUE SACRAMENTO, CA 95825

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



SACRAMENTO



+/- 1,511 SF -
+/- 2,500 SF



SC
SHOPPING
CENTER



RETAIL PLAZA



\$1.65 NNN

The convenient location of this property puts it in walking distance of the Country Club Plaza Mall and the Del Paso Country Club. This property is located at the high traffic intersection of Watt Avenue, and El Camino Avenue which is known as the dominant retail intersection of central Sacramento. There is a strong day time population with AT&T Corporate Center and offices in close proximity to the property, with other surrounding offices including Kaiser Permanente creating a strong daytime population. Being just 5 miles northeast of Downtown Sacramento gives excellent access to the entire Sacramento Region through the Capital City Freeway (Business Loop 80), Interstate 80 and Interstate 5. Watt Ave is a main North South arterial connecting Highway 50 to the South and Highway 80 to the north.

Starbucks anchored retail center with traffic counts of 60,000K+ cars per day pass in front of this offering daily along Watt Avenue. The property is heavily surrounded by national retail, office and service providing Tenants. Major surrounding retailers include Wendy's, Dollar Tree, Union Bank, Pop-eye's Chicken, Del Taco, McDonalds, Raley's, WinCo Foods, Country Club Lanes Bowling, Goodwill, US Bank, Ace Hardware and more.



AT&T
BUILDING

UnionBank

2648
WATT AVE.
SACRAMENTO,
CA 95825

COUNTRY
CLUB LANES



WATT AVENUE

+50,000 ATD

WHITE ROCK RD



2648
WATT AVENUE



THE BUILDING

The Starbucks anchored Retail Center built in 1992 offers a balanced verity of Tenants and offerings. The Building boasts patios and a clean refinished facade. With its open layout and easy accessibility to the road via ample ingress and egress points.

The Property is surrounded by National Tenants and is adjacent to Union Bank and Wendy's. The multitude of uses in the center welcome a wide variety of patrons.



CENTURY 21
COMMERCIAL REAL ESTATE

FOR LEASE



- CHASE
- SAFE CREDIT UNION
- LUXURY CINEMA
- WinCo FOODS
- ★ macy's
- usbank
- WELLS FARGO
- amazonfresh
- COSTCO WHOLESALE
- SAM'S HOF BRAU
- POPEYE'S LOUISIANA KITCHEN
- McDonald's
- Cane's CHICKEN FINGERS

- EMIGH ACE Hardware
- COUNTRY CLUB LANES

2648
WATT AVE.
SACRAMENTO
CA 95825

WATT AVENUE
\$50,000 ATD

+/-2,500 SF

SUBWAY

Don Quixote's
MEXICAN GRILL



NAILS

+/-1,511 SF

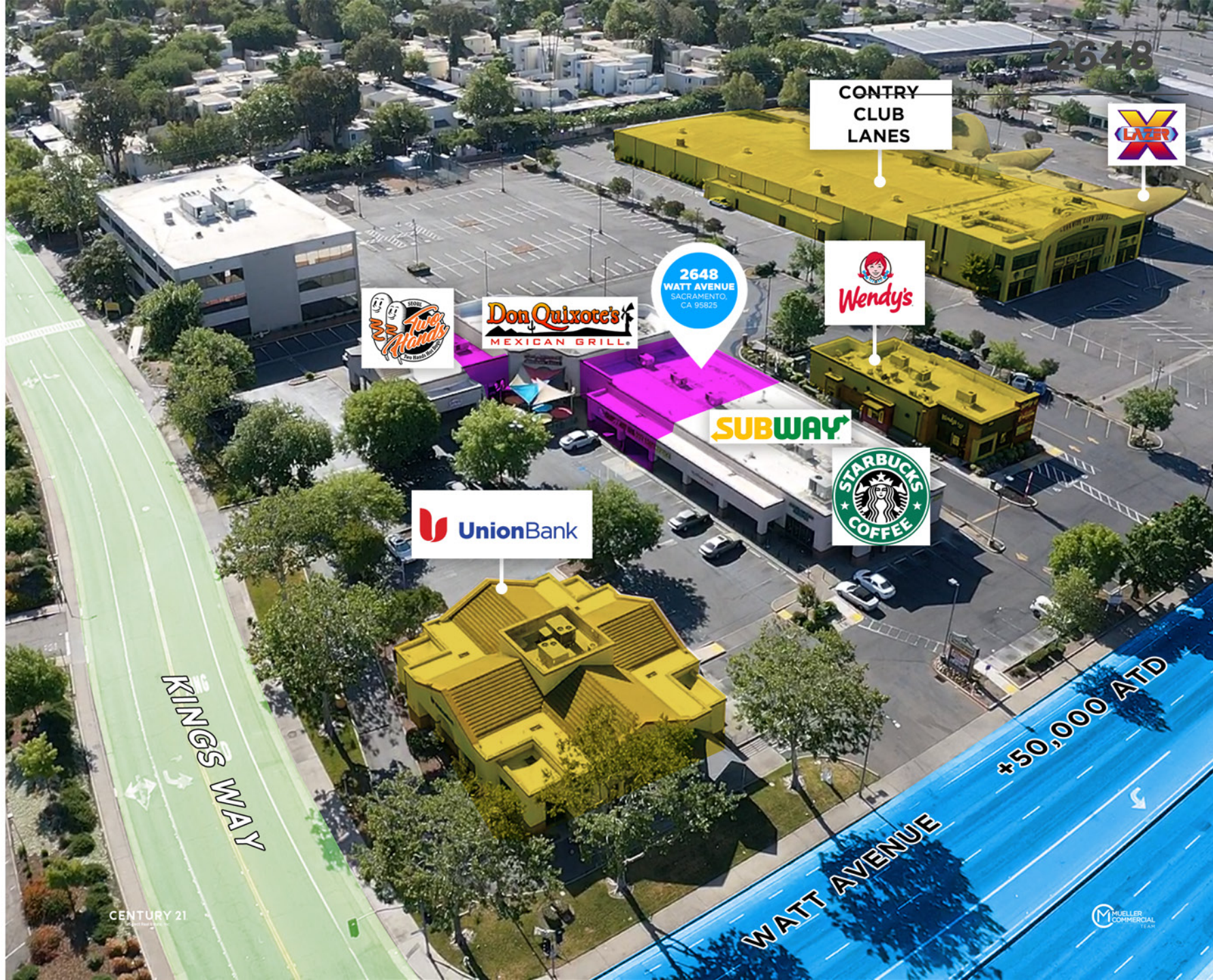


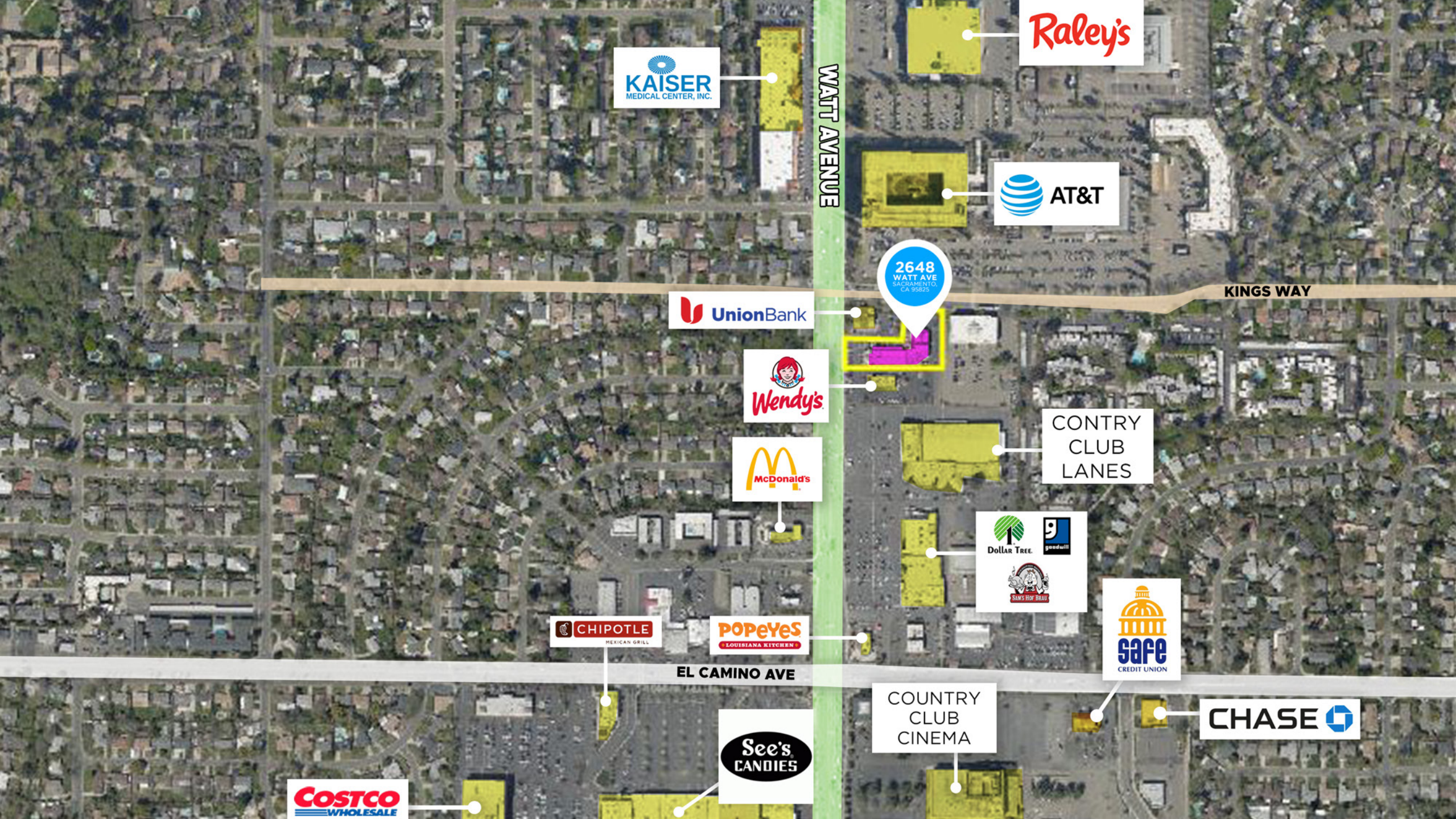




THE AREA

The biggest features of the Arden Arcade area are the Cal Expo Fairgrounds, which also houses the Sacramento Republic FC soccer club's Papa Murphy's Park, and the sprawling Arden Fair Mall, which houses numerous national retailers, restaurants and is surrounded by a host of other restaurants and developments. Hotels in Arden Arcade have convenient access to downtown Sacramento via Highway 160 and Interstate 80, as well as access to East Sacramento and North Sacramento. The large number of restaurants on Fulton Boulevard draw locals and visitors alike, providing a culinary cross-section of Sacramento's diverse population. Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States.





Raley's

KAISER
MEDICAL CENTER, INC.

WATT AVENUE

AT&T

2648
WATT AVE
SACRAMENTO,
CA 95825

UnionBank

KINGS WAY

Wendy's

COUNTRY CLUB LANES

McDonald's

Dollar Tree
goodwill
Saw's Hoop Brain

CHIPOTLE
MEXICAN GRILL

POPEYES
LOUISIANA KITCHEN

safe
CREDIT UNION

EL CAMINO AVE

COUNTRY CLUB CINEMA

CHASE

See's
CANDIES

COSTCO
WHOLESALE

POPULATION

	1 MILE	3 MILE	5 MILE
2026 PROJECTION	16,536	140,261	384,121
2021 ESTIMATE	16,022	135,706	371,303
2010 CENSUS	14,915	125,173	340,470
GROWTH 2021 - 2026	3.21%	3.36%	3.45%
GROWTH 2010 - 2021	7.42%	8.41%	9.06%

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2026 PROJECTION	7,669	59,635	150,865
2021 ESTIMATE	7,430	57,722	145,911
2010 CENSUS	6,904	53,279	134,073
GROWTH 2021 - 2026	3.22%	3.31%	3.40%
GROWTH 2010 - 2021	7.62%	8.34%	8.83%

TRAFFIC COUNT REPORT

STREET	CROSS STREET	CROSS ST DIST/DIR	COUNT YEAR	AVG DAILY VOLUME	MILES FROM SUBJECT PROP
Kings Way	Chenu Ave	0.10 W	2018	1,779	.05
Kings Way	Duran Cir	0.20 E	2015	4,229	.05
Kings Way	Chenu Ave	0.10 W	2014	2,832	.05
Watt Ave	Balmoral Dr	0.02 S	2018	40,981	.14
Watt Ave	Balmoral Dr	0.02 S	2013	46,721	.14
Butano Dr	el Camino Ave	0.09 S	2018	1,445	.19
Watt Ave	el Camino Ave	0.03 S	2018	50,052	.20
Watt Ave	el Camino Ave	0.03 S	2017	48,464	.20
Watt Ave	Marconi Ave	0.08 N	2018	44,464	.22
Watt Ave	Marconi Ave	0.08 N	2017	48,613	.22

DEMOGRAPHICS

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