

# DRIVE-THRU FOR LEASE

DRIVE-THRU LANE



## PROPERTY FEATURES

- 1,980 SF Pad Building
- Monument Signage
- One Drive Thru Lane
- Highly Visible Corner Location
- Watt Avenue - ±51,702 ADT
- El Camino Avenue - ±18,259 ADT
- Year Built: 2004
- Land Use: Commercial (restaurant, bar, food services)

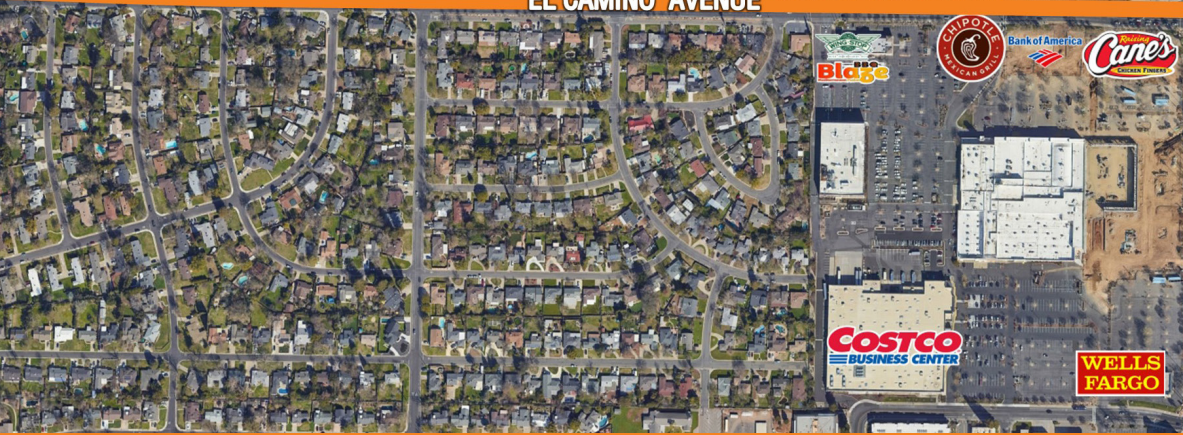
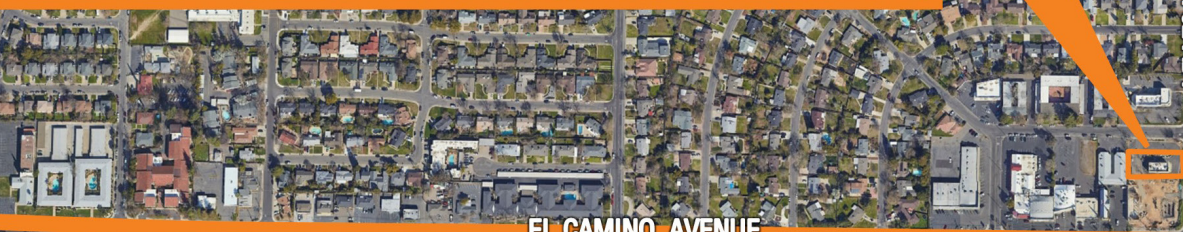
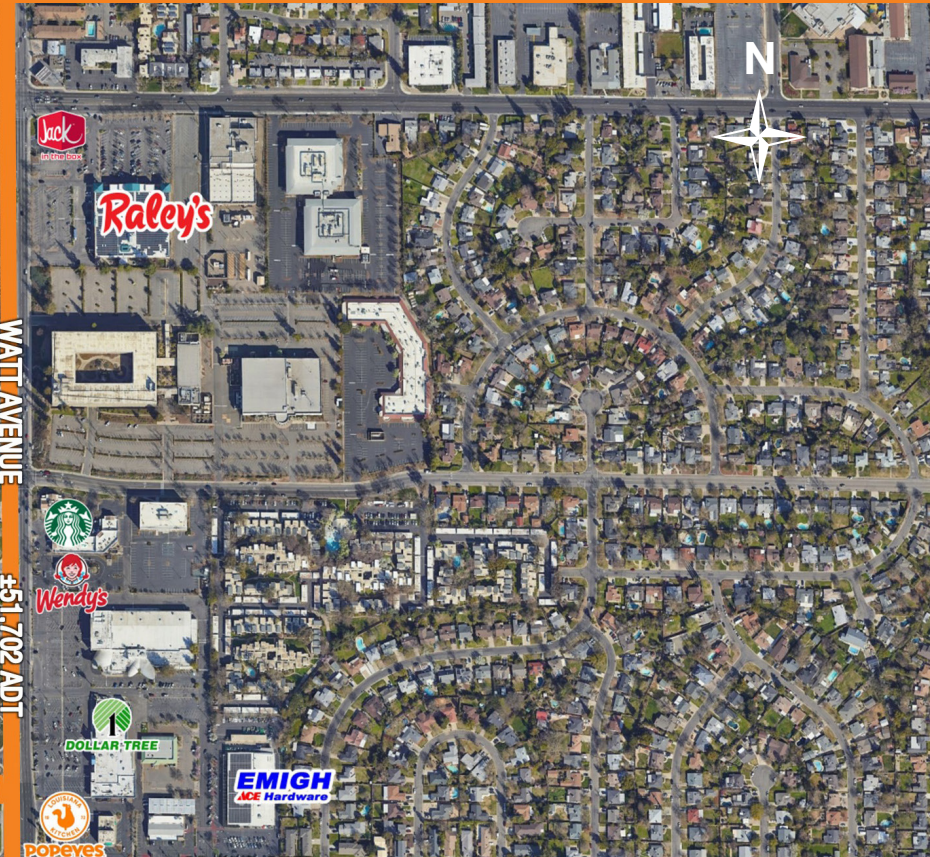
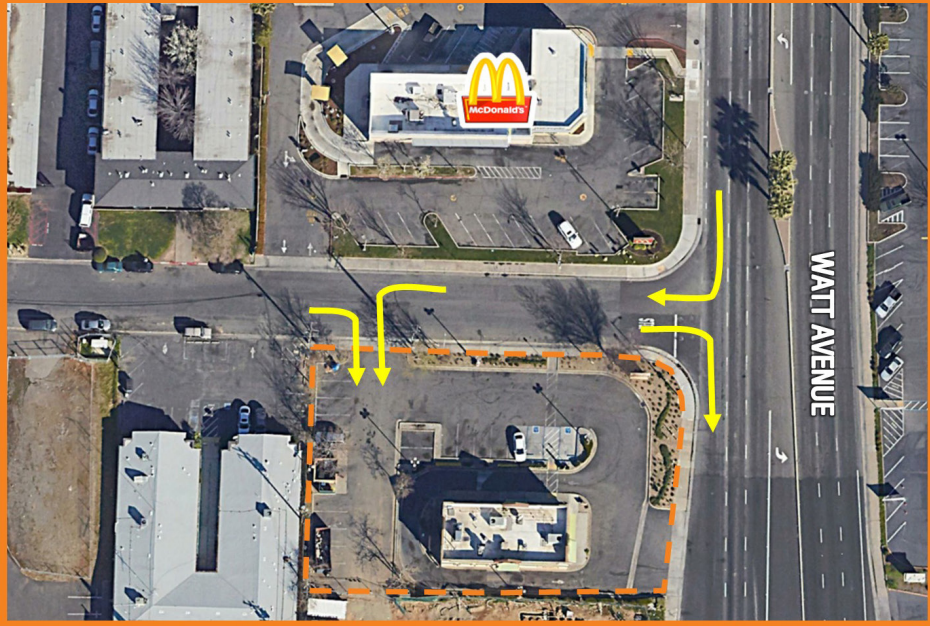
# EXISTING DRIVE-THRU BUILDING

2525 WATT AVENUE | SACRAMENTO, CA 95821

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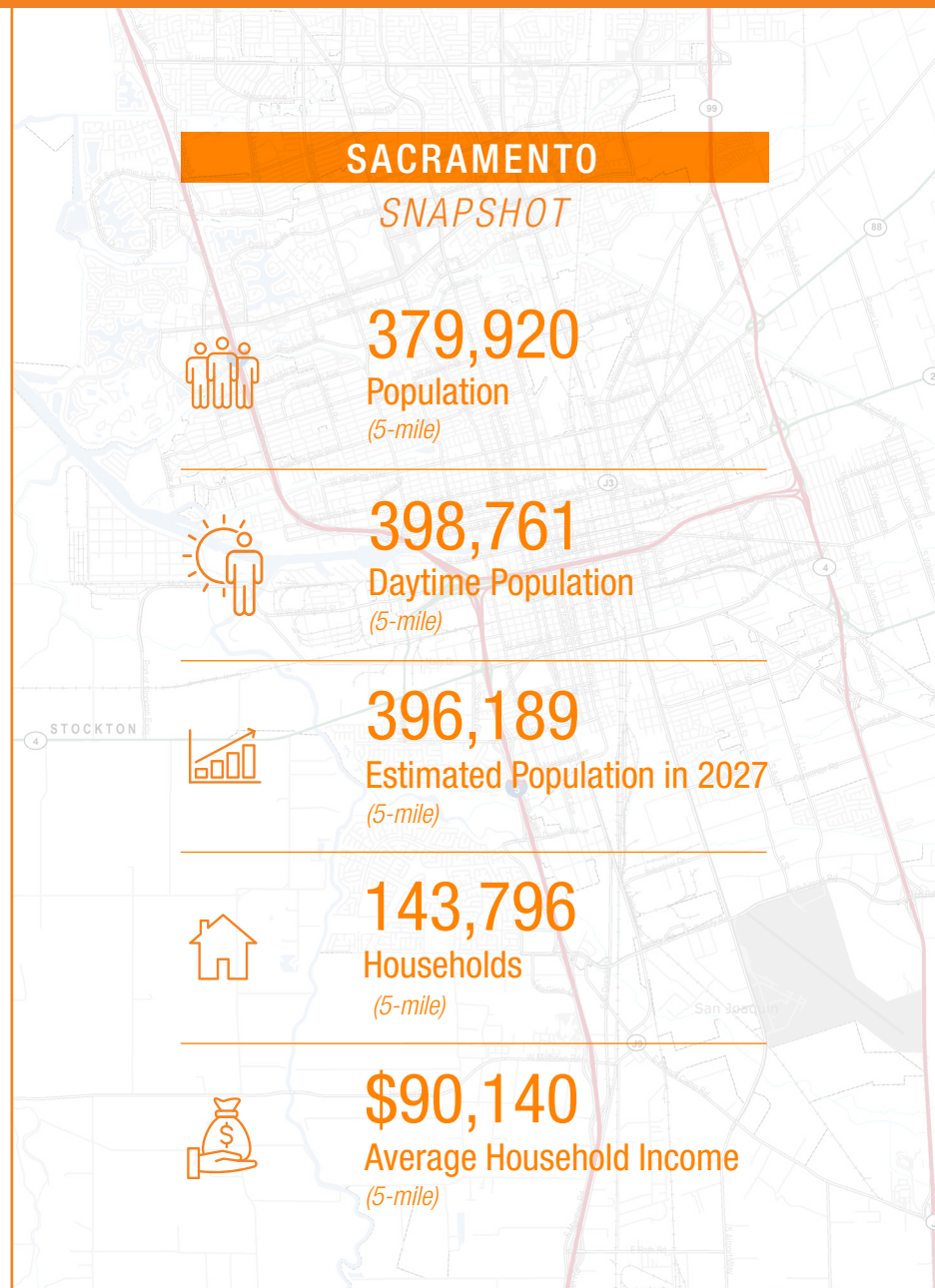


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Population	1-Mile	3-Mile	5-Mile
2022 Total Population	17,224	141,661	379,920
Estimated 2027 Total Population	17,919	147,335	396,189
2022 Total Daytime Population	23,004	157,608	398,761
Households			
2022 Households	7,380	56,769	143,796
2022 Average Household Size	2.30	2.45	2.60
Race/Ethnicity			
% 2022 White Alone	59.95%	59.96%	59.84%
% 2022 Hispanic	12.99%	21.81%	24.47%
% 2022 Asian Alone	12.39%	10.91%	10.34%
% 2022 African American Alone	10.11%	8.80%	9.47%
% 2022 Two or More Races	8.56%	8.36%	8.86%
Income			
2022 Household Income: Average	\$81,155	\$91,355	\$90,140
% 2022 Household Income: \$60,000 to \$74,999	9.59%	10.18%	10.59%
% 2022 Household Income: \$75,000 to \$99,999	14.27%	11.19%	12.56%
% 2022 Household Income: \$100,000 to \$124,999	9.07%	8.29%	8.90%
% 2022 Household Income: \$125,000 to \$149,999	4.59%	5.11%	5.72%
% 2022 Household Income: \$150,000 to \$199,999	7.05%	7.12%	7.07%
% 2022 Household Income: \$200,000 or more	5.81%	9.19%	7.97%



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