FOR LEASE

2648 WATT AVE SACRAMENTO, CA



LEASING INCENTIVES • IN-LINE SUITES 107 & 109 ONLY

$1.45 PSF + NNN	1 MONTH FREE	5%
DISCOUNTED FIRST-YEAR RENT MINIMUM 3-YEAR LEASE TERM	PER YEAR OF LEASE TERM (3 MONTHS FREE ON A 3-YEAR DEAL)	TENANT BROKER COMMISSION

LEASE MUST BE SIGNED BY DECEMBER 31, 2026

RETAIL SPACE AVAILABLE

±1,100 – 2,200 SF

SUITE 102 • END CAP WITH PATIO

2ND GENERATION CAFE/RESTAURANT AVAILABLE

CHASE BURKE
916.705.8132
CHASE@ROMECRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECRE.COM
DRE: 02076108

ROME REAL ESTATE GROUP

FOR LEASE

UNION PLAZA

2648 WATT AVE • SACRAMENTO, CA 95821



STRONG TRAFFIC COUNTS
WATT AVE: 52,920 ADT
KINGS WAY: 3,845 ADT

AVG. HOUSEHOLD INCOME
$83,913
WITHIN 1 MILE

PROPERTY ZONING
SHOPPING CENTER (SC)
SACRAMENTO COUNTY

PARKING
±55 SPACES

SUITE	SIZE	LEASE RATE	AVAILABLE	SPACE NOTES
102	±1,472 SF	$2.75 PSF, NNN Estimated NNN: $0.80 PSF	3/1/2027	End-cap facing Watt Ave — 2nd generation cafe/restaurant, ideal for coffee, boba, bakery, or quick-service food
107	±1,100 SF	$1.65 PSF, NNN Estimated NNN: $0.80 PSF	AVAILABLE NOW	All-new vanilla shell space, including HVAC and ADA restroom.
109	±1,100 SF	$1.65 PSF, NNN Estimated NNN: $0.80 PSF	AVAILABLE NOW	All-new vanilla shell space, including HVAC and ADA restroom.
107 & 109	±2,200 SF	$1.50 PSF + NNN Estimated NNN: $0.80 PSF	AVAILABLE NOW	Option to lease Suites 107 & 109 together.

LEASING INCENTIVES

IN-LINE SUITES 107 & 109 ONLY
LEASES SIGNED BY DECEMBER 31, 2026

$1.45 PSF + NNN
Discounted first-year rent · minimum 3-year lease term

1 Month Free Rent
Per year of lease term (3 months free on a 3-year deal)

5%
Tenant broker commission

PROPERTY HIGHLIGHTS

- **Location & Access:** Walking distance to Country Club Plaza Mall and Del Paso Country Club, with direct frontage along Watt Avenue and El Camino Avenue—key retail corridors in central Sacramento.
- **High Visibility:** Over 60,000 cars per day pass the center, providing strong exposure to local and regional traffic.
- **Daytime Population:** Adjacent to AT&T Corporate Center, Kaiser Permanente offices, and surrounding professional campuses, supporting a strong daytime customer base.
- **Regional Connectivity:** Just 5 miles northeast of downtown, with convenient access to Business Loop 80, I-80, and I-5. Watt Avenue connects Highway 50 to the south with Highway 80 to the north.
- **Established Retail Mix:** A balanced lineup of service and food tenants attracts diverse customers and encourages cross-shopping.
- **Surrounding National Tenants:** Nearby businesses include Union Bank, Wendy's, Dollar Tree, Popeyes, Del Taco, McDonald's, Raley's, WinCo Foods, Goodwill, and Ace Hardware.
- **Arden Arcade Area Highlights:** The surrounding area features Cal Expo Fairgrounds, Arden Fair Mall, and the Fulton Boulevard restaurant scene, with convenient freeway connections to Sacramento's urban core and beyond.

UNION PLAZA

SUITE 102

FLOOR PLAN

End-cap facing Watt Ave — 2nd generation cafe/restaurant, ideal for coffee, boba, bakery, or quick-service food

±1,472

SQUARE FEET

$2.75

PSF, NNN

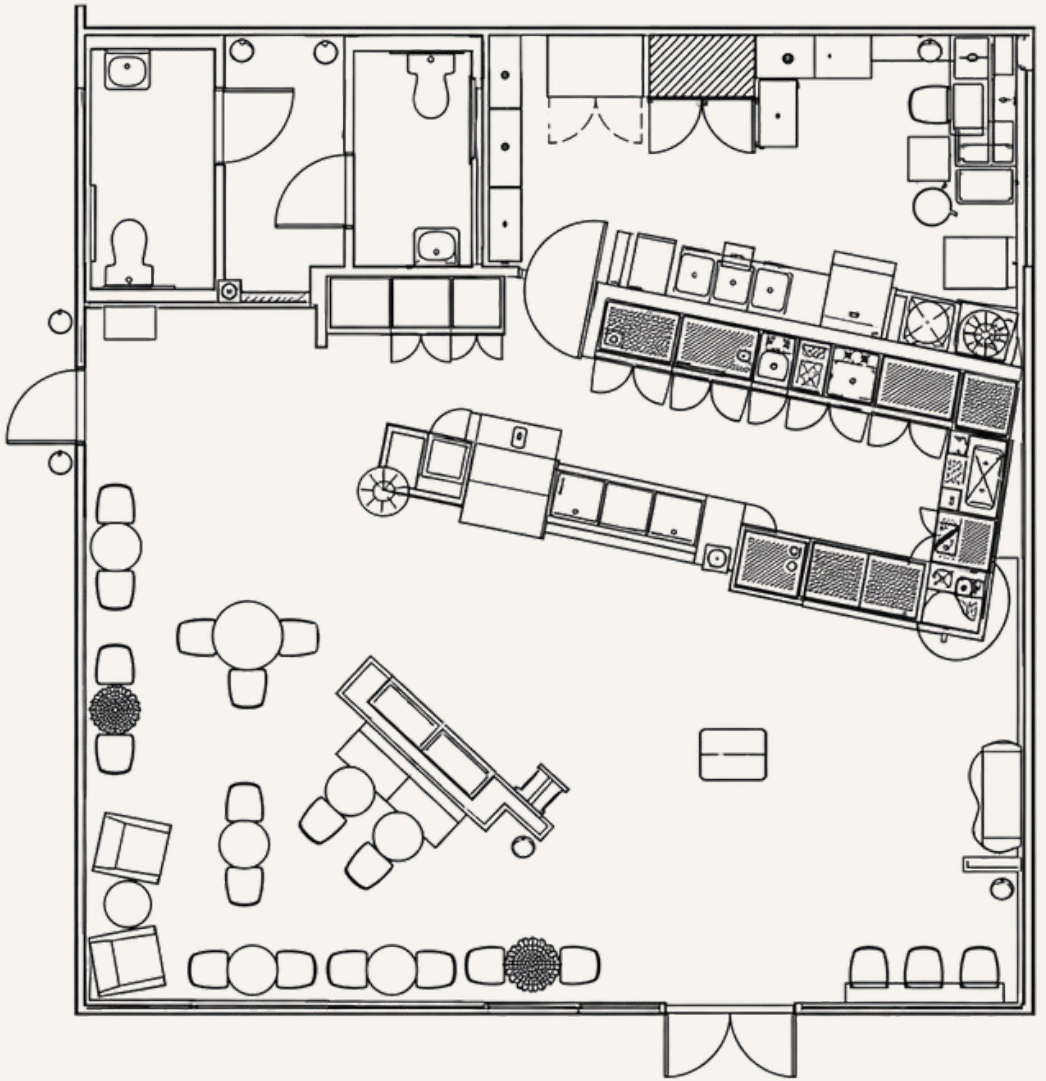
Estimated NNN: $0.80 PSF

AVAILABLE

3/1/2027







Equipment and fixtures not included.

Floor plan for illustrative purposes only. Not to scale.

UNION PLAZA

SUITE 107 FLOOR PLAN

LEASING INCENTIVES • IN-LINE SUITES 107 & 109 ONLY • LEASES SIGNED BY DECEMBER 31, 2026

$1.45 PSF + NNN	1 MONTH FREE RENT	5%
DISCOUNTED FIRST-YEAR RENT MINIMUM 3-YEAR LEASE TERM	PER YEAR OF LEASE TERM (3 MONTHS FREE ON A 3-YEAR DEAL)	TENANT BROKER COMMISSION

All-new vanilla shell space, including HVAC and ADA restroom.

±1,100

SQUARE FEET

OR LEASE TOGETHER WITH SUITE 109
±2,200 SF · $1.50 PSF + NNN

$1.65

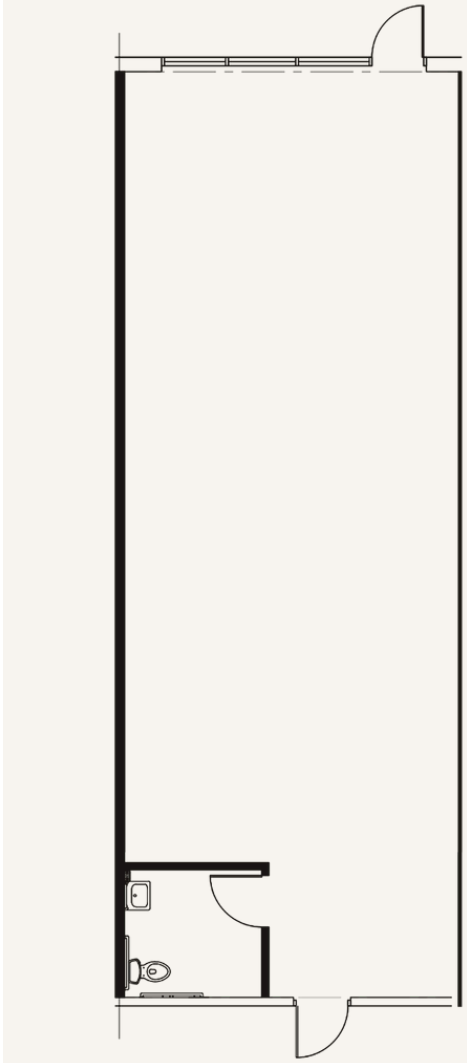
PSF, NNN

Estimated NNN: $0.80 PSF

AVAILABLE

NOW

- Private Restroom





UNION PLAZA

SUITE 109 FLOOR PLAN

LEASING INCENTIVES • IN-LINE SUITES 107 & 109 ONLY • LEASES SIGNED BY DECEMBER 31, 2026

$1.45 PSF + NNN	1 MONTH FREE RENT	5%
DISCOUNTED FIRST-YEAR RENT MINIMUM 3-YEAR LEASE TERM	PER YEAR OF LEASE TERM (3 MONTHS FREE ON A 3-YEAR DEAL)	TENANT BROKER COMMISSION

All-new vanilla shell space, including HVAC and ADA restroom.

±1,100

SQUARE FEET

OR LEASE TOGETHER WITH SUITE 107
±2,200 SF · $1.50 PSF + NNN

$1.65

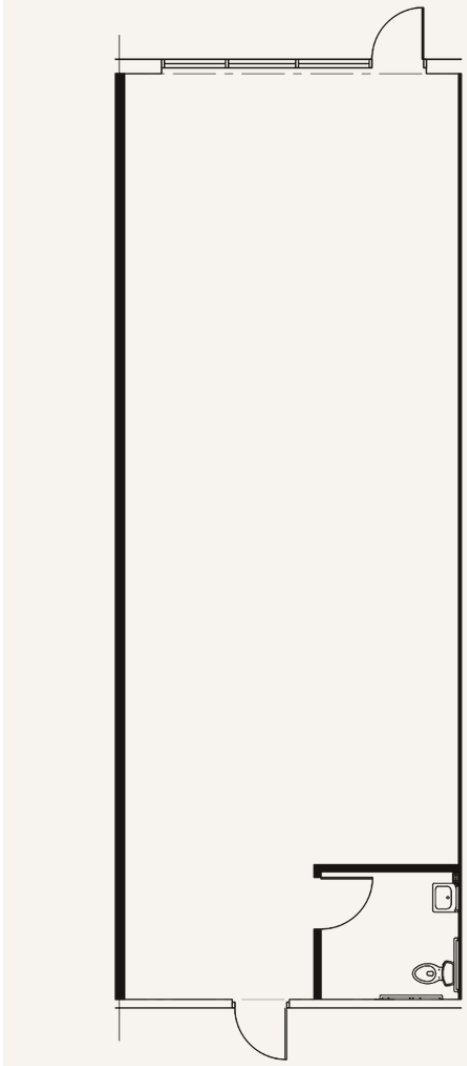
PSF, NNN

Estimated NNN: $0.80 PSF

AVAILABLE

NOW

- Private Restroom





SITE PLAN

2648 WATT AVENUE · SACRAMENTO, CA 95821



IMMEDIATE VICINITY RETAIL AERIAL



EXTERIOR PHOTOS

UNION PLAZA
2648 WATT AVE, SACRAMENTO, CA









DEMOGRAPHIC SUMMARY REPORT

2648 WATT AVE · SACRAMENTO, CA 95821



POPULATION
2024 ESTIMATE

1 MILE	17,316
5 MILES	383,995
10 MILES	1,154,202

POPULATION
2029 PROJECTION

1 MILE	17,319
5 MILES	386,423
10 MILES	1,164,376

HOUSEHOLD INCOME
2024 AVERAGE

1 MILE	$83,913
5 MILES	$92,480
10 MILES	$97,142

HOUSEHOLD INCOME
2024 MEDIAN

1 MILE	$56,903
5 MILES	$67,540
10 MILES	$74,897

2024 POPULATION BY ORIGIN	1-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	9,432	193,557	543,848
BLACK	1,276	36,275	105,130
HISPANIC ORIGIN	2,835	95,888	296,703
AM. INDIAN & ALASKAN	164	5,041	15,062
ASIAN	2,366	38,905	157,870
HAWAIIAN & PACIFIC ISLAND	109	3,597	11,926
OTHER	3,969	106,619	320,366


BED BATH & BEYOND
SPROUTS FARMERS MARKET
TRADER JOE'S
ROSS DRESS FOR LESS
TJ.maxx
BUSINESS LOOP 80
arden fair
MALL 150+ Retailers
CENTURY THEATRES
HomeGoods
Burlington
PANDA EXPRESS CHINESE KITCHEN
MOD
NORDSTROM rack
Michaels
CAL EXPO
American River
ROSS DRESS FOR LESS
SUBWAY
DUTCH BROS Coffee
Marshalls
HOWE AVE
HURLEY WAY
FULTON AVE
ARDEN WAY
TARGET
BMW
PROPERTY LOCATION
TAQUERIA TAPATIA
STARBUCKS COFFEE
Once upon a child
Walmart
WEST COAST SOURDOUGH
NAGATO
BioLife
planet fitness
WinCo FOODS
COSTCO BUSINESS CENTER
MARCONI AVE
EL CAMINO AVE
SAFEWAY
CVS pharmacy
DOLLAR TREE
CALIFORNIA Family Fitness
Quick Quack CAR WASH
24 HOUR FITNESS
MOUNTAIN MIKE'S PIZZA
Little Caesars
7 ELEVEN
RITE AID
76
EASTERN AVE
WATT AVE
JACKS URBAN EATS
Save Mart
CHIPOTLE MEXICAN GRILL
The BEACH HUT DELI SINCE 1981
jamba
Peet's Coffee
TEMPLE
FAIR OAKS BLVD
N

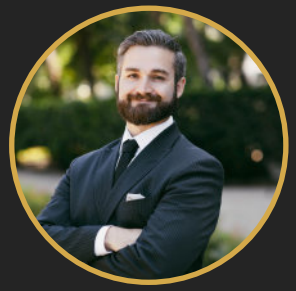
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SACRAMENTO, CA 95821

CONTACT US

For more information about these retail suites



CHASE BURKE

PARTNER | RETAIL BROKERAGE AND INVESTMENT SALES

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916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CONTACT

(916) 932-2199

andy@romecre.com

chase@romecre.com

OFFICES

101 Parkshore Drive, Suite 100, Folsom, CA 95630

2901 K Street, Suite 306, Sacramento, CA 95816

FOLLOW

@romecregroup

romecre.com

ROME REAL ESTATE GROUP

SCAN FOR MORE INFORMATION