

**FOR SALE**  
**±3.06 ACRES**



**WATT AVENUE**  
**SACRAMENTO COUNTY, CALIFORNIA**

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# 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**

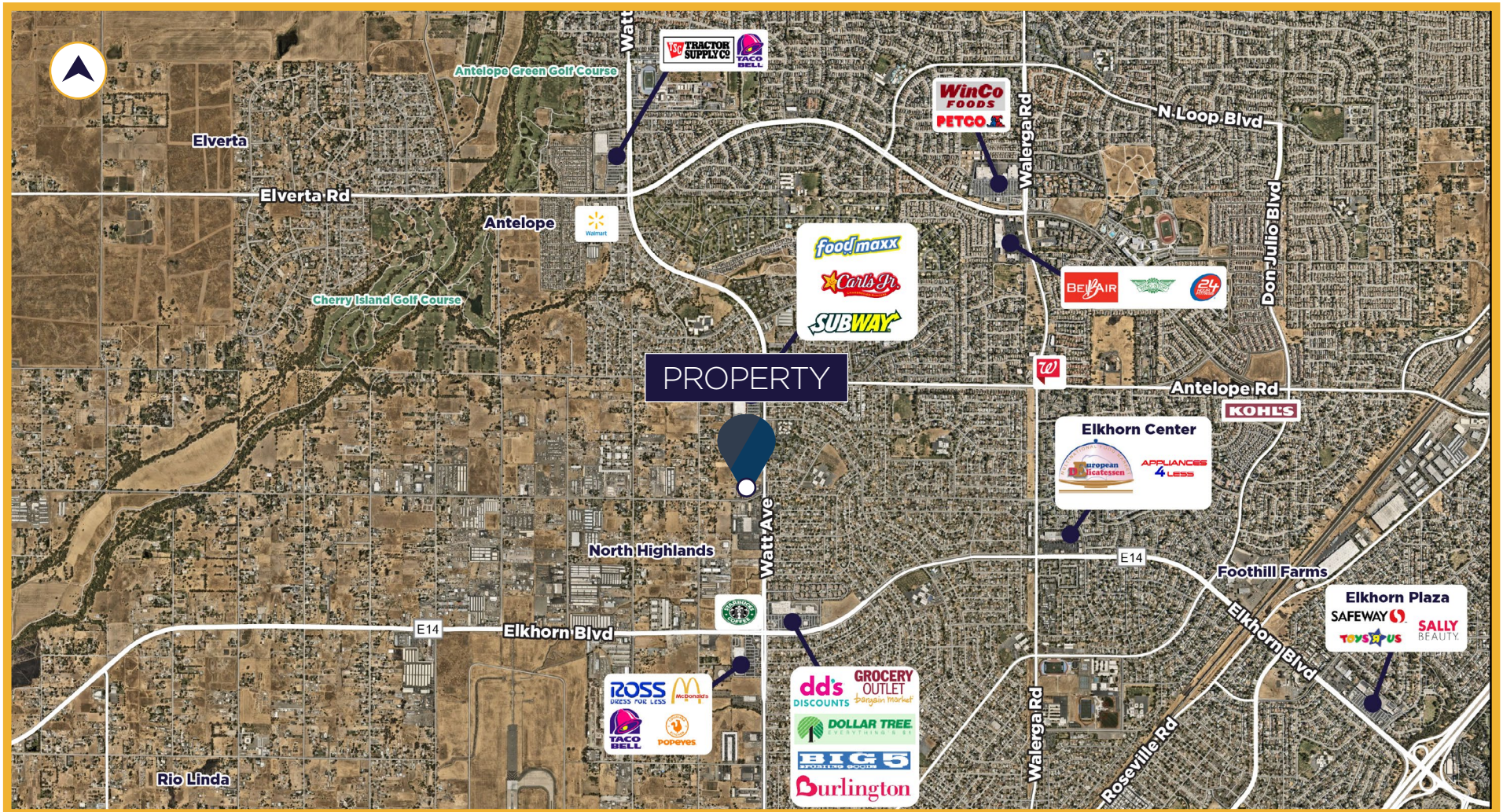
SUBMARKET  
**NORTH HIGHLANDS**

ZONING  
**CURRENT: SPA**  
**PROPOSED: RD-40**

[ZONING MAP LINK](#)

[N WATT AVE  
CORRIDOR PLAN](#)

# NEARBY AMENITIES



## DEMOGRAPHICS 5 MILE RADIUS



95,506  
HOUSEHOLDS

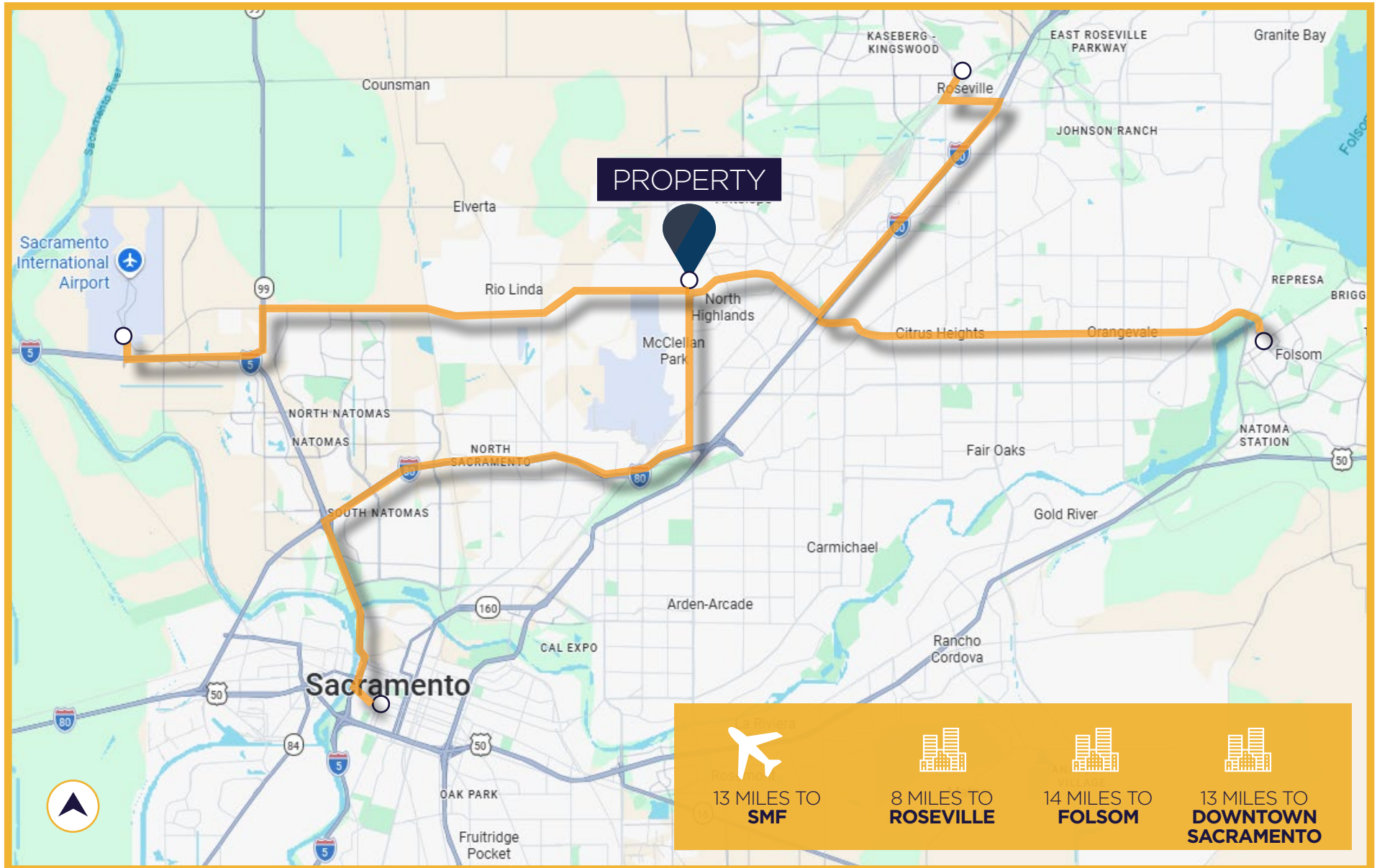


276,512  
'25 POPULATION



\$85,139  
INCOME

# LOCATION MAP



# CONTACT INFORMATION



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