

TAKE A TOUR



THE
EDWARDS
COMPANY
commercial real estate services

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WOODLAND GATEWAY

SEC County Rd 102 & Interstate 5
Woodland, CA

PAD & SHOP SPACE AVAILABLE



PARTNER **XTEAM**
RETAIL ADVISORS

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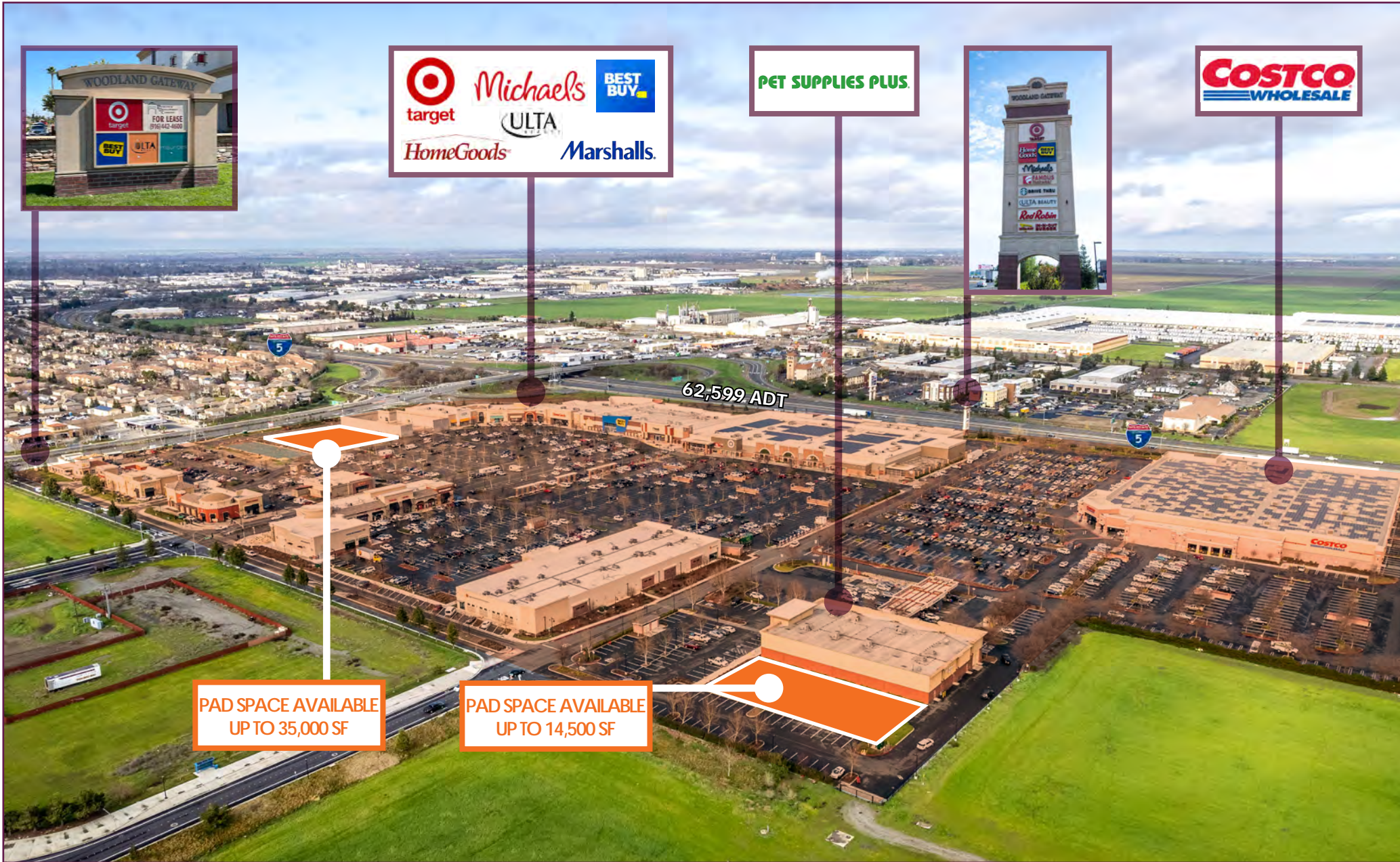
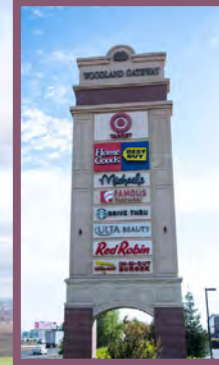
WOODLAND GATEWAY | PROJECT PROFILE



- 550,000 sf GLA Retail (Phase 1)
- Woodland is Yolo County's Government Seat
- Average Combined Daily Traffic: 110,000 ADT
- Primary Trade Area Population: 165,200
- Only super regional shopping center node



WOODLAND GATEWAY | SITE OVERVIEW



62,599 ADT

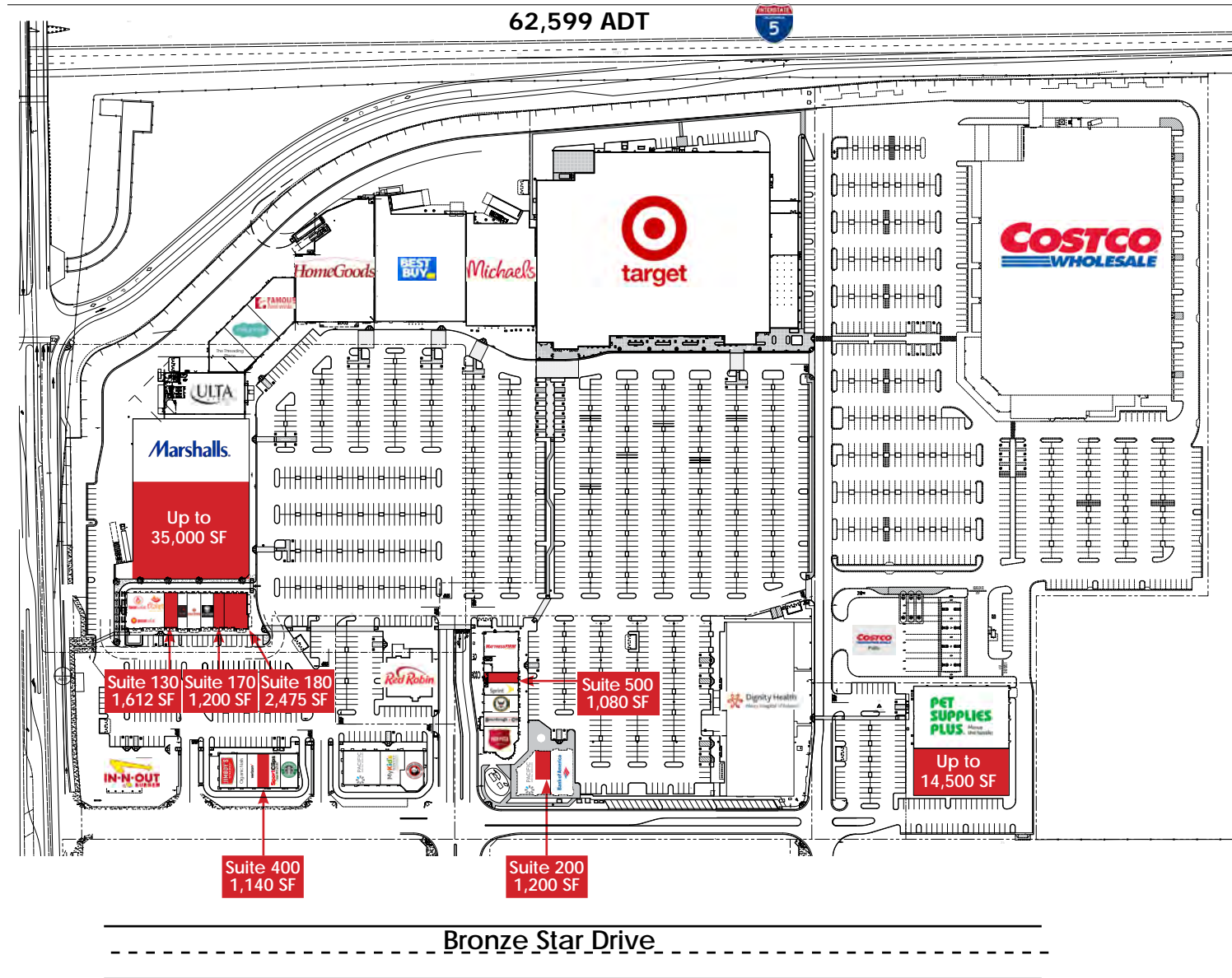
PAD SPACE AVAILABLE
UP TO 35,000 SF

PAD SPACE AVAILABLE
UP TO 14,500 SF

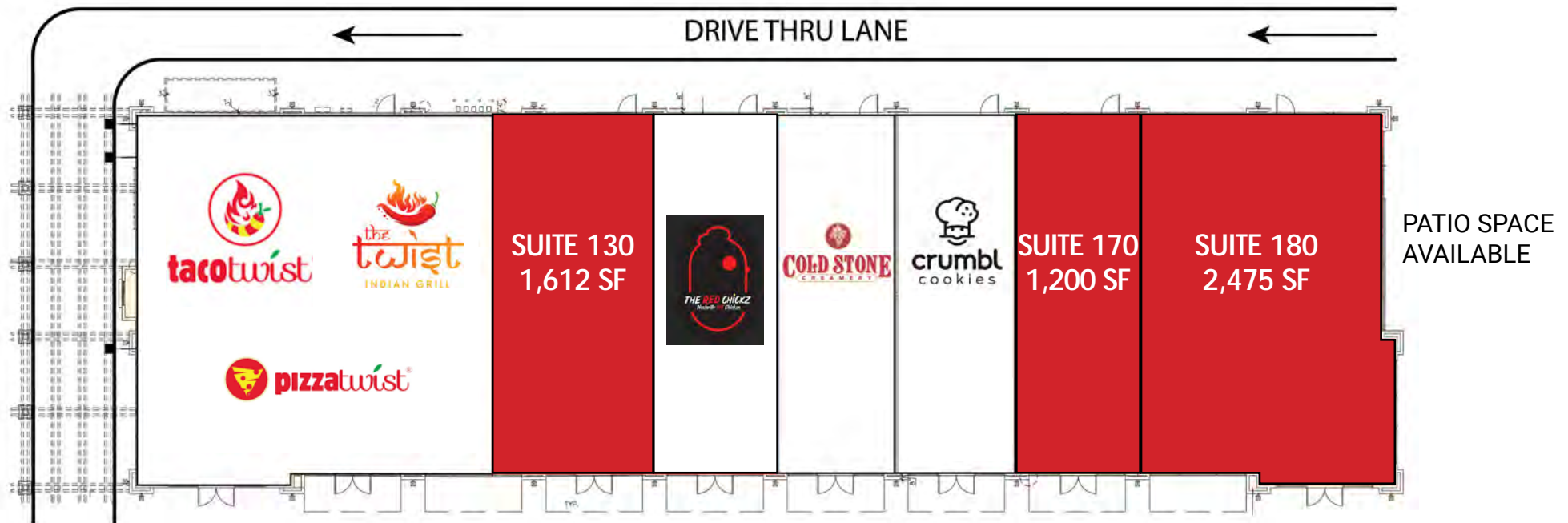
WOODLAND GATEWAY | SITE PLAN



SUITE	TENANT	SF
M4	VACANT	35,000
M6	VACANT	14,500
SHOPS 1		
200	The Threading Place	1,100
300	Maurices	4,300
400	Famous Footwear	5,228
SHOPS 2		
100-120	Taco/Pizza/Naan Twist	3,620
130	AVAILABLE	1,612
140	Red Chickz	1,200
150	Coldstone	1,200
160	Crumble Cookies	1,200
170	AVAILABLE	1,200
180	AVAILABLE	2,475
SHOPS 3		
100	Jimboy's	1,800
200	Organic Nails	1,077
300	Verizon	1,128
400	AVAILABLE	1,140
500	SportClips	1,230
600	Starbucks	1,670
SHOPS 4		
100	Woodland Smiles	3,405
300	My Kid's Dentist	1,251
500	Panda Express	2,354
SHOPS 5		
100	MOD Pizza	2,805
200	Sourdough & Co	1,313
300	USA Recruiting Co	1,739
400	Sprint	1,260
500	AVAILABLE	1,080
600	Mattress Firm	4,220
SHOPS 6		
100	Pacific Dental	3,029
200	AVAILABLE	1,200
500	Bank of America	2,400



SHOPS 2 | 1,200 SF & 1,612 SF AVAILABLE



SHOPS 3 | 1,140 SF AVAILABLE



EXISTING
OUTDOOR
PATIO



Organic
Nails



SUITE 400
1,140 SF
(2nd Gen
Sandwich)

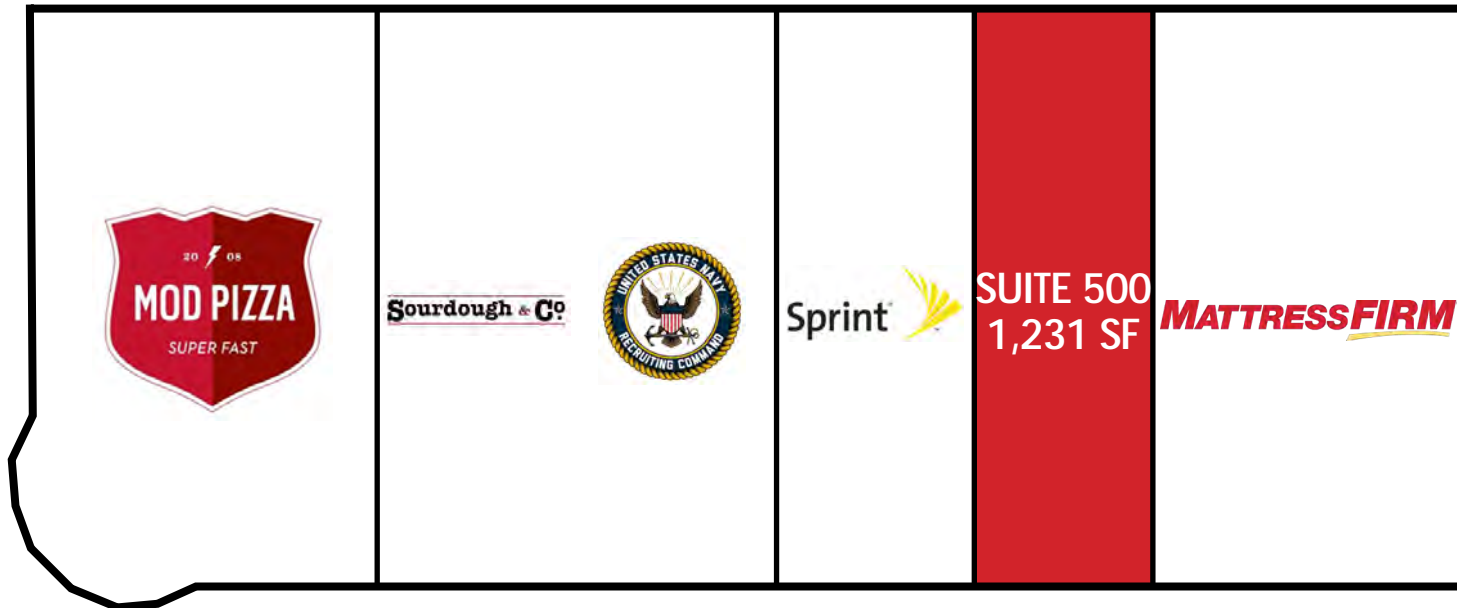


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Bronze Star Drive

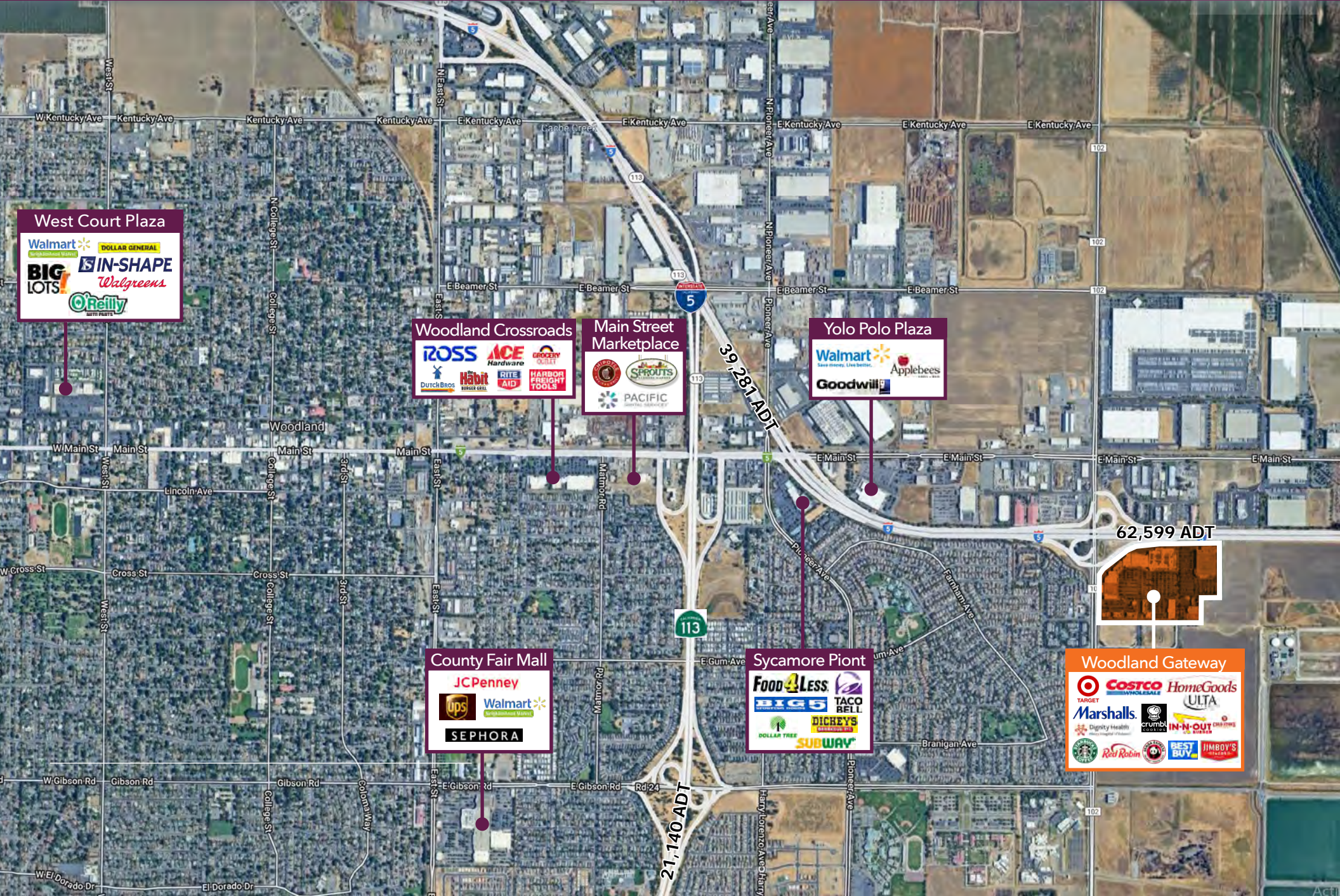
SHOPS 5 | 1,231 SF AVAILABLE



Bronze Star Drive



NEARBY AMENITIES



West Court Plaza

- Walmart
- DOLLAR GENERAL
- BIG LOTS!
- IN-SHAPE
- Walgreens
- O'Reilly

Woodland Crossroads

- ROSS
- ACE Hardware
- GROCERY OUTLET
- Durch Bros
- Habit
- RITE AID
- HARBOR FREIGHT TOOLS
- PACIFIC

Main Street Marketplace

- SPROUTS
- PACIFIC

Yolo Polo Plaza

- Walmart
- Applebees
- Goodwill

County Fair Mall

- JCPenney
- UPS
- Walmart
- SEPHORA

Sycamore Point

- Food 4 Less
- TACO BELL
- DICKEYS
- SUBWAY
- DOLLAR TREE

Woodland Gateway

- TARGET
- COSTCO WHOLESALE
- HomeGoods
- ULTA
- Marshalls
- Dignity Health
- crumbl
- IN-N-OUT
- Red Robin
- BEST BUY
- JIMBOY'S

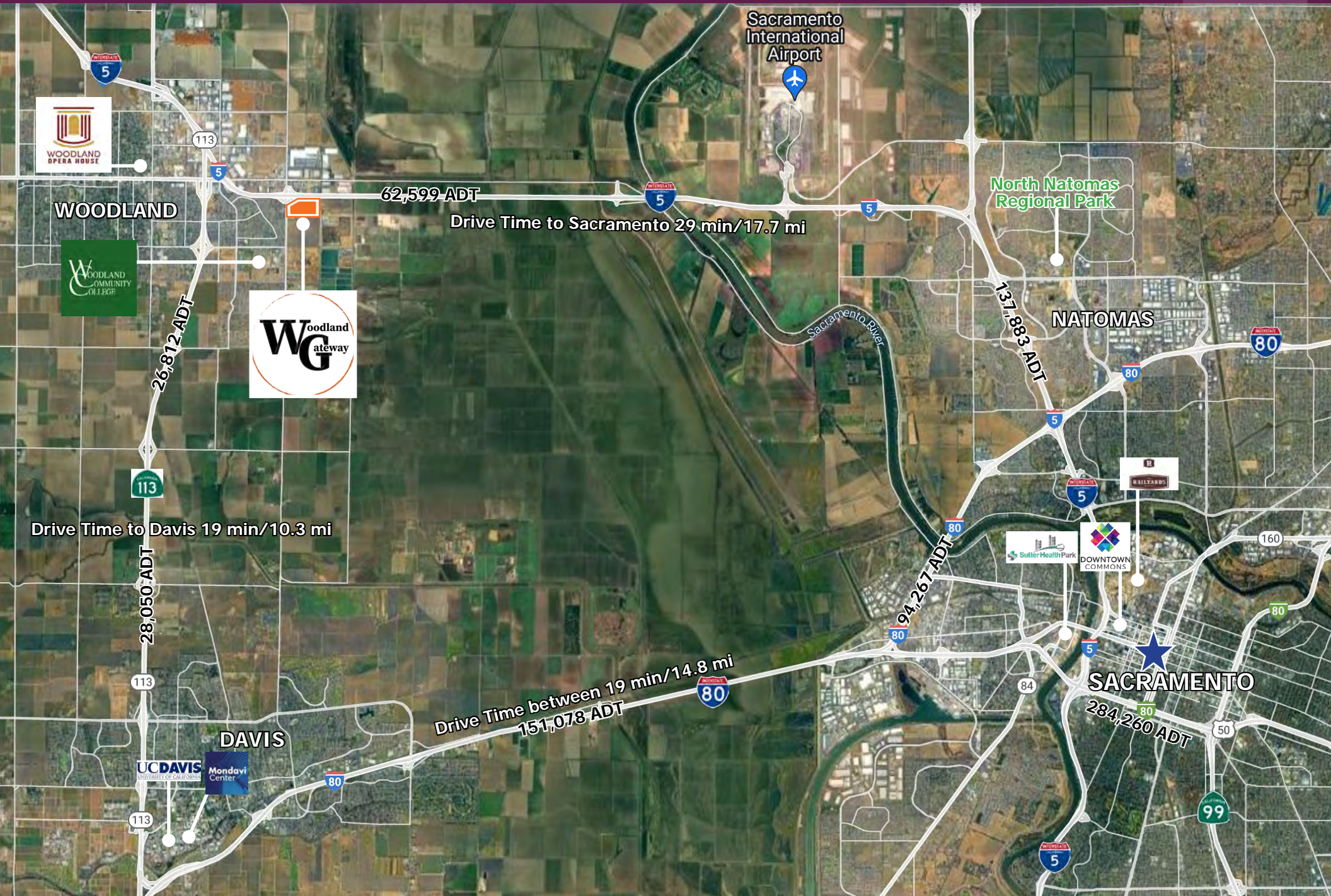


62,599 ADT

21,140 ADT

39,281 ADT

REGIONAL OVERVIEW



DEMOGRAPHICS



3 Mile Radius

38,976
POPULATION

3.6
AVE HH SIZE

\$130,826
AVE HH INCOME

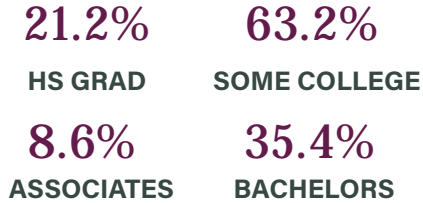
34.8
MEDIAN AGE



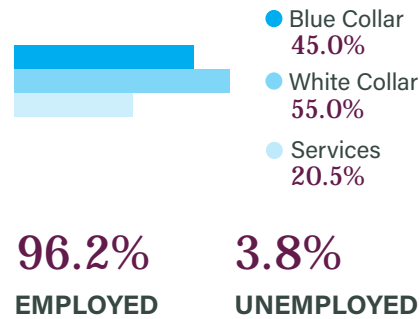
HOME OWNERSHIP



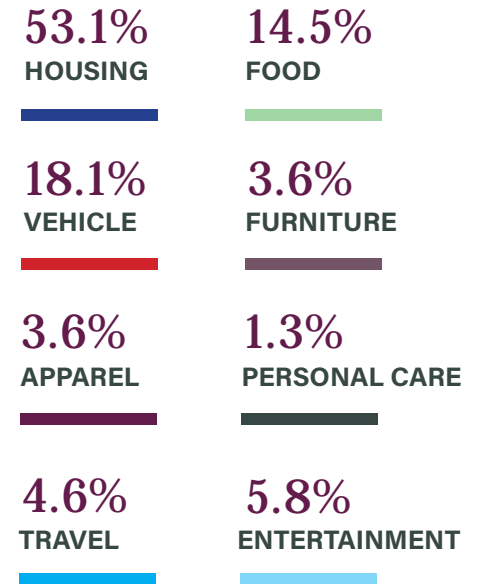
EDUCATION



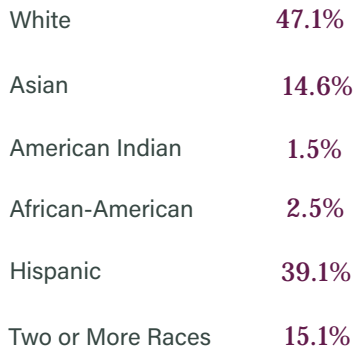
EMPLOYMENT



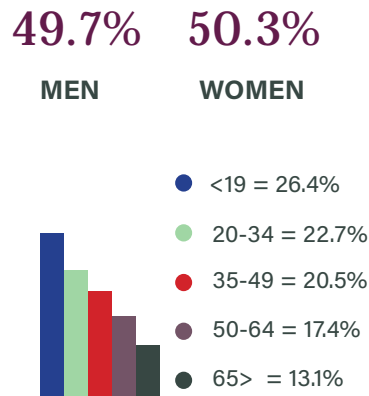
AVERAGE MONTHLY HOUSEHOLD SPENDING



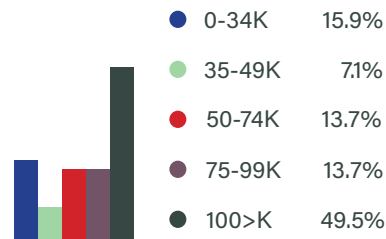
RACE & ETHNICITY



GENDER & AGE



INCOME BY HOUSEHOLD





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PROUD PARTNER
XTEAM
RETAIL ADVISORS

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Another landmark
project by:

