

FOR SALE

Owner User or Investment Opportunity

2265-2275 Watt Ave

Sacramento, CA 95825

21,600 SF (8,100 AND 13,500)



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Property Highlights

- **Two Buildings – 21,600 SF***
 - 2265 Watt Ave: 8,100 SF
 - 2275 Watt Ave: 13,500 SF
- **Excellent exposure on Watt Ave**
 - +/-59,000 average daily traffic
- **Owner user opportunity with SBA potential**

*Possible lot split and sold separately

Area amenities



	1.5 Miles	3 miles	5 Miles
2023 Total Population	17,581	144,110	377,391
2023 Total Daytime Population	20,397	156,031	397,014
2023 Median Household Income	\$63,420	\$66,465	\$68,997
2023 Average Household Income	\$95,403	\$105,458	\$101,426

Source: ESRI 2023

The Property



2265 Watt Avenue

- **Size:** 8,100 SF
- **Zoning:** LC (light commercial)
- **Year built/renovated:** approx. 1975
- **Occupancy:** 59%
- **Suite 1:**
 - **Tenant:** Fabric Land: 4,765 SF (59%)
 - **Rent:** \$3,713.15/month, MG. Subject to annual increases
 - **Lease Expiration:** 07/31/25 (option to extend for four additional years)
 - **Tenant Since:** 05/01/2021
- **Suite 2:**
 - **Vacant:** 3,150 SF (39%)



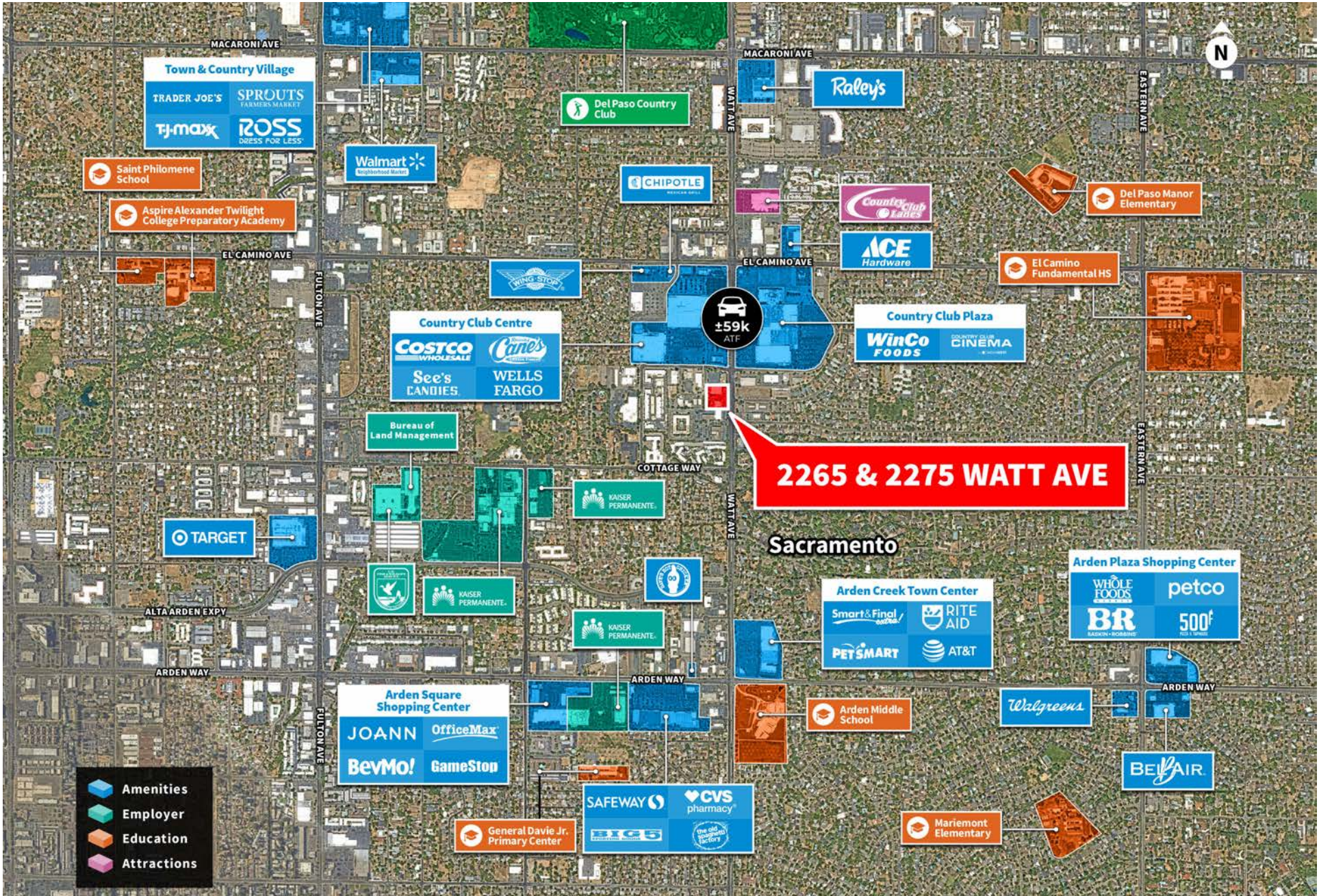
2275 Watt Avenue

- **Size:** 13,500 SF
- **Zoning:** LC (light commercial)
- **Year built/renovated:** approx. 1975
- **Occupancy:** 100%
 - **Tenant:** St. Vincent DePaul Thrift (100%)
 - **Rent:** \$10,000/month, MG
 - **Lease Expiration:** 10/31/2024 (no additional options)
 - **Tenant Since:** 10/2009

Property Photos



Aerial





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