



Coming Soon!
Burlington



Watt Towne Center

NEC Elkhorn Blvd & Watt Ave
North Highlands, CA 95660
www.cbre.com/sacramentodt

Retail | For Lease



Watt Towne Center

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For Lease

Property Information

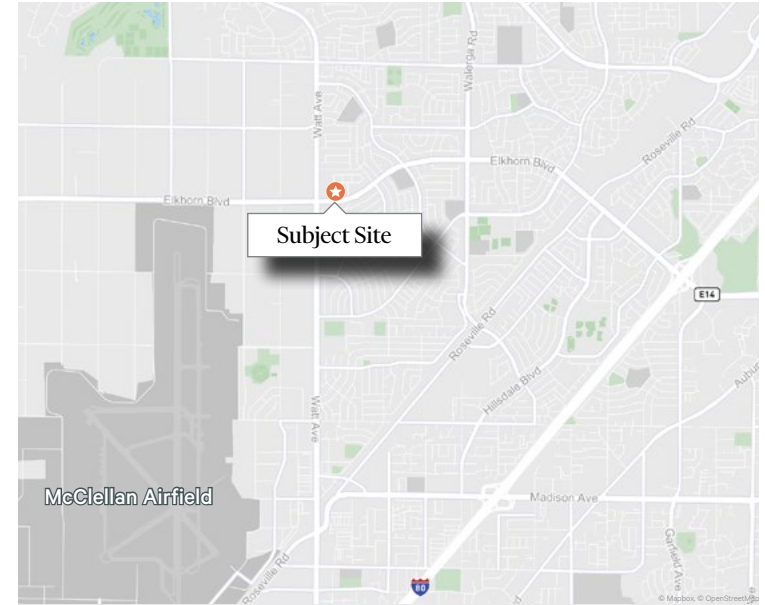
Anchored by national retailers including Grocery Outlet, Burlington, dd's Discounts, and Dollar Tree

One of the most dominate shopping centers in the trade area with over 1M visits in 2024

Watt Town Center has multiple access points including a signalized entrance off Elkhorn Boulevard

The Center is located at the hard corner intersection of Watt and Elkhorn at the bullseye of North Highlands trade area

North Highlands is located immediately north of Sacramento proper and is best known for the redevelopment of McClellan Air Base into a major transportation and business hub



2024 Estimated Demographics - 3 Miles



111,341

Daytime Population



44,403

Households



\$95,465

Avg. HH Income



3,108

Businesses



136,715

Population



34,075

Watt Ave ADT

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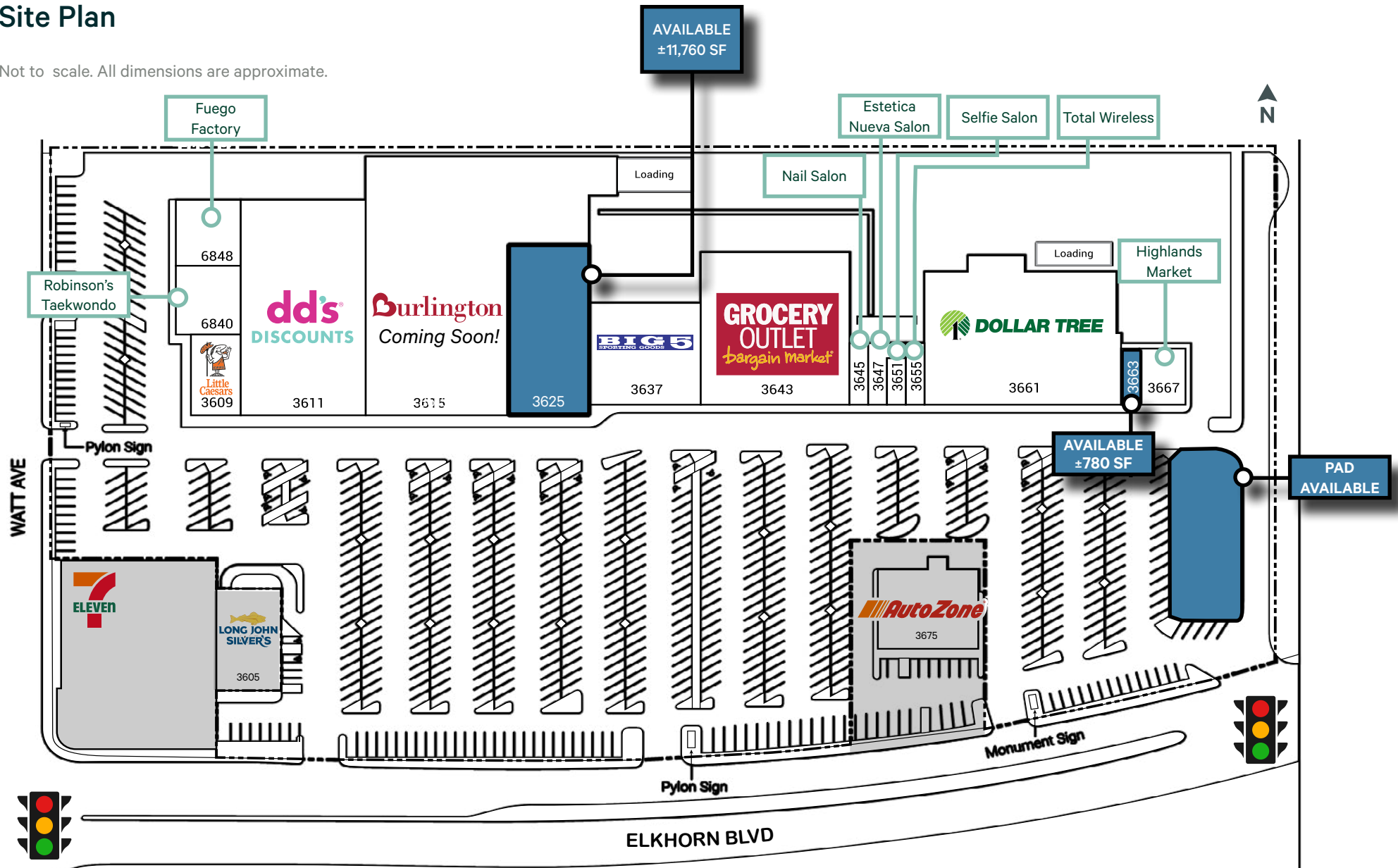
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Site Plan

Not to scale. All dimensions are approximate.



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