

\$100,000 PRICE REDUCTION



NEW PRICE - \$775,000



3840
WATT AVENUE
SACRAMENTO, CA

BUILDING A

OFFICE FOR SALE



BRUCE WIRT
Senior Vice President
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Gary B. Gallelli, Broker
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GALLELLI REAL ESTATE
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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:

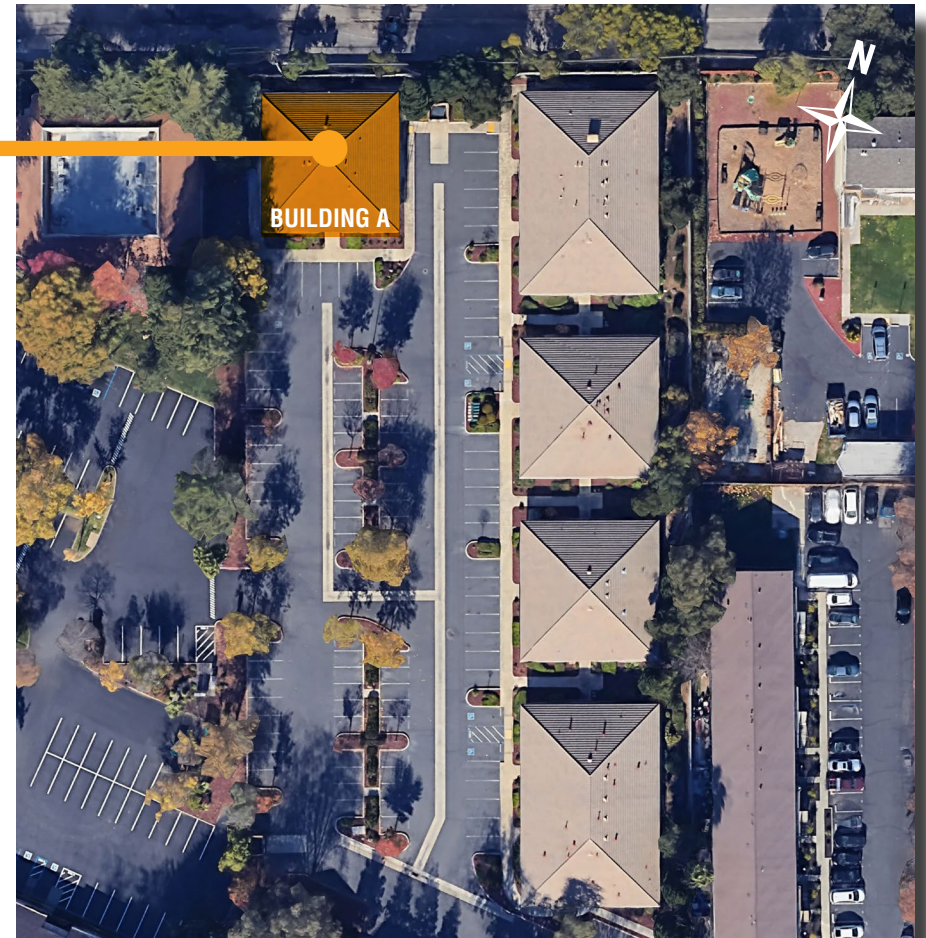
Very functional and ready to move in office layout.

	1-MILE	3-MILE	5-MILE
 2025 TOTAL POPULATION	12,213	141,547	371,980
 2025 DAYTIME POPULATION	11,248	145,943	349,661
 2025 TOTAL EMPLOYEES	3,516	54,701	113,678
 2025 TOTAL HOUSEHOLDS	4,777	53,201	138,735
 2025 AVERAGE HOUSEHOLD INCOME	\$101,260	\$97,389	\$106,780

RETAIL (IN CLOSE PROXIMITY)



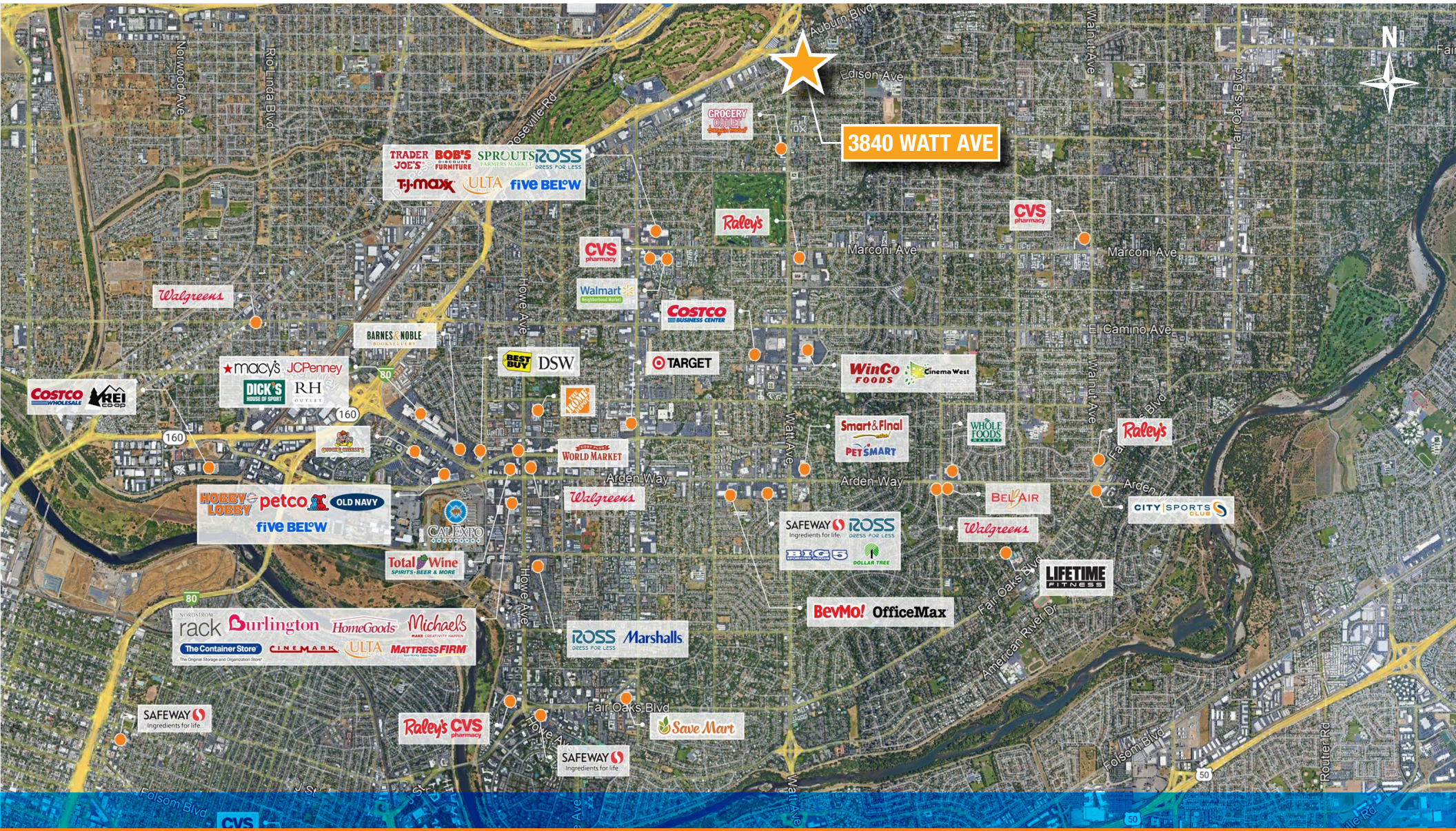
PURCHASE PRICE: \$775,000



PROPERTY PHOTOS



SACRAMENTO RETAIL TRADE AERIAL



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