

WATT NORTH HIGHLANDS
7453 - 7517 WATT AVE
NORTH HIGHLANDS, CA
1,183 SF - 4,255 SF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

foodmaxx

More for Your Money

REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC.
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FEATURES:

- Well Managed/Maintained Neighborhood Retail Center
- Food Maxx sales are up over 30% since they moved from Antelope (1 mile away)
- Abundant parking
- Attractive and modern retail spaces
- One, highly visibility Pad space available



PROPERTY DETAILS:

- Great co-tenants include: FoodMaxx, Aaron's, Carl's Jr Bank of America and Subway
- Densely populated infill location
- Excellent traffic count
- Close proximity to McClellan Park - the largest business park in Northern California with over 16 million SF of office, industrial, R&D and mixed use

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2018 Total Pop. (est):	18,820	120,140	257,270
2018 Average HH Income:	\$62,816	\$68,207	\$71,542
Daily Traffic Count:	47,775		



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FOR LEASE

WATT NORTH HIGHLANDS

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SITE PLAN



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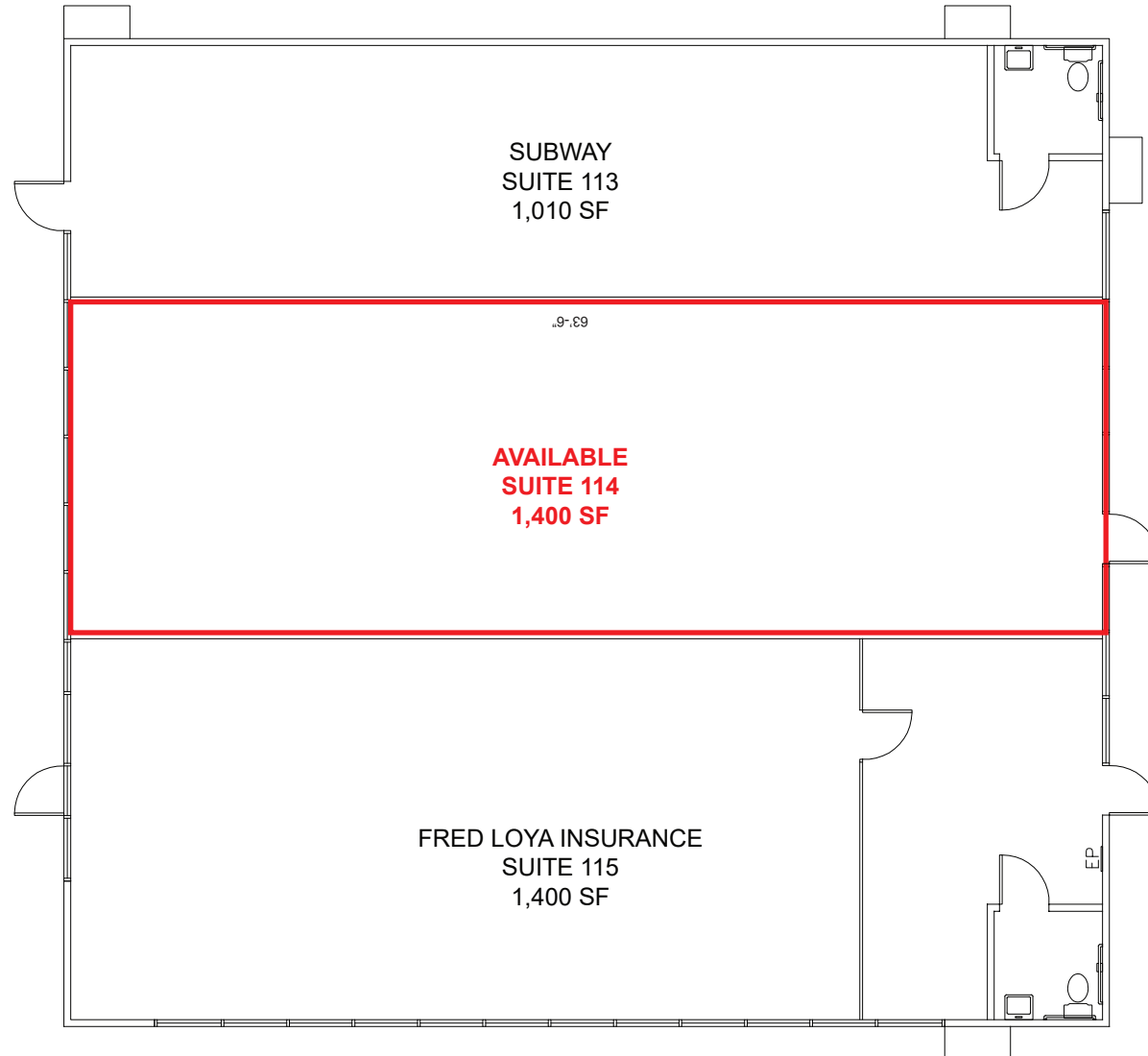
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7459 WATT AVE

Suite	Suite Size	Lease Rates
114	1,400 SF	\$2.19 PSF, NNN
NNN costs are approximately \$0.39 PSF.		



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NORTH HIGHLANDS, CA

7471 WATT AVE

Suite	Suite Size	Lease Rates
106	4,255 SF	\$1.29 PSF, NNN
NNN costs are approximately \$0.39 PSF.		

**AVAILABLE
SUITE 106
4,255 SF**

DR. OLIVIA
RODRIGUEZ
SUITE 107
1,700 SF

DRESS
BOUTIQUE
SUITE 107B
2,029 SF

METROPCS
SUITE 108
1,297 SF

LIBERTY TAX
SUITE 109
1,513 SF

HIGHLAND
CLEANERS
SUITE 110
1,802 SF

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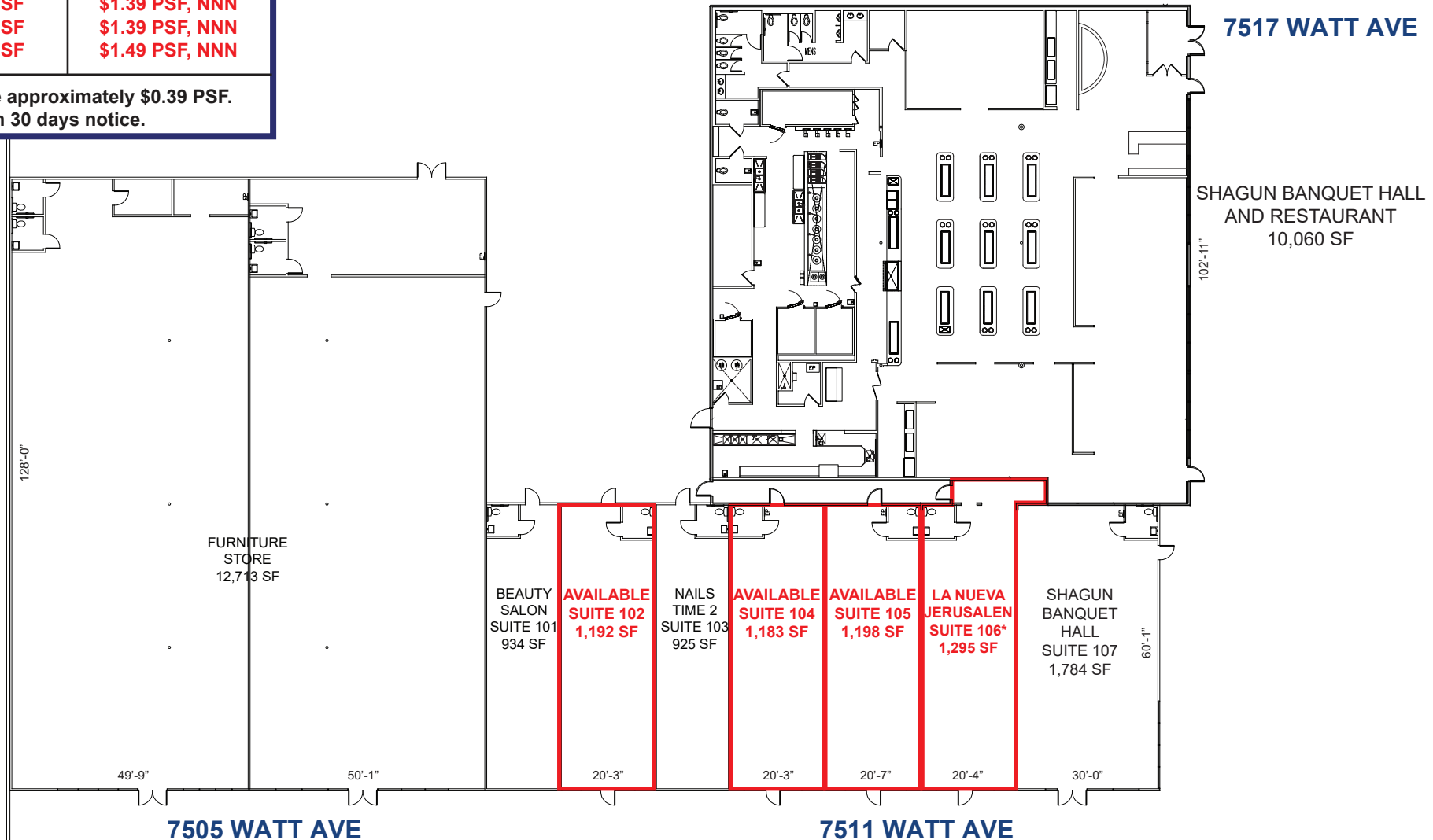
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Suite	Suite Size	Lease Rates
102	1,192 SF	\$1.39 PSF, NNN
104	1,183 SF	\$1.39 PSF, NNN
105	1,198 SF	\$1.39 PSF, NNN
106*	1,295 SF	\$1.49 PSF, NNN

NNN costs are approximately \$0.39 PSF.
*Available with 30 days notice.



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PAGE

8