

AVAILABLE FOR LEASE

Watt Towne Center

NEC ELKHORN BLVD. & WATT AVE., NORTH HIGHLANDS, CA 95660

RETAIL

SPACE AVAILABLE!



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AVAILABILITY

- + Bldg. 3663 - 750 sq. ft.
 - + Bldg. 3663 - 2,150 sq. ft.
- Can be combined

PROPERTY FEATURES

- + Watt Town Center has multiple access points including a signalized entrance off Elkhorn Boulevard and left turn access from Watt Avenue
- + The Center is located at the hard corner intersection of Watt and Elkhorn at the bullseye of North Highlands trade area
- + Anchored by multiple national retailers including Big Lots, Citi Trends, dd's Discounts, and Dollar Tree
- + North Highlands is located immediately north of Sacramento proper and is best known for the redevelopment of McClellan Air Base into a major transportation and business hub

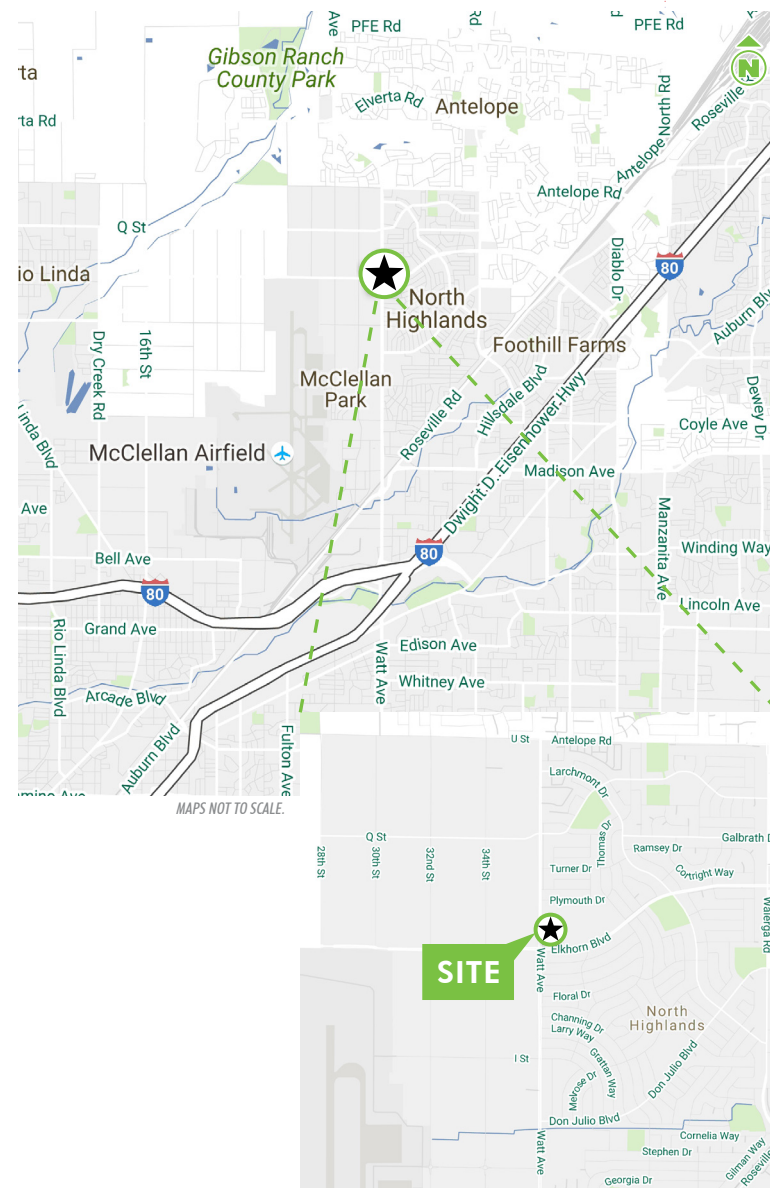
2016 ESTIMATED DEMOGRAPHICS

Radius	1.5-mile	3-mile	5-mile
Population	39,630	128,886	272,984
Avg. Household Income	\$52,571	\$60,345	\$64,238
Daytime Population	5,023	23,708	65,029

2013 TRAFFIC COUNTS

Watt Ave. @ Elkhorn Blvd.	37,570 ADT
Watt Ave. @ Milton Way	32,551 ADT

Source: Fast Report

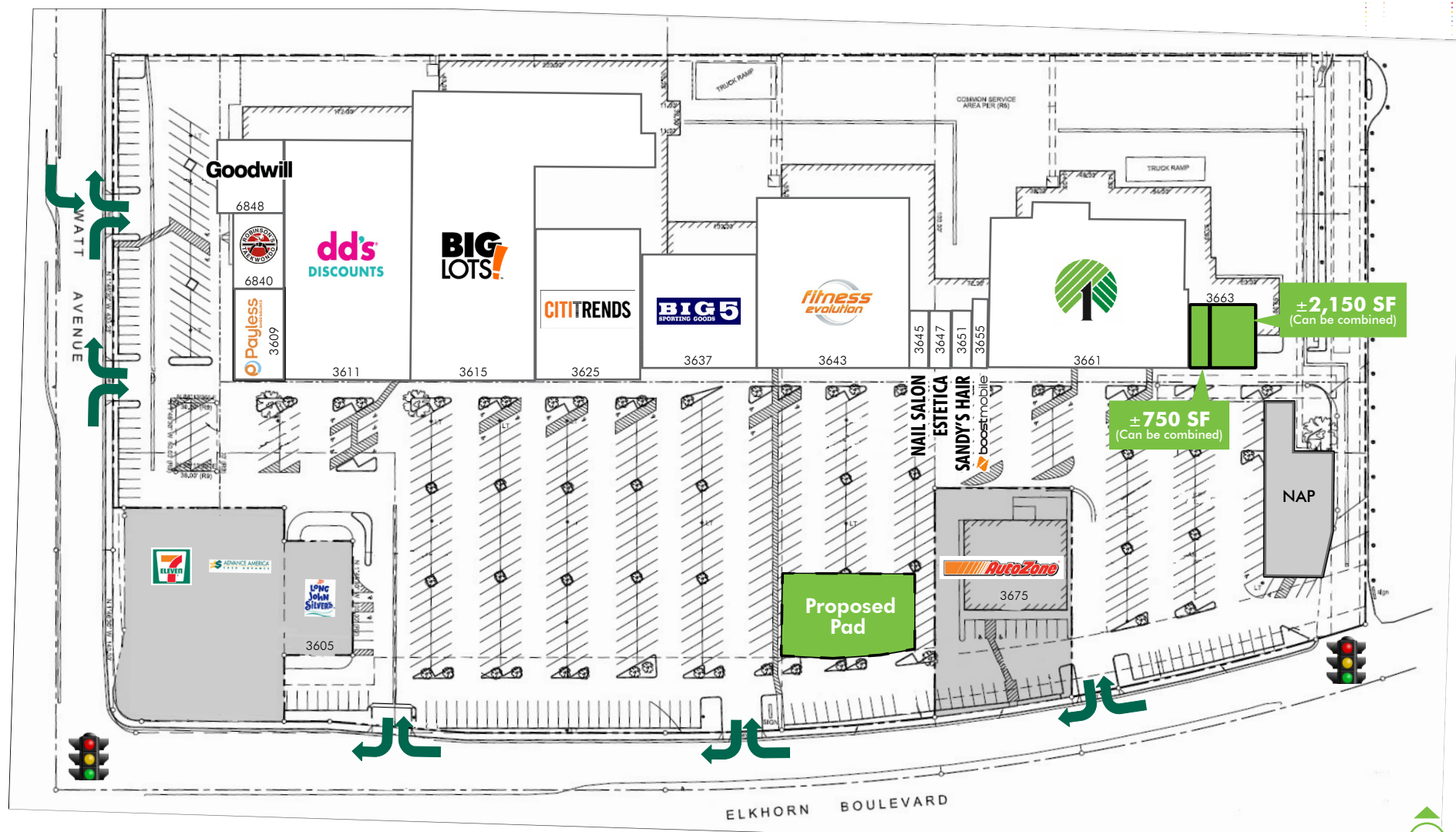


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NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.



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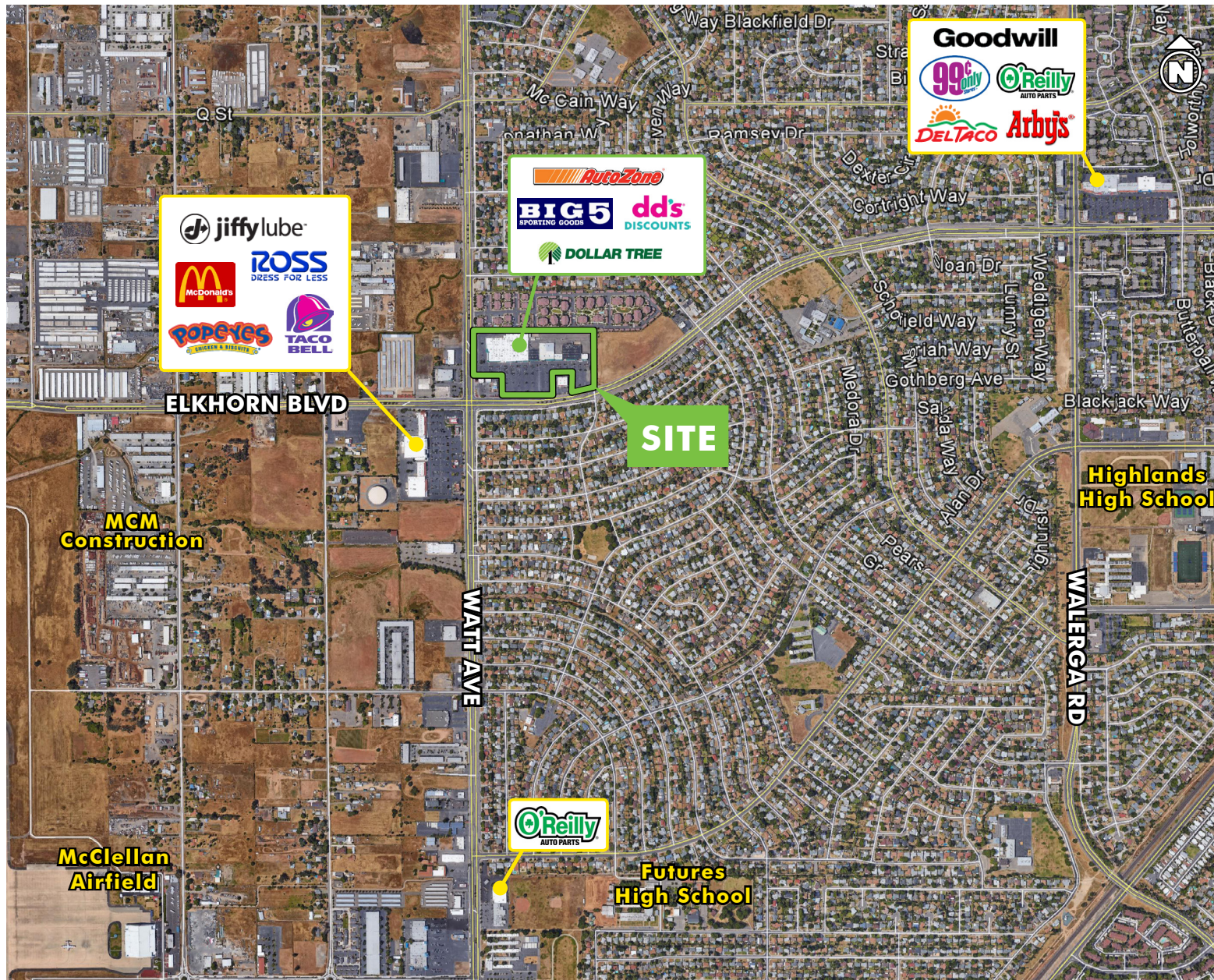
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