

TAKE A TOUR



THE
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For further information,
contact:

Andrea Sessions

916-277-8122

andrea@theedwardsco.com

Lic # 01434048

WOODLAND GATEWAY

SEC County Rd 102 & Interstate 5
Woodland, CA

PAD & SHOP SPACE AVAILABLE



PARTNER **XTEAM**
RETAIL ADVISORS

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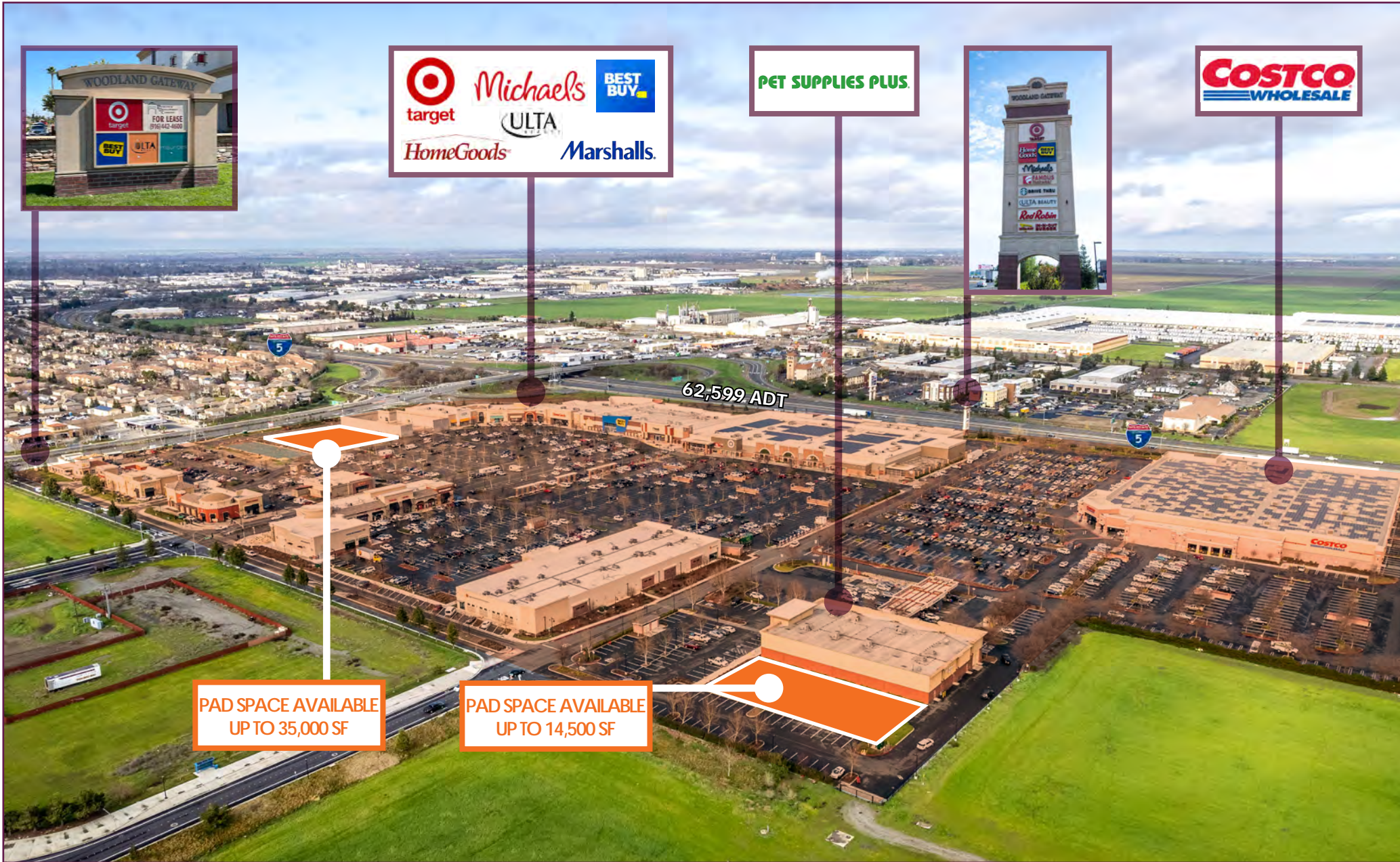
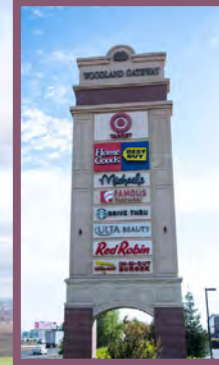
WOODLAND GATEWAY | PROJECT PROFILE



- 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



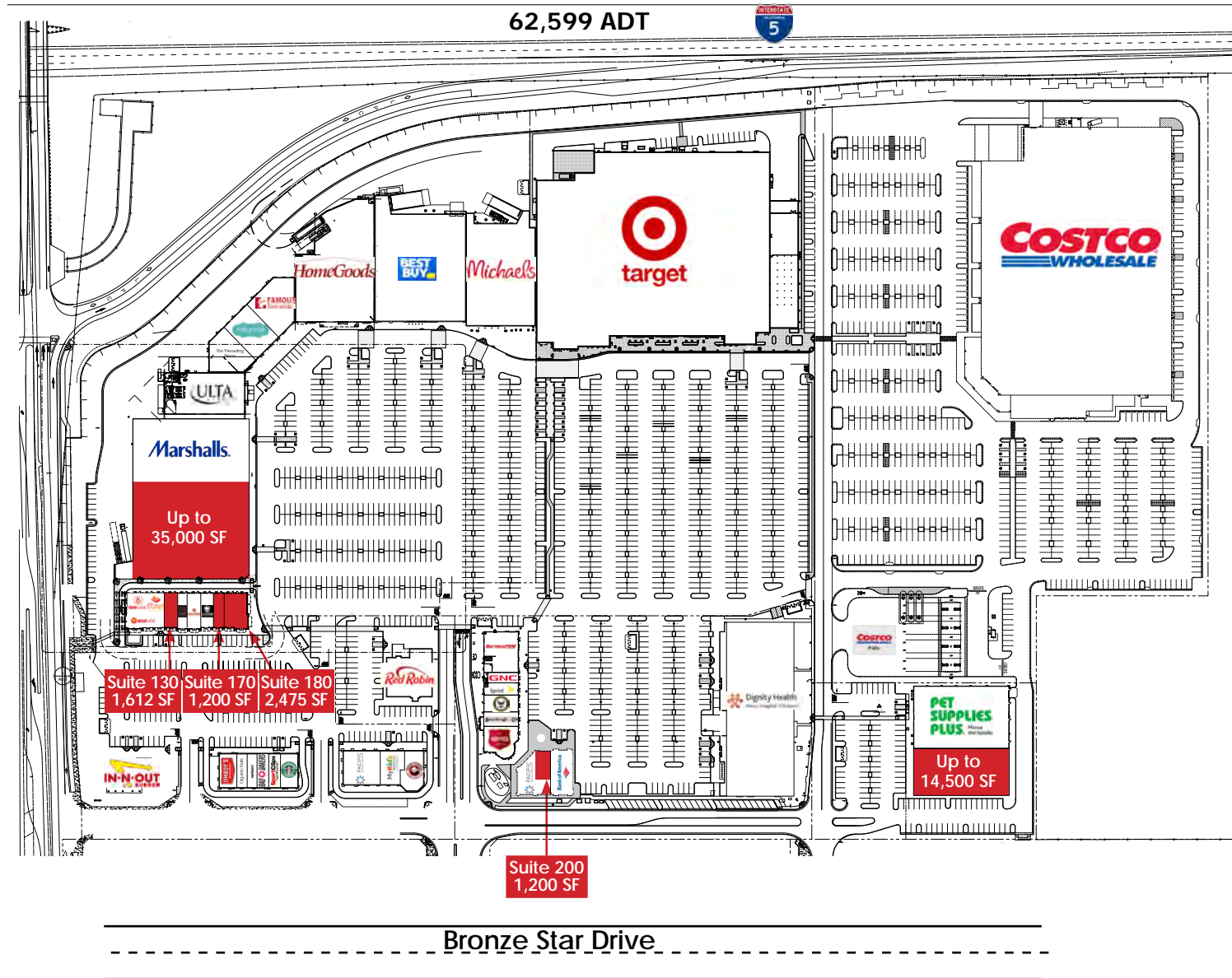
WOODLAND GATEWAY | SITE OVERVIEW



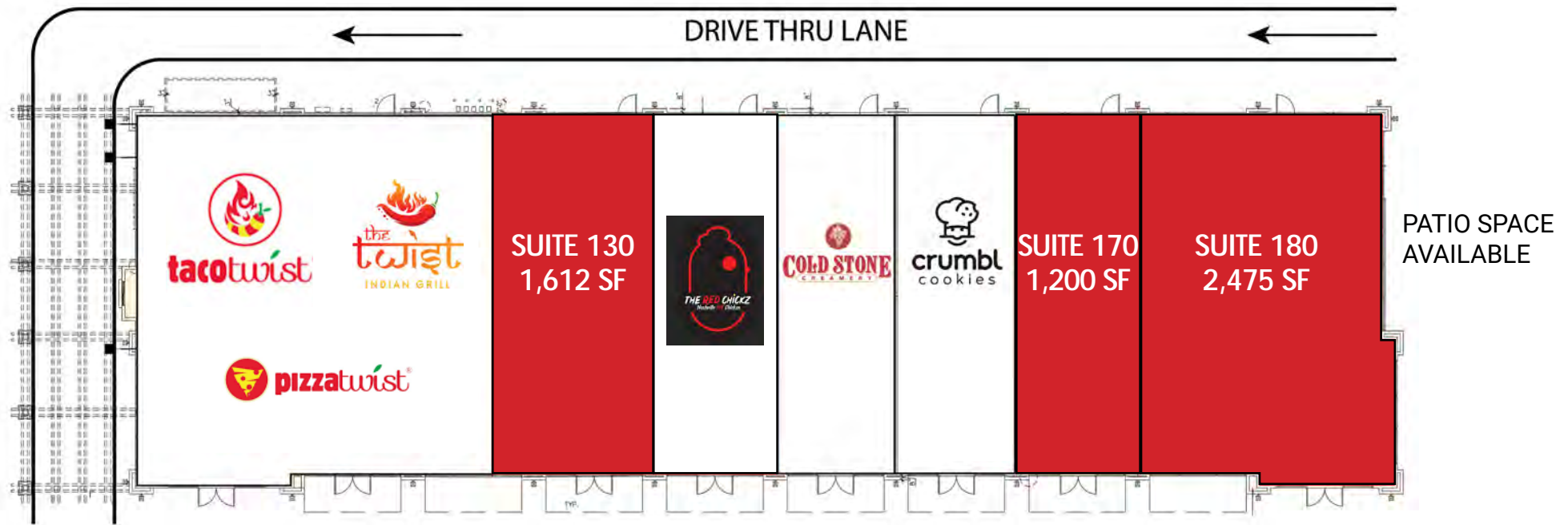
WOODLAND GATEWAY | SITE PLAN



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	Bad Bakers	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	GNC	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 | LEASED



EXISTING
OUTDOOR
PATIO



Organic
Nails



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Bronze Star Drive

SHOPS 5 | LEASED

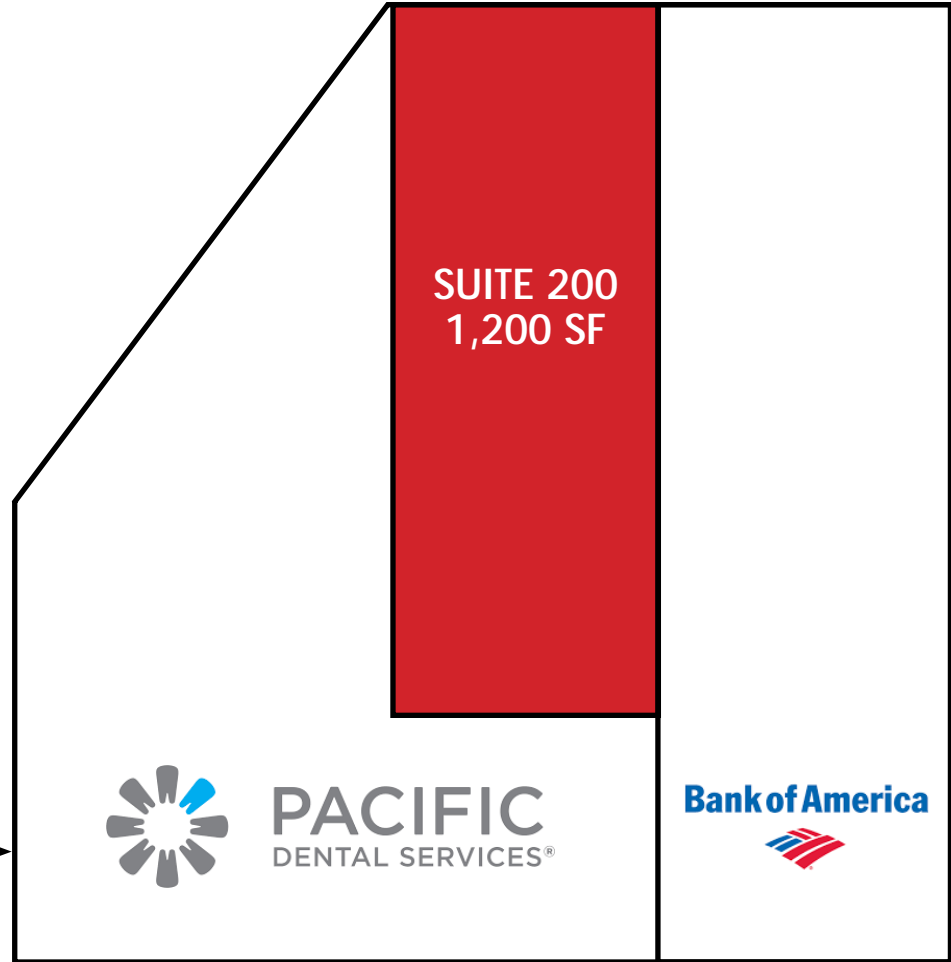


Bronze Star Drive



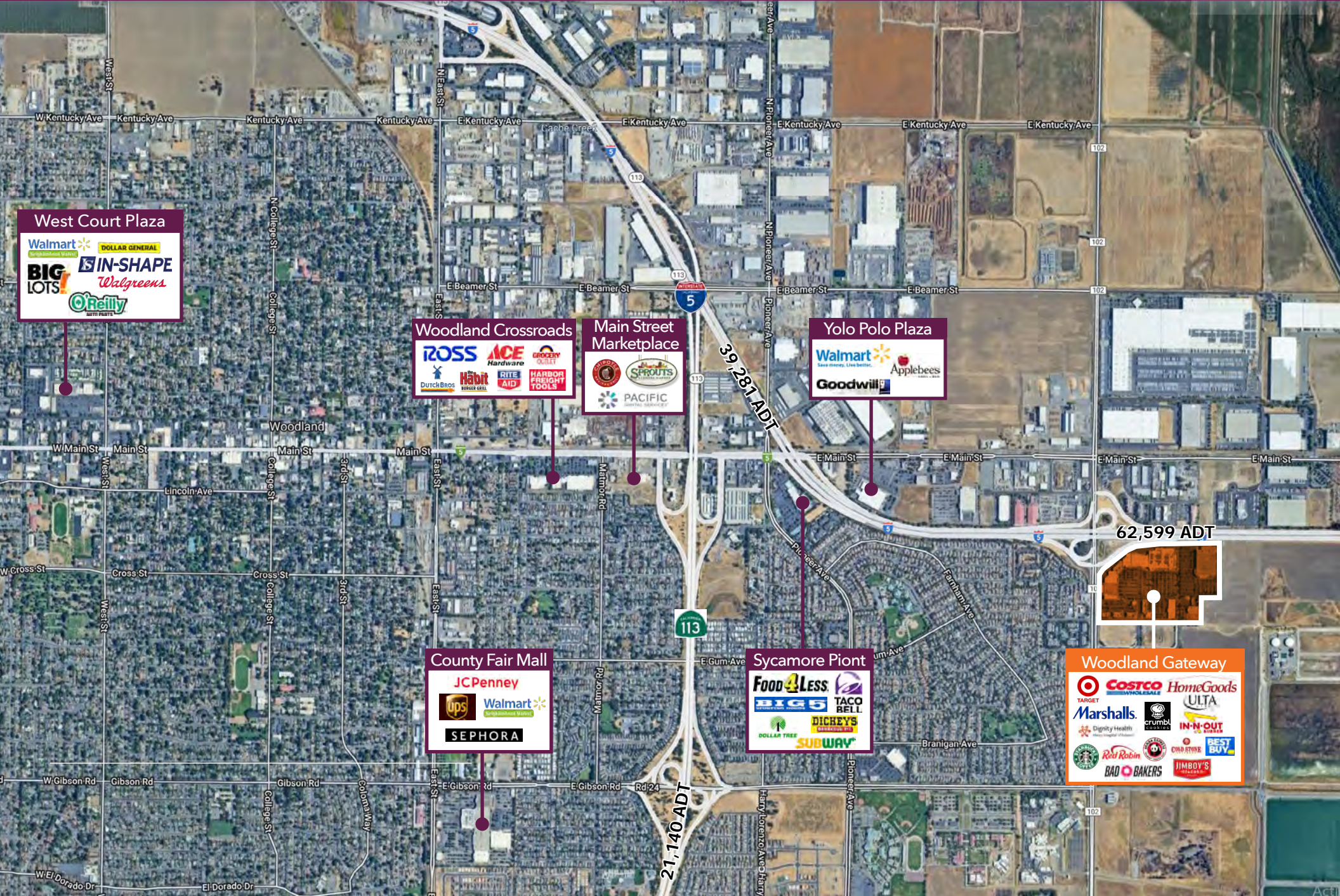
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SHOPS 6 | 1,200 SF AVAILABLE



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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

Main Street Marketplace

- SPROUTS
- PACIFIC

Yolo Polo Plaza

- Walmart
- Applebees
- Goodwill

County Fair Mall

- JCPenney
- UPS
- Walmart
- SEPHORA

Sycamore Piont

- Food 4 Less
- TACO BELL
- DICHEY'S
- DOLLAR TREE
- SUBWAY

Woodland Gateway

- TARGET
- COSTCO WHOLESALE
- HomeGoods
- Marshall's
- crumbl
- ULTA
- Dignity Health
- IN-N-OUT
- Starbucks
- Red Robin
- CRAB RAYZ
- BEST BUY
- BAD BAKERS
- JIMBOY'S

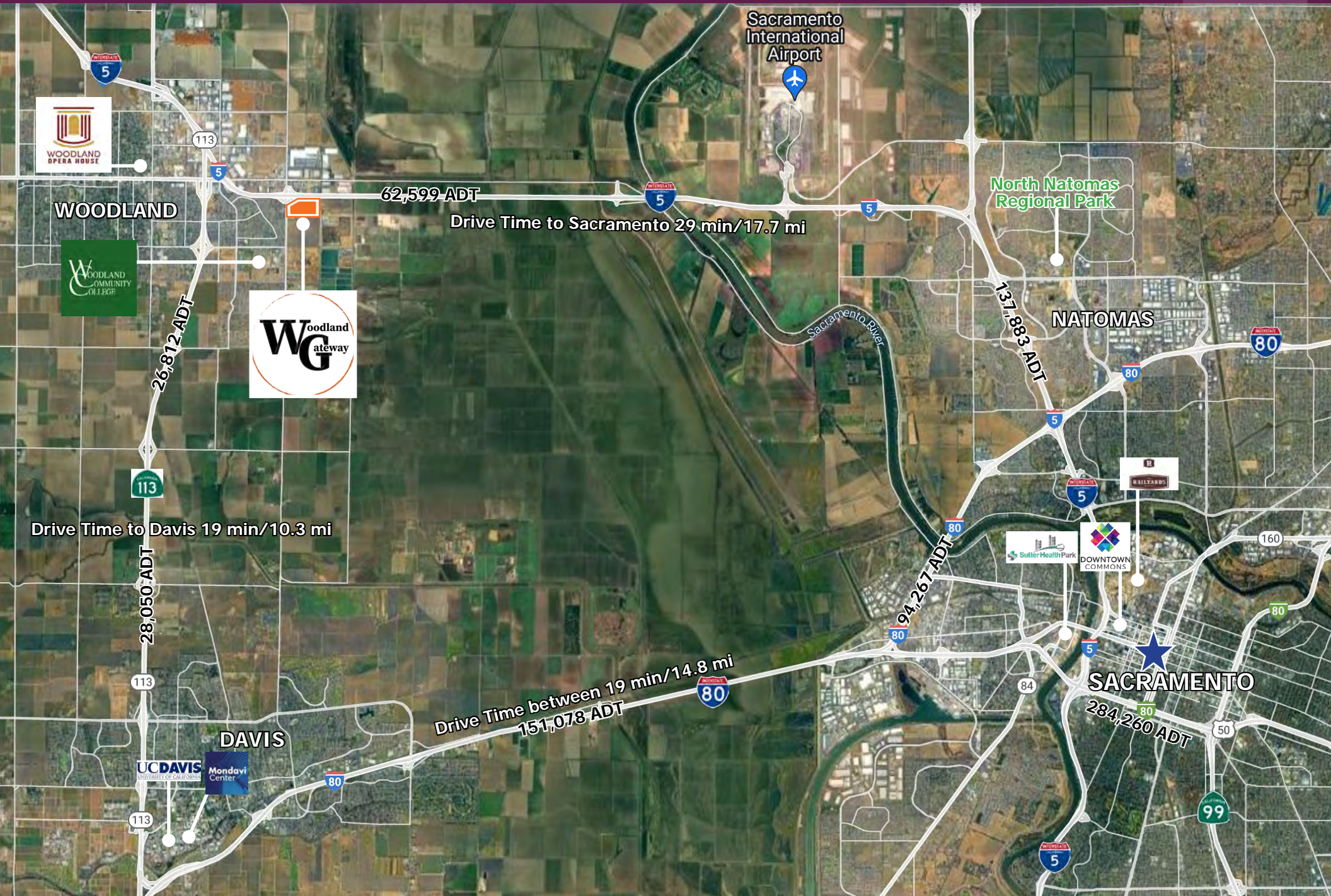


62,599 ADT

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

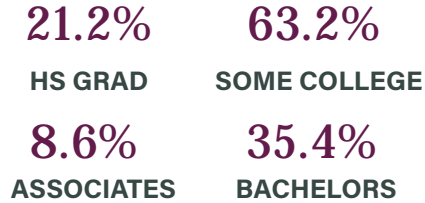
34.8
MEDIAN AGE



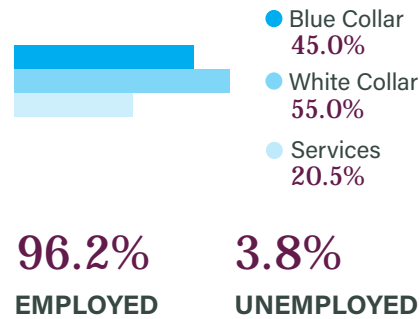
HOME OWNERSHIP



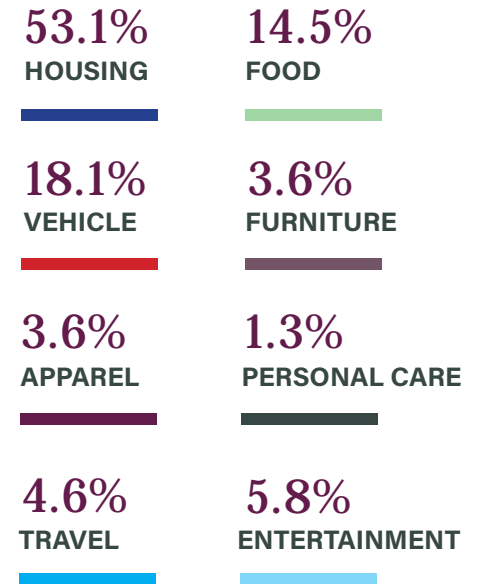
EDUCATION



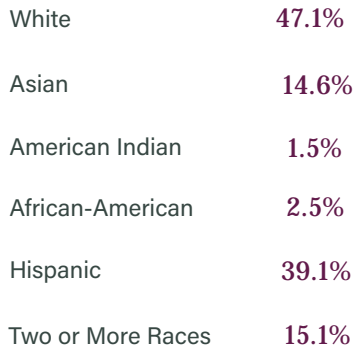
EMPLOYMENT



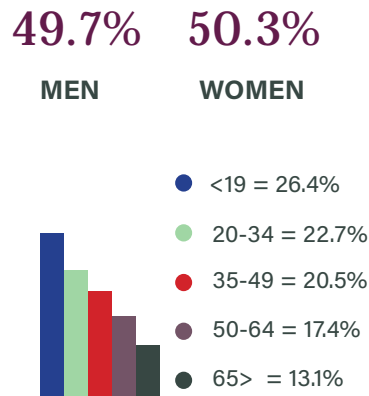
AVERAGE MONTHLY HOUSEHOLD SPENDING



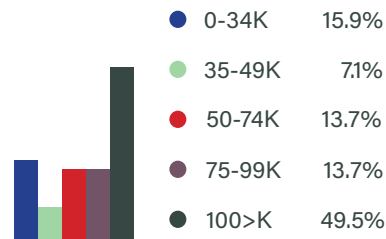
RACE & ETHNICITY



GENDER & AGE



INCOME BY HOUSEHOLD





THE
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PROUD PARTNER
XTEAM
RETAIL ADVISORS

For leasing information,
contact:

Andrea Sessions
andrea@theedwardsco.com
916.277.8122
Lic # 01434048

Another landmark
project by:

