

COUNTRY CLUB CENTRE

SWC Watt Avenue & El Camino Avenue - Sacramento, CA

A PROUD MEMBER OF
CHAIN LINKS
RETAIL ADVISORS



FIRST COSTCO BUSINESS CENTER IN SACRAMENTO!



TOURMALINE CAPITAL

Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallelliIRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallelliIRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliIRE.com
Gary B. Gallelli, Broker



Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.
© Gallelli Real Estate. All Rights Reserved.



COUNTRY CLUB CENTRE

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

location: SWC Watt Avenue and El Camino Avenue
Sacramento, CA

anchor tenants: Costco Business Center

notable tenants in close proximity: Winco, Cinema West, Planet Fitness, Raley's

shopping center GLA: ±370,753 Square Feet (GLA)

availability: ±15,802 - ±41,516 SF Jr Anchor Space
±1,062 - ±7,957 SF Shop & Pad Space
±2,200 - ±4,153 SF (3) 2nd Gen Restaurant Spaces



2025 total population

1-mile	17,921
3-mile	144,411
5-mile	387,470



2025 daytime population

1-mile	20,436
3-mile	146,775
5-mile	381,750



2025 total employees

1-mile	9,128
3-mile	51,992
5-mile	137,742



2025 total households

1-mile	7,573
3-mile	58,137
5-mile	147,957



2025 average HH income

1-mile	\$108,398
3-mile	\$113,827
5-mile	\$110,803



traffic counts

Watt Ave (south of El Camino Ave)	49,869
Watt Ave (north of El Camino Ave)	52,920
El Camino Ave (west of Watt Ave)	20,243
El Camino Ave (east of Watt Ave)	19,963



TOURMALINE CAPITAL

Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallelliRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



COUNTRY CLUB CENTRE

PROPERTY OVERVIEW

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Country Club Centre is located at the southwest corner of Watt Avenue and El Camino Avenue within the Arden-Arcade retail trade area; one of the Sacramento region's densest retail hubs.

This ±370,753 square foot community center offers excellent anchor and junior opportunities and is part of nearly 3.5 million square feet of commercial retail space within a 3-mile radius.

Country Club Centre is situated at a high volume traffic intersection and is visible to more than 70,300 cars per day.

Costco Business Center, the first location in the greater Sacramento MSA, opened in June 2020. In addition, the California Department of Water Resources is located directly adjacent to the center and employs approximately 125 people.

Finally, the center features a co-tenant mix which includes notable tenants such as Raising Cane's, Wingstop and The UPS Store.



TOURMALINE CAPITAL

Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallelliRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



COUNTRY CLUB CENTRE

SWC Watt Avenue & El Camino Avenue - Sacramento, CA

A proud member of
CHAINLINKS
RETAIL ADVISORS

SITE PLAN



SUITE	TENANT	SQ. FT.
3308-100	Wingstop	1,615
3308-200	AVAILABLE (2nd Gen Restaurant Space)	2,509
3308-300	The UPS Store	1,376
3308-400	AVAILABLE	1,300
3308-500	AVAILABLE	1,136
3308-600	AVAILABLE	1,062
3360	State of CA- Dept. of Water Resources	31,716
3328-100	AVAILABLE (2nd Gen Restaurant Space)	4,153
3328-200	Supercuts	739
3328-300	AVAILABLE (2nd Gen Restaurant Space)	2,200
3360	Costco Business Center	138,801
3364	AVAILABLE	1,554
3372	AVAILABLE	1,924
3376	AVAILABLE	4,115
3400	AVAILABLE	29,120
3422	AVAILABLE	15,802
3430	AVAILABLE	7,957
3460-A	AVAILABLE	41,516
3460-B	AVAILABLE (proposed)	16,000
3464	PENDING	24,490
3468	PENDING	20,760
3472	PENDING	19,500
3338	Bank of America (Lease Contingent)	3,055
3340	Raising Cane's	3,521

For leasing information,
please contact:

Kevin Soares
CA DRE #01291491
ksoares@GallelliRE.com

Jeff Hagan
CA DRE #01494218
jhagan@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881

COUNTRY CLUB CENTRE

INTERSECTION AERIAL WITH SITE PLAN OVERLAY

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



TOURMALINE CAPITAL

Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallelliRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.
© Gallelli Real Estate. All Rights Reserved.



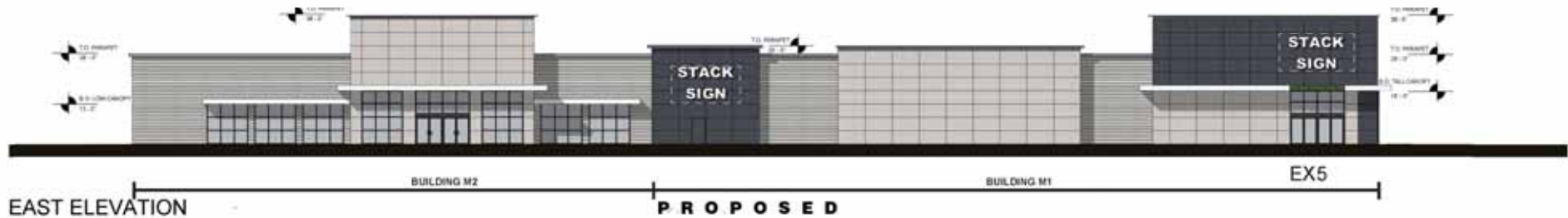
COUNTRY CLUB CENTRE

SHOPPING CENTER PROPOSED ELEVATIONS

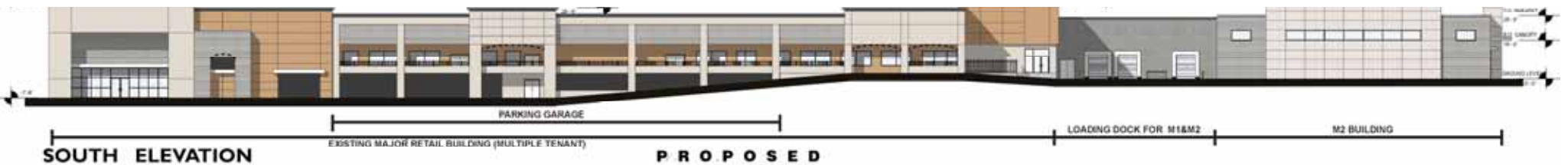
A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



1 NORTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



4 SOUTH ELEVATION
1/16" = 1'-0"



Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallelliIRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallelliIRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliIRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



COUNTRY CLUB CENTRE

IMMEDIATE VICINITY RETAIL AERIAL

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



TOURMALINE CAPITAL

Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallelliIRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallelliIRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliIRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.
© Gallelli Real Estate. All Rights Reserved.

