

FOR SALE
±3.06 ACRES



WATT AVENUE
SACRAMENTO COUNTY, CALIFORNIA

PROPERTY HIGHLIGHTS

Situated along the high-visibility Watt Avenue corridor in North Highlands, this ±3.06 AC commercial land parcel offers a prime development opportunity within the Special Planning Area (SPA) zoning district. The site provides excellent frontage and strong traffic exposure, making it ideal for a wide range of commercial or mixed-use concepts permitted under SPA guidelines. Watt Avenue is a major thoroughfare connecting future communities (Placer Vineyards and Riolo Vineyards) in Placer County with the Sacramento County communities of Vineyards, Antelope, North Highlands, Arden Arcade, and Elk Grove. Watt Avenue also crosses three major east-west highways, Interstate 80 (I-80), Business I-80, and U.S. Highway 50 (U.S. 50), as well as the American River.

Existing Income: Billboard Signage



LEASE TERM
EXPIRES 1/31/30

ANNUAL INCOME
\$1,800

PROPERTY SIZE
±3.06 ACRES

APN
208-0122-066

SALE PRICE
\$1,355,000

COUNTY
SACRAMENTO

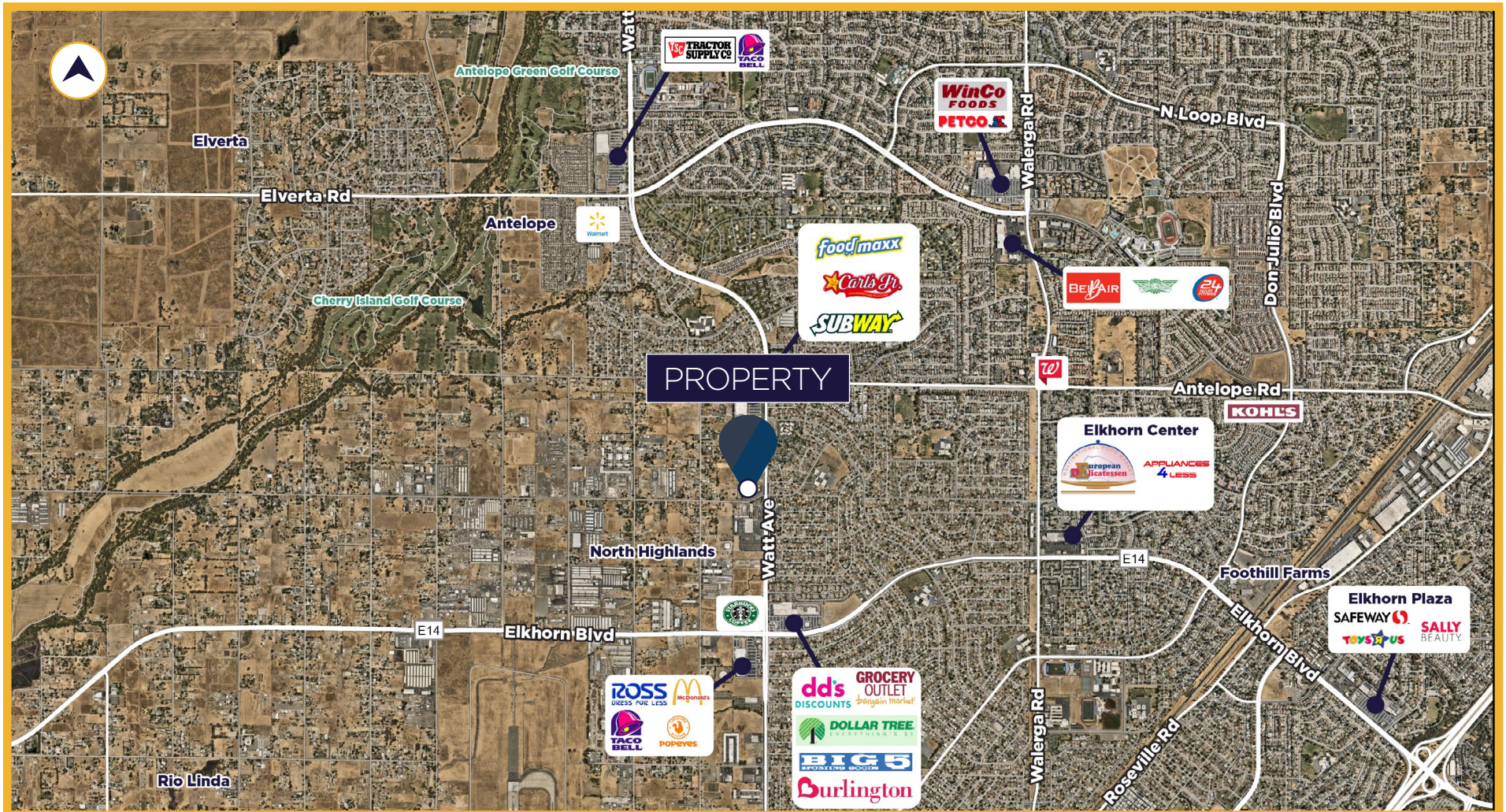
SUBMARKET
NORTH HIGHLANDS

ZONING
CURRENT: SPA
PROPOSED: RD-40

[ZONING MAP LINK](#)

[N WATT AVE
CORRIDOR PLAN](#)

NEARBY AMENITIES



DEMOGRAPHICS
5 MILE RADIUS



95,506
HOUSEHOLDS

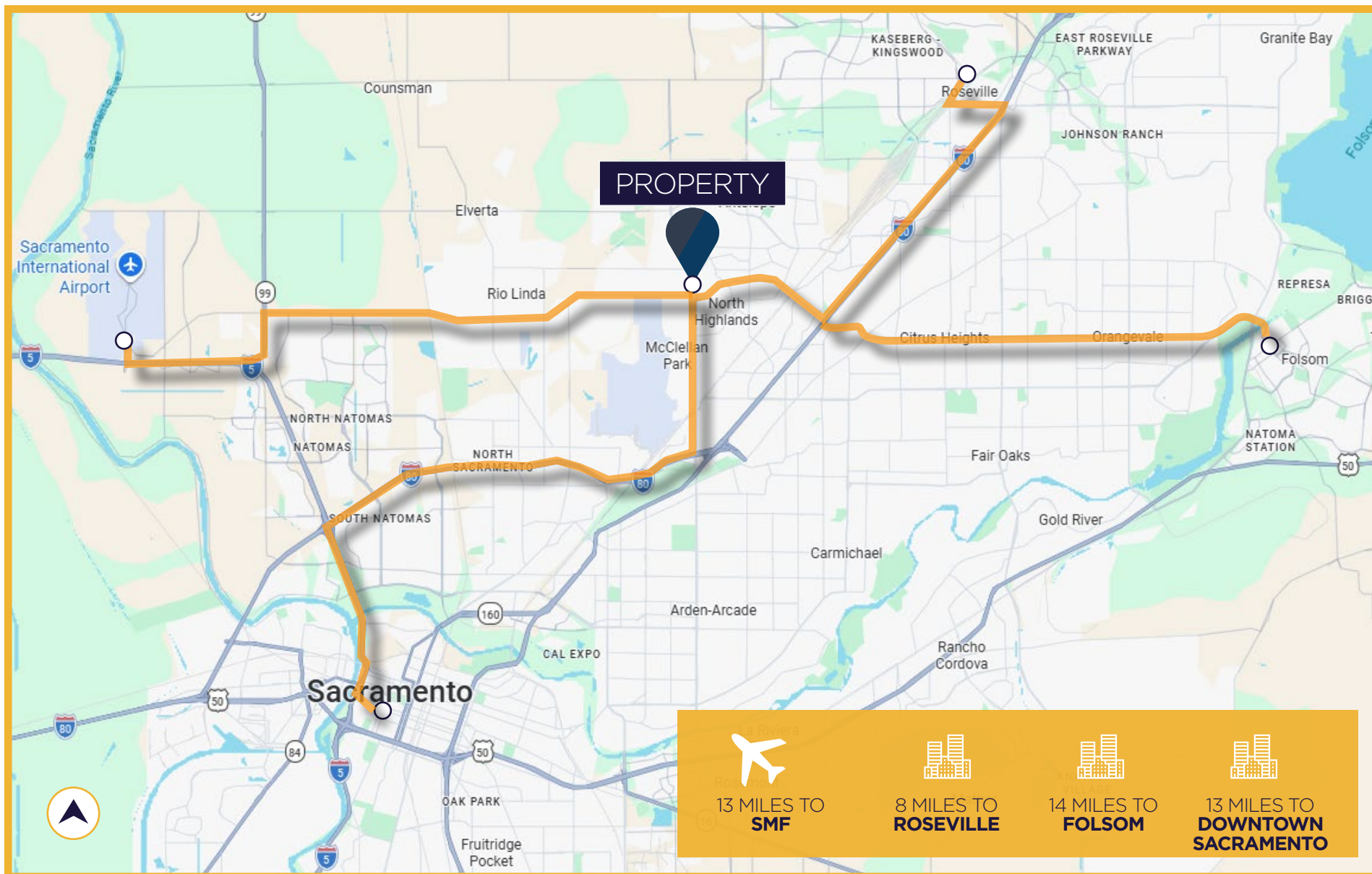


276,512
'25 POPULATION



\$85,139
INCOME

LOCATION MAP





CONTACT INFORMATION



JOHN KAUFMAN

Senior Director | Capital Markets

Land Advisory Group

916 288 4562

john.kaufman@cushwake.com

CA License #01271163

