



OFFICE FOR SALE

3840
WATT AVENUE
SACRAMENTO, CA

BUILDING A



BRUCE WIRT
Senior Vice President
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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

LOCATION OVERVIEW

3840 Watt Ave, Building A
Sacramento, CA 95821

NOTABLE TENANTS IN CLOSE PROXIMITY:

Target, Grocery Outlet, Dollar Tree, Ross, Petco,
SaveMart, Trader Joe's & CVS

HOA:

Approximately \$1,000 per month

SQUARE FOOTAGE:

±3,500 Square Feet

LOCATION:

Exceptional Business 80 access for travel to Sacramento
County Courthouse and Placer County Courthouse

BUILDOUT:

Very functional and ready to move in office layout.

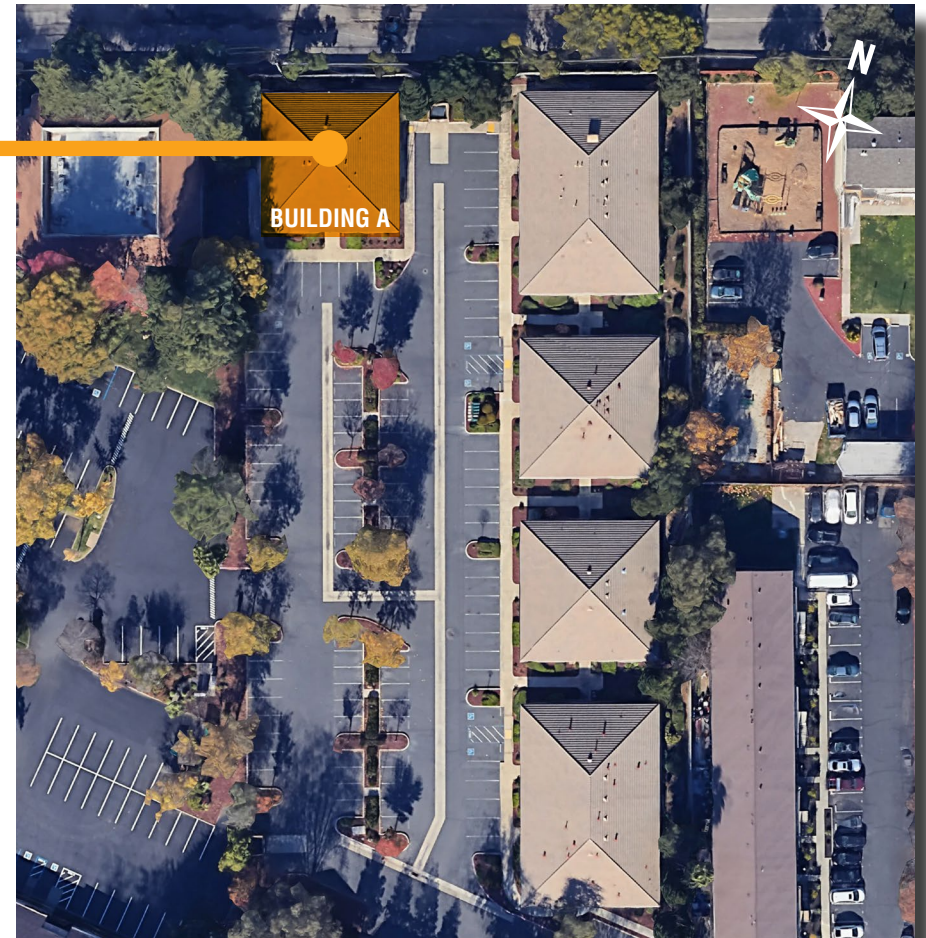
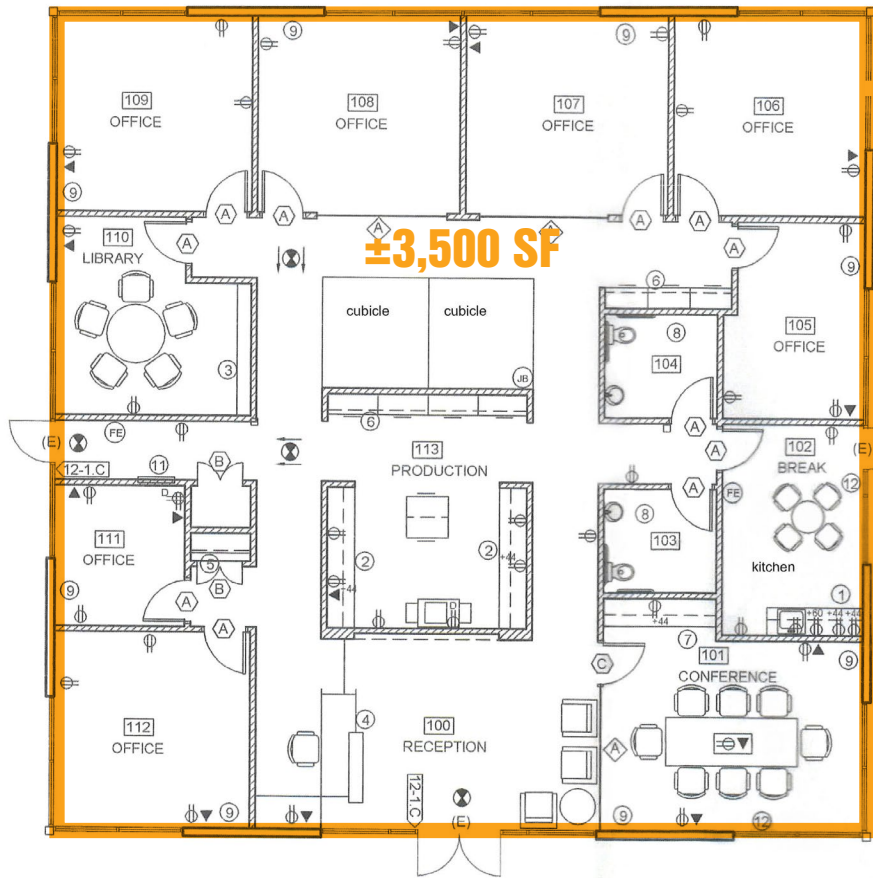
	1-MILE	3-MILE	5-MILE
 2024 TOTAL POPULATION	11,840	139,035	364,609
 2024 DAYTIME POPULATION	12,262	153,746	373,617
 2024 TOTAL EMPLOYEES	4,944	65,034	144,065
 2024 TOTAL HOUSEHOLDS	4,677	52,748	137,259
 2024 AVERAGE HOUSEHOLD INCOME	\$97,814	\$97,894	\$107,425

RETAIL (IN CLOSE PROXIMITY)



PURCHASE PRICE: \$875,000

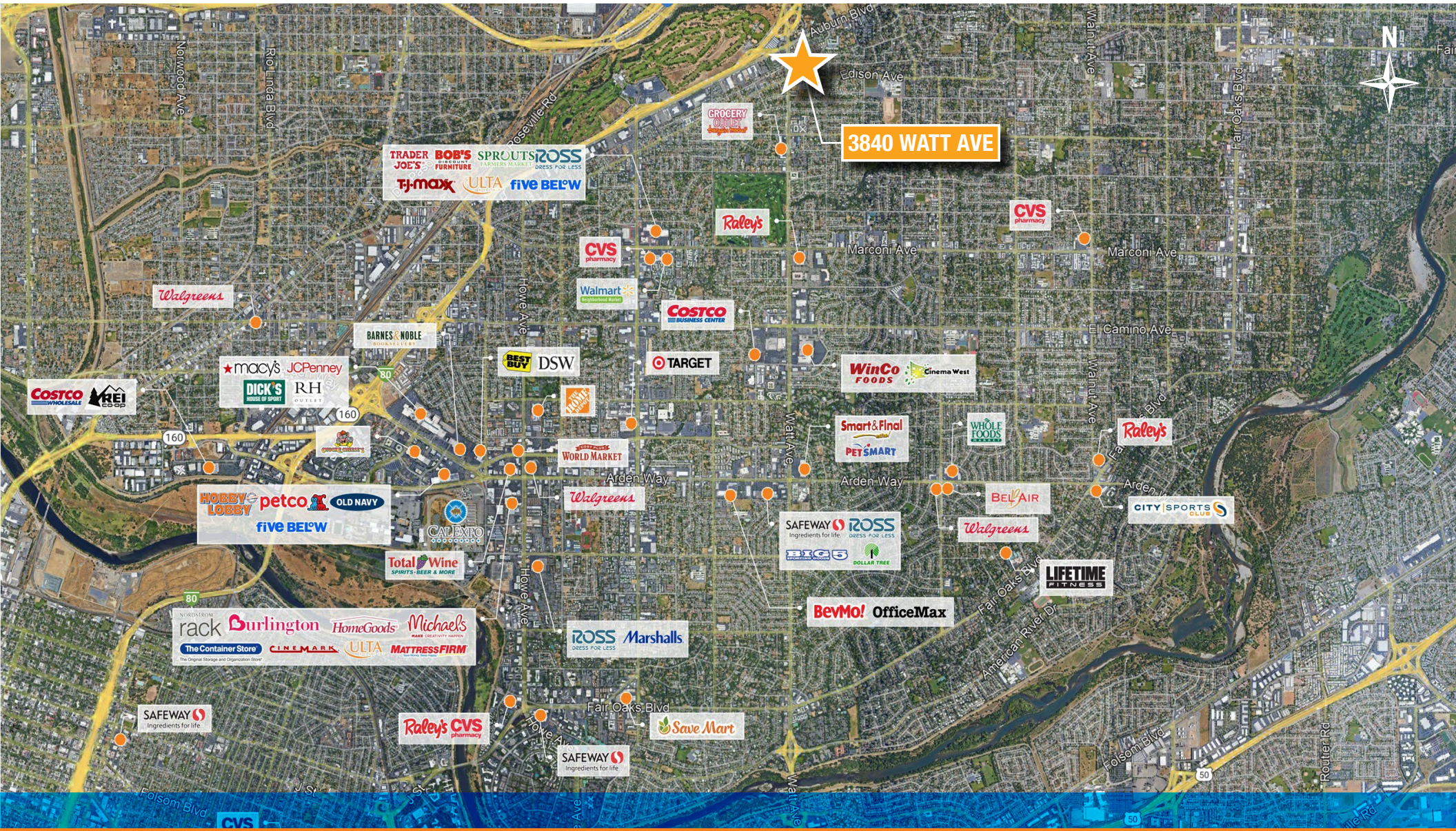
PROPERTY OVERVIEW



PROPERTY PHOTOS



SACRAMENTO RETAIL TRADE AERIAL



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