

COUNTRY CLUB CENTRE

SWC Watt Avenue & El Camino Avenue - Sacramento, CA

A PROUD MEMBER OF
CHAIN LINKS
RETAIL ADVISORS



Image of Costco Business Center in LA

NOW OPEN - FIRST COSTCO BUSINESS CENTER IN SACRAMENTO!



TOURMALINE CAPITAL

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COUNTRY CLUB CENTRE

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location: SWC Watt Avenue and El Camino Avenue
Sacramento, CA

anchor tenants: Costco Business Center

notable tenants in close proximity: Winco, Cinema West, Planet Fitness, Raley's

shopping center GLA: ±370,753 Square Feet (GLA)

availability: ±16,000 - 31,716 SF Jr Anchor Space
±1,062 - ±4,115 SF Shop & Pad Space
±4,153 SF 2nd Gen Restaurant Space



2021 total population

1-mile	16,319
3-mile	135,868
5-mile	367,698



2021 daytime population

1-mile	21,570
3-mile	152,435
5-mile	386,645



2021 total employees

1-mile	12,348
3-mile	72,735
5-mile	173,610



2021 total households

1-mile	6,901
3-mile	53,594
5-mile	135,591



2021 average HH income

1-mile	\$75,616
3-mile	\$88,366
5-mile	\$85,774

traffic counts

Watt Ave (south of El Camino Ave)	50,030
Watt Ave (north of El Camino Ave)	48,058
El Camino Ave (west of Watt Ave)	19,321
El Camino Ave (east of Watt Ave)	17,138



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PROPERTY OVERVIEW

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Country Club Centre is located at the southwest corner of Watt Avenue and El Camino Avenue within the Arden-Arcade retail trade area; one of the Sacramento region's densest retail hubs.

This ±370,753 square foot community center offers excellent anchor and junior opportunities and is part of nearly 3.5 million square feet of commercial retail space within a 3-mile radius.

Country Club Centre is situated at a high volume traffic intersection and is visible to more than 67,200 cars per day.

Costco Business Center, the first location in the greater Sacramento MSA, opened in June 2020. In addition, the California Department of Water Resources is located directly adjacent to the center and employs approximately 125 people.

Finally, the center features a co-tenant mix which includes notable tenants such as Chipotle, Wingstop, See's Candies and the UPS Store.



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PROPOSED SITE PLAN



SUITE	TENANT	SQ. FT.
3308-100	Wingstop	1,615
3308-200	Blaze BBQ	2,509
3308-300	The UPS Store	1,376
3308-400	AVAILABLE	1,300
3308-500	Nail Works	1,136
3308-600	AVAILABLE	1,062
3310	State of CA- Dept. of Water Resources	31,716
3328-100	AVAILABLE (2nd Gen Restaurant Space)	4,153
3328-200	Supercuts	739
3328-300	Chipotle	2,200
3360	Costco Business Center	138,801
3364	AVAILABLE	1,554
3372	See's Candies	1,924
3376	AVAILABLE	4,115
3400	AVAILABLE	29,120
3422	AVAILABLE	31,716
3460-A	New Anchor Tenant (COMING SOON!)	41,516
3460-B	AVAILABLE (proposed)	16,000
3464	AVAILABLE	24,490
3468	AVAILABLE	20,760
3472	AVAILABLE	19,500
Pad A	Bank of America (Lease Contingent)	3,055
Pad B	Raising Cane's (COMING SOON!)	3,521

For leasing information,
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COUNTRY CLUB CENTRE

INTERSECTION AERIAL WITH PROPOSED PADS

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COUNTRY CLUB CENTRE

SHOPPING CENTER PROPOSED ELEVATIONS

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TENANT 2

EXISTING BUILDINGS

NORTH ELEVATION



TENANT 1

TENANT 2

EAST ELEVATION



SOUTH ELEVATION

TENANT 1



NORTH ELEVATION

TENANT 2



NORTH ELEVATION

CORNER PADS



WEST ELEVATION

CORNER PADS



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COUNTRY CLUB CENTRE

IMMEDIATE VICINITY RETAIL AERIAL

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