

# For Lease - Large or Small Office Suites

AFFORDABLE RATES AND MOTIVATED TO LEASE

FOR LEASE

## Lu Ann Henderson

GQ North Real Estate  
Senior Vice President  
(916) 798-8559  
Luann@GQNorth.com  
01912126

## Beau Philip

GQ North Real Estate  
Commercial Real Estate Agent  
(415) 982-9496  
Beau@GQNorth.com  
02254863

3350 Watt Ave  
Sacramento, CA 95821



**GQ**North  
real estate

# HIGHLIGHTS

- ✓ 3,000 SF Office Unit with Six Built In Private Office Suites (Various Size Suites)
- ✓ Executive Conference Room and Executive Office, Private Storage In Suite
- ✓ Can Be Split To Smaller 1,100 SF Configuration
- ✓ Two Separate Entrances with One Double Door Entrance
- ✓ Includes Kitchenette / Break Room with Fridge, Dishwasher and Countertops
- ✓ Nice Size Lobby with Water Fountain
- ✓ Upstairs Unit Only No Elevator. Also Includes Back Private Stairwell.
- ✓ Indoor large Restrooms, One with a Lounge
- ✓ All Flooring Conveniently Removed For Easier Prep For New Flooring
- ✓ Newer Upgraded HVAC System and New Roof
- ✓ Big Picture Windows for Park Like Views
- ✓ Monument Signage Available On Watt Ave
- ✓ Large Private Parking Lot
- ✓ Tenant Improvement Incentives Available
- ✓ NICE NEIGHBORING TENANTS FOR HARMONY
- ✓ Cool Nostalgic Office Building Vibe With Skylights
- ✓ Call / Text For Information (916) 798-8559

## LU ANN HENDERSON

### SENIOR VICE PRESIDENT

DRE# 01912126

Commercial Real Estate Sales And Leasing



San Francisco (415) 982-9496



Sacramento (916) 798-8559



info@matrixcre.ai

Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
K	AVAILABLE	2nd	3,200	\$1.00	MG	This Large Suite can be split as small as 1,100 SF.
L	AVAILABLE	2nd	1,100	\$1.00	MG	This Suite can be as large as 3,200 SF.

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## PROPERTY FEATURES

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CURRENT OCCUPANCY	94.00%
TOTAL TENANTS	6
BUILDING SF	13,792
GLA (SF)	3,200
LAND SF	41,578
LAND ACRES	0.955
YEAR BUILT	1973
ZONING TYPE	Office Bp (pd)
BUILDING CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	65
NUMBER OF PADS	1
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

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## NEIGHBORING PROPERTIES

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NORTH	Office Building
SOUTH	Apartments
EAST	Apartments
WEST	Shopping Center

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## TENANT INFORMATION

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LEASE TYPE	Modified Gross
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## Fantastic Location

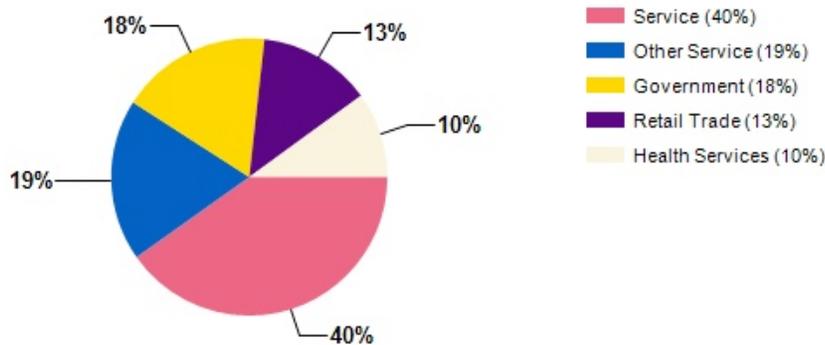
- ✓ Situated in the heart of Sacramento's Arden-Arcade business district, 3350 Watt Ave offers unbeatable visibility and accessibility. The property sits along a heavily trafficked corridor surrounded by established offices, restaurants, banks, and retail centers.

Across the street from the Del Paso Country Club and a bustling Shopping Center.

Within minutes of Interstate 80, Arden Fair Mall, and the Fulton Ave auto and business hub, the location provides easy commuting from across the region. Nearby amenities include Starbucks, Raley's, and several local dining options — perfect for client meetings or team lunches.

This highly visible stretch of Watt Avenue draws consistent daily traffic and maintains a professional yet approachable atmosphere, making it ideal for small to mid-sized businesses seeking a convenient Sacramento address with strong exposure.

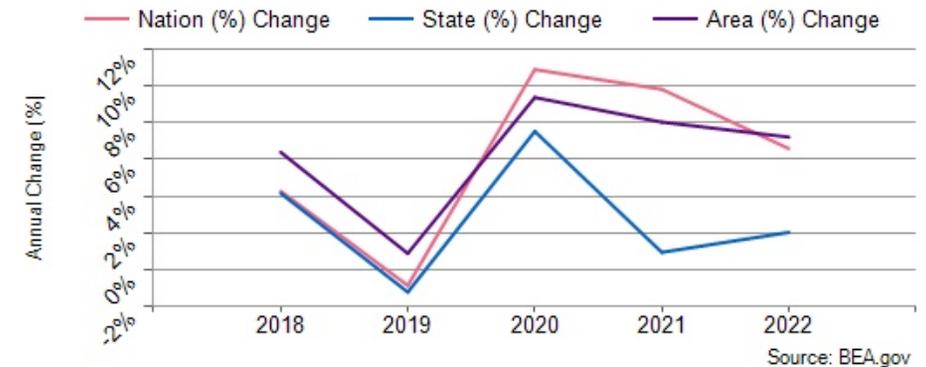
## Major Industries by Employee Count

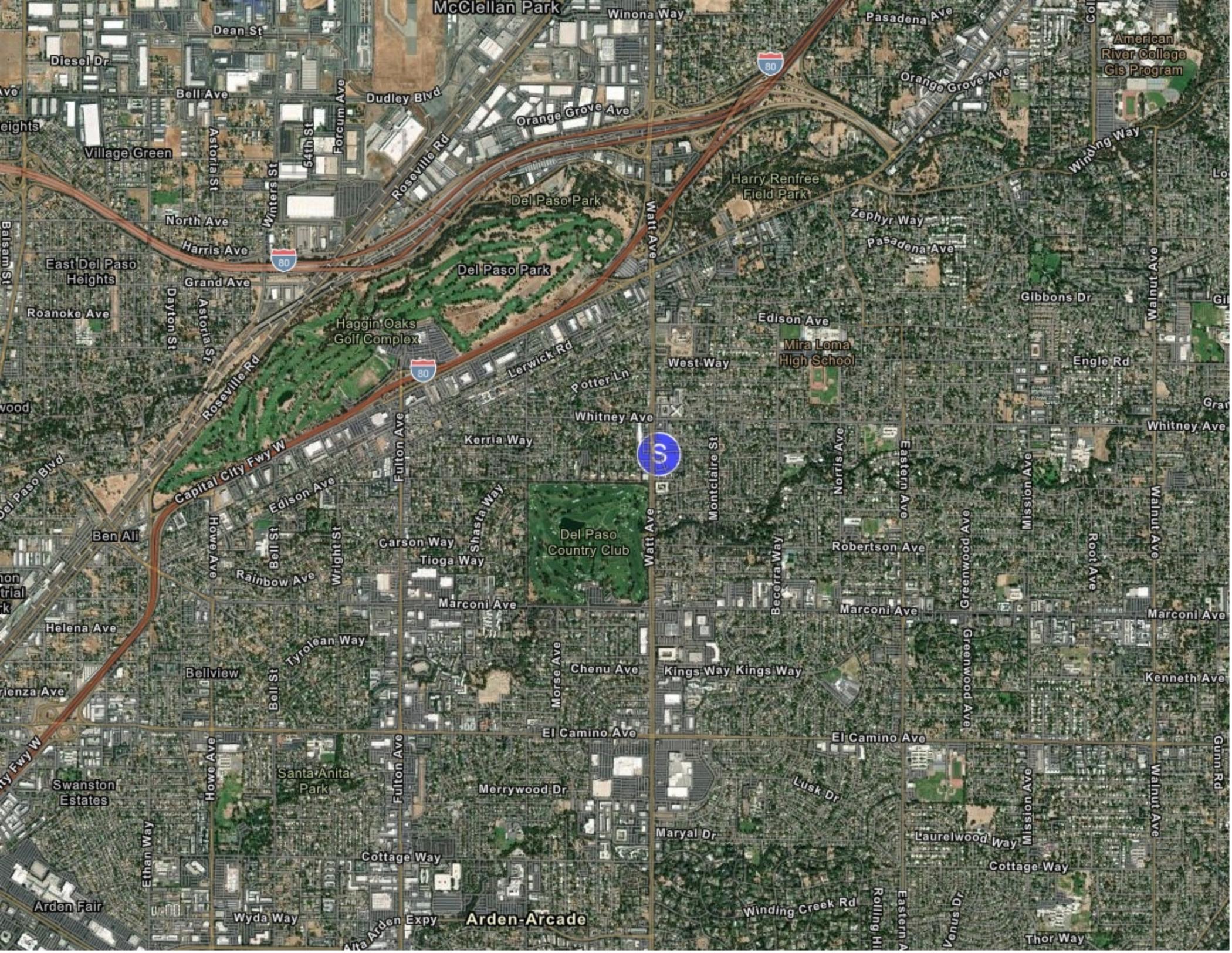


## Largest Employers

State of California	113,610
UC Davis Health System	16,075
Sacramento County	13,611
Kaiser Permanente	11,856
U.S. Government	10,699
Sutter Health	10,129
Dignity Health	7,353
San Juan Unified School District	5,346

## Sacramento County GDP Trend





McClellan Park

American River College Cis Program

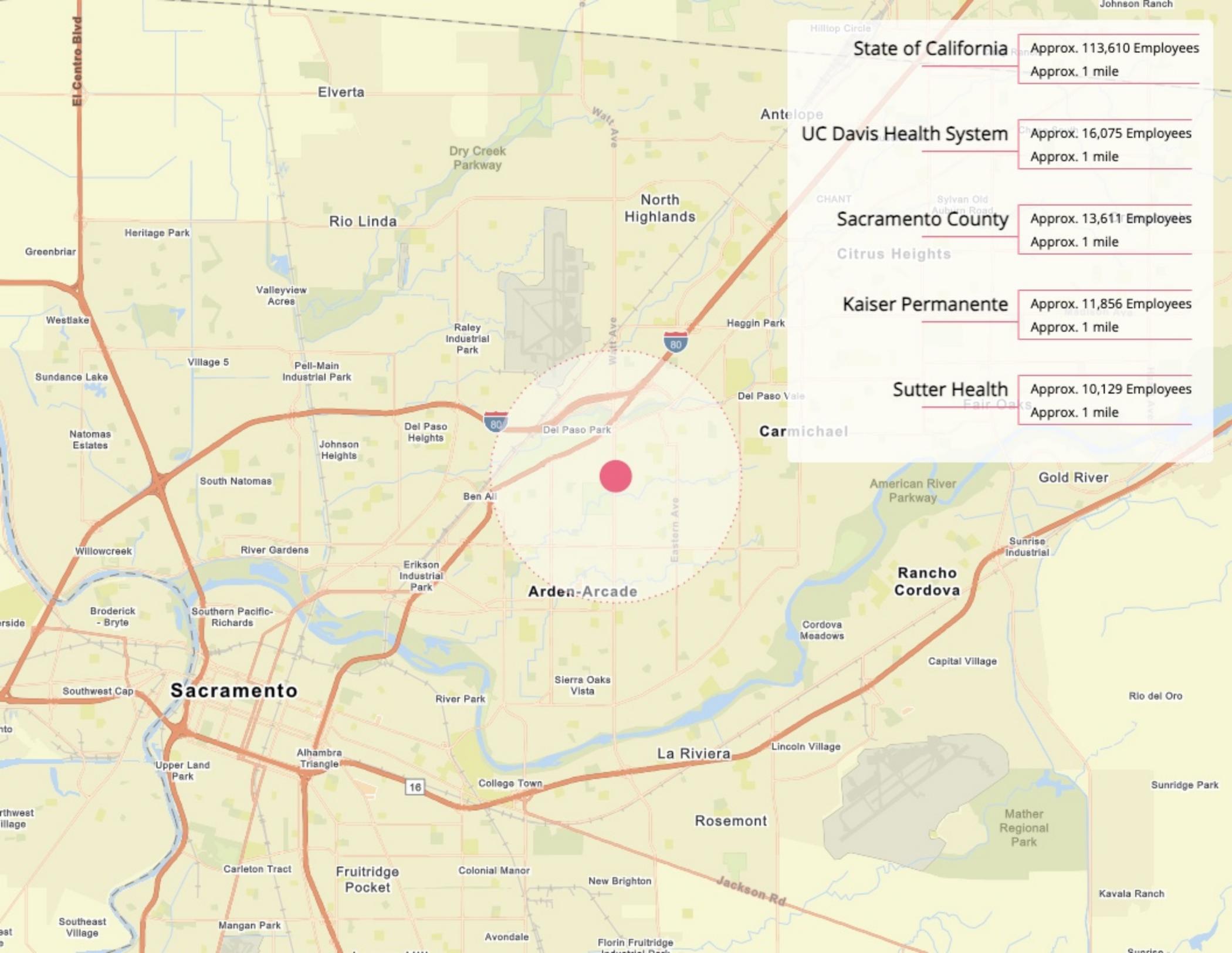
Del Paso Park

Mira Loma High School

Del Paso Country Club

Arden-Arcade





**State of California** Approx. 113,610 Employees  
Approx. 1 mile

**UC Davis Health System** Approx. 16,075 Employees  
Approx. 1 mile

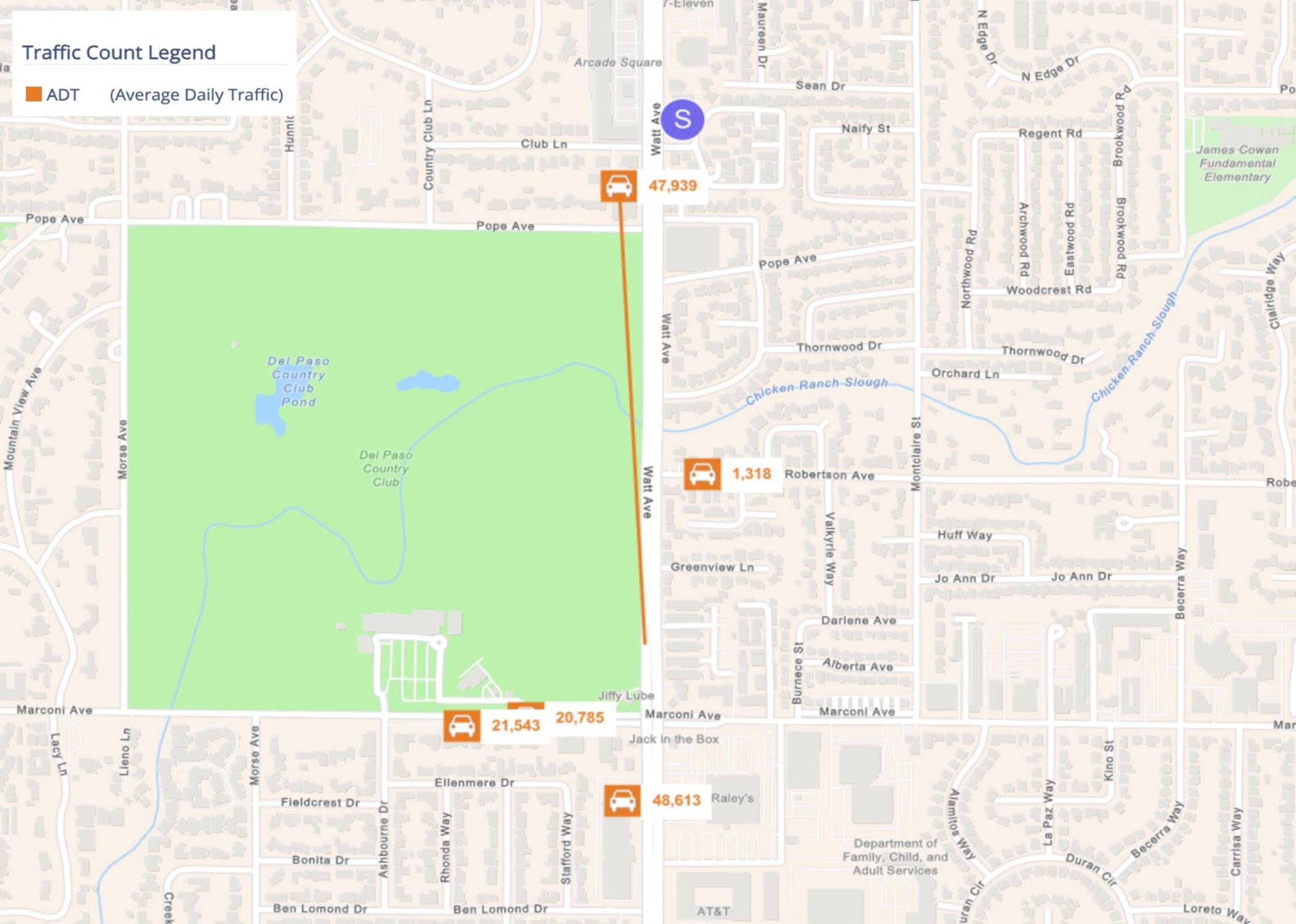
**Sacramento County** Approx. 13,611 Employees  
Approx. 1 mile

**Kaiser Permanente** Approx. 11,856 Employees  
Approx. 1 mile

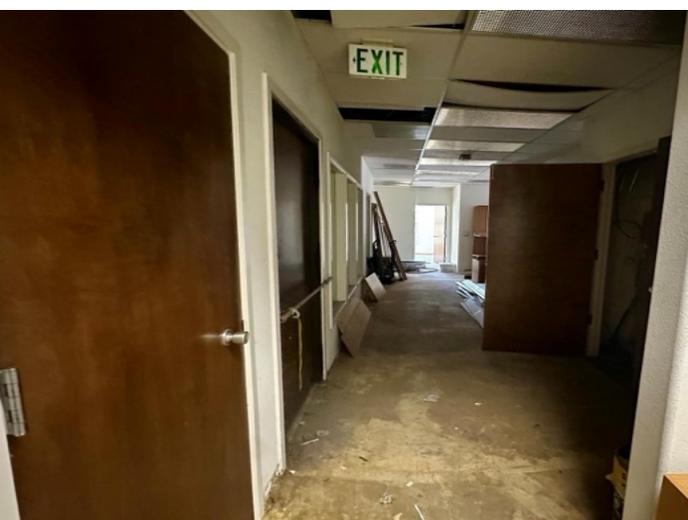
**Sutter Health** Approx. 10,129 Employees  
Approx. 1 mile

# Traffic Count Legend

 ADT (Average Daily Traffic)









## Other Sacramento Retail / Office Locations

Available For Sale or Lease, Call for Details.

MatrixCRE.ai for details and videos

(Call / Text 916-798-8559)

### 700 Darina, Sacramento, CA 95825

Corner Del Paso Blvd, Behind Grocery Outlet

Retail Building Size: 6,887 SF

### 2391 Arden Way #218, Sacramento, CA 95825

Office and Approved Residential Building

Two Story Building Size 10,494 SF

### 4140 - 4150 Manzanita Ave

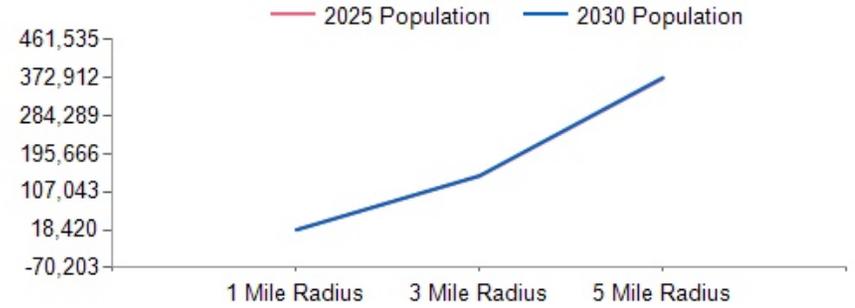
One Retail Suite Available – Suite 400 sf @ 2,800 SF

One Drive Thru Kiosk Approx. +/- 200 SF

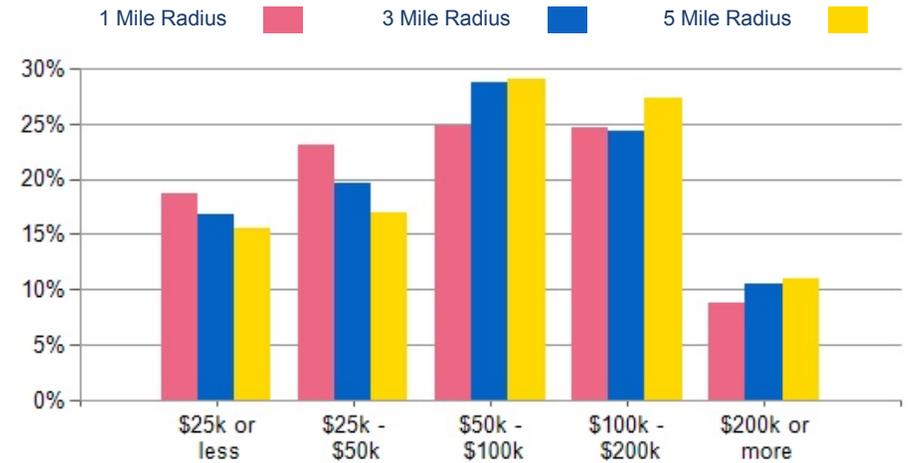


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,258	125,863	332,614
2010 Population	15,795	122,811	329,987
2025 Population	18,420	143,423	370,385
2030 Population	18,478	144,565	372,912
2025 African American	1,846	13,772	35,821
2025 American Indian	232	1,761	4,785
2025 Asian	2,218	17,060	39,965
2025 Hispanic	3,585	34,129	96,241
2025 Other Race	1,490	17,017	49,504
2025 White	9,565	70,432	181,893
2025 Multiracial	2,902	22,197	54,673
2025-2030: Population: Growth Rate	0.30%	0.80%	0.70%

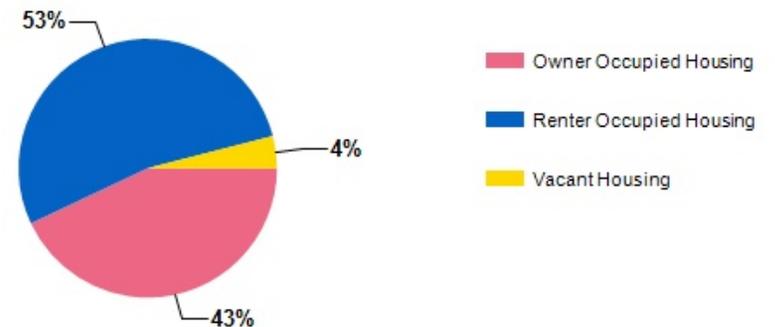
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	810	5,607	12,763
\$15,000-\$24,999	553	3,449	8,685
\$25,000-\$34,999	743	4,437	9,378
\$35,000-\$49,999	940	6,132	13,914
\$50,000-\$74,999	1,047	8,632	21,524
\$75,000-\$99,999	760	6,871	18,565
\$100,000-\$149,999	1,038	7,888	24,325
\$150,000-\$199,999	762	5,217	13,483
\$200,000 or greater	640	5,671	15,235
Median HH Income	\$63,239	\$70,609	\$77,786
Average HH Income	\$91,676	\$100,870	\$105,772



### 2025 Household Income



### 2025 Own vs. Rent - 1 Mile Radius

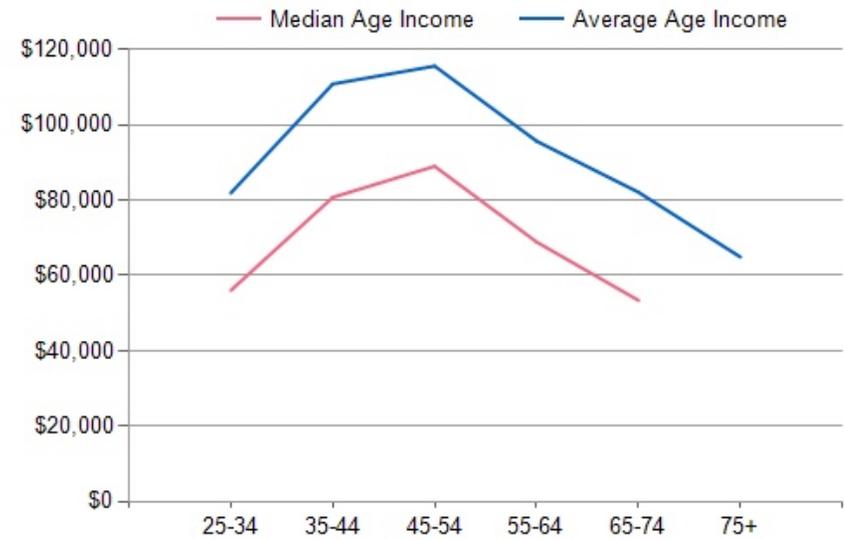
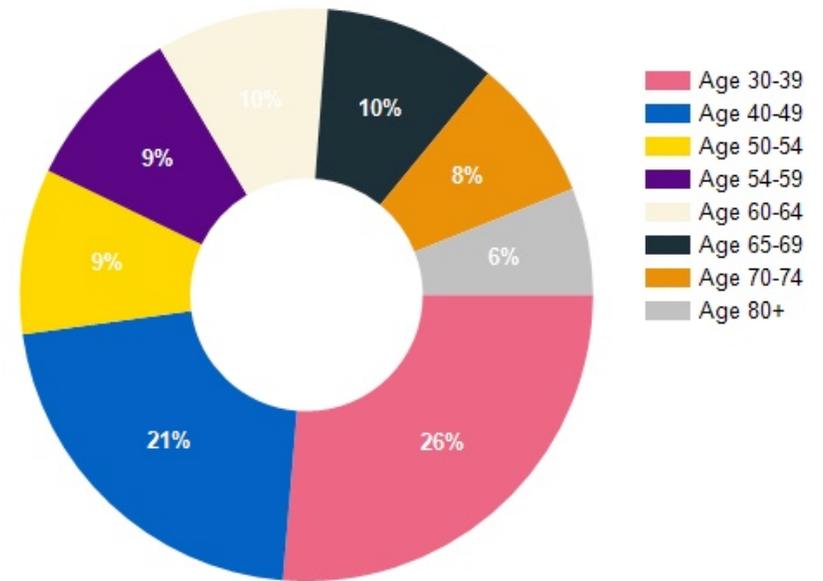


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,356	10,601	28,093
2025 Population Age 35-39	1,446	10,700	27,255
2025 Population Age 40-44	1,218	9,784	25,238
2025 Population Age 45-49	1,070	8,121	21,146
2025 Population Age 50-54	995	7,509	19,375
2025 Population Age 55-59	994	7,375	19,393
2025 Population Age 60-64	1,034	7,815	20,494
2025 Population Age 65-69	1,038	7,747	19,689
2025 Population Age 70-74	856	6,313	16,303
2025 Population Age 75-79	642	4,918	12,585
2025 Population Age 80-84	361	3,071	7,834
2025 Population Age 85+	367	3,497	8,435
2025 Population Age 18+	13,990	108,328	284,424
2025 Median Age	38	37	37
2030 Median Age	39	39	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,029	\$69,239	\$79,362
Average Household Income 25-34	\$81,908	\$93,243	\$100,472
Median Household Income 35-44	\$80,741	\$80,933	\$89,526
Average Household Income 35-44	\$110,854	\$112,776	\$117,980
Median Household Income 45-54	\$89,005	\$89,268	\$98,030
Average Household Income 45-54	\$115,612	\$122,148	\$127,212
Median Household Income 55-64	\$68,902	\$79,264	\$85,754
Average Household Income 55-64	\$95,690	\$110,954	\$117,092
Median Household Income 65-74	\$53,394	\$59,661	\$66,351
Average Household Income 65-74	\$82,100	\$92,200	\$96,276
Average Household Income 75+	\$64,897	\$78,370	\$79,018

Population By Age



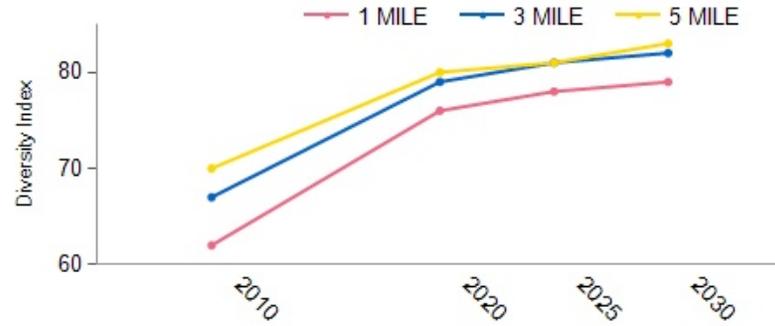
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	79	82	83
Diversity Index (current year)	78	81	81
Diversity Index (2020)	76	79	80
Diversity Index (2010)	62	67	70

### POPULATION BY RACE



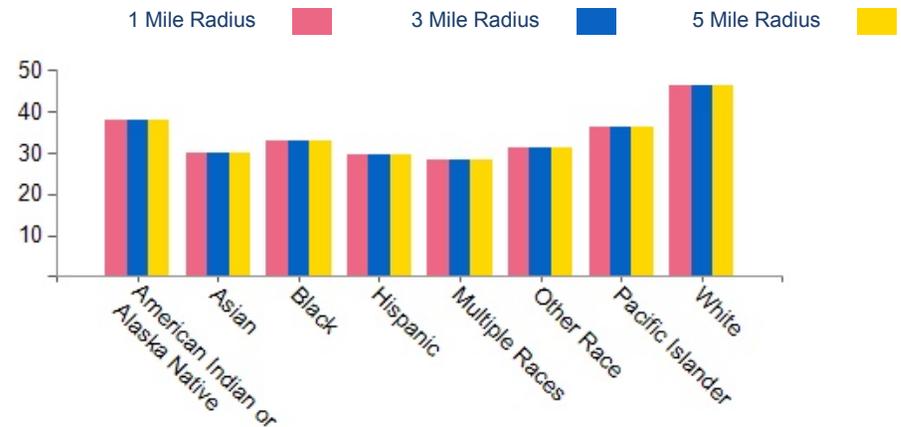
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	8%	8%	8%
American Indian	1%	1%	1%
Asian	10%	10%	9%
Hispanic	16%	19%	21%
Multiracial	13%	13%	12%
Other Race	7%	10%	11%
White	44%	40%	39%

### POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	39	37
Median Asian Age	30	30	33
Median Black Age	33	33	34
Median Hispanic Age	30	29	29
Median Multiple Races Age	28	28	28
Median Other Race Age	31	31	30
Median Pacific Islander Age	36	35	35
Median White Age	46	46	45

### 2025 MEDIAN AGE BY RACE





Lu Ann Henderson  
Senior Vice President

Lu Ann Henderson is an exclusive Commercial Real Estate listing agent serving California. She has a vast network of business owners and investors and a continuous pool of qualified buyers and tenants seeking quality real estate.

Eighty percent of her sales and leasing transactions are dual agency, which expedites transactions and reduces overall commission costs. Lu Ann has been recognized as a top producer by CoStar/LoopNet. She has received the Top-Performing Broker award in Crexi's Annual Platinum Broker Awards and is responsible for over \$40 million in California sales alone.

She selectively manages several listings, ensuring each client receives personal attention and thorough due diligence. Lu Ann has a proven strategy and specialization in various sectors of business real estate, including industrial, retail shopping centers, mixed-use, residential, office, land development, and specialty assets, which contributes to her status in the top 5 percent of brokers by transaction volume.

Lu Ann is committed to advising you on effective strategies for selling or leasing your property. She focuses on transparent and ethical dealings and wants to alleviate the pressures associated with property transactions.

Lu Ann leverages digital marketing platforms and social media, including commercial real estate platforms, to maximize your property's exposure. She also manages a YouTube channel, MatrixCRE.ai, to showcase each listing and enhance global visibility.

If you seek high-quality advice and result-oriented brokerage services, please call or email her at [Infor@MatrixCRE.ai](mailto:Infor@MatrixCRE.ai) and visit the website at [MatrixCRE.ai](http://MatrixCRE.ai).



**MatrixCRE.AI**

Beau Philip  
Commercial Real Estate Agent

Beau Philip joined GQ North Real Estate in March 2025. Although new to the industry, he brings two years of internship experience in commercial sales and leasing, as well as practical insight from his own commercial investments.

Before transitioning into commercial real estate, Beau earned a baseball scholarship to Oregon State University. In 2019, he was selected in the second round of the MLB Draft and spent five years in the Atlanta Braves organization as a professional baseball player. His experience as a shortstop and pitcher sharpened his competitive drive and attention to detail—qualities that now enhance his performance in commercial real estate transactions.

Beau’s natural rapport with clients has contributed to a strong start in his career. In his first year, he closed multiple retail and industrial transactions and secured numerous new commercial listings. Committed to versatility, he continues to build experience across all aspects of commercial sales and leasing. Beau specializes in industrial, Retail, and commercial investments. Outside of work, Beau enjoys golfing, coaching baseball, flying planes, and pursuing ongoing education, while prioritizing time with his family.

# For Lease - Large or Small Office Suites

## CONFIDENTIALITY and DISCLAIMER

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GQ North Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. GQ North Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:



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Brokerage License No.: Dre#:01942200

10018 Fair Oaks Blvd., Fair Oaks, CA 95762