

SHADE TREE PLAZA

WOODLAND | CA

For Lease

±800 to ±3,848 SF

Walmart and In-Shape
anchored retail center in
Woodland, CA.

- Well positioned in the heart of Woodland, CA near multiple new housing projects.
- Join tenants such as Delish Pizza, Super Burrito, and Swagat Indian Cuisine.
- Highly-visible pylon sign on W Court Street.

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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Shade Tree Plaza in Woodland, CA, is a neighborhood center anchored by Walmart Neighborhood Market and In-Shape Family Fitness, with tenants like Delish Pizza, Super Burrito, and Swagat Indian Cuisine. Positioned at the signalized intersection of California Street and W Court Street, the plaza benefits from over 18,000 cars per day (CPD) and is near several new housing developments, ensuring strong visibility and accessibility.

The center offers ample parking with multiple access points from California Street and W Court Street, and a large pylon sign on W Court Street for easy identification. Pad space is also available for build-to-suit (BTS) or ground lease opportunities.

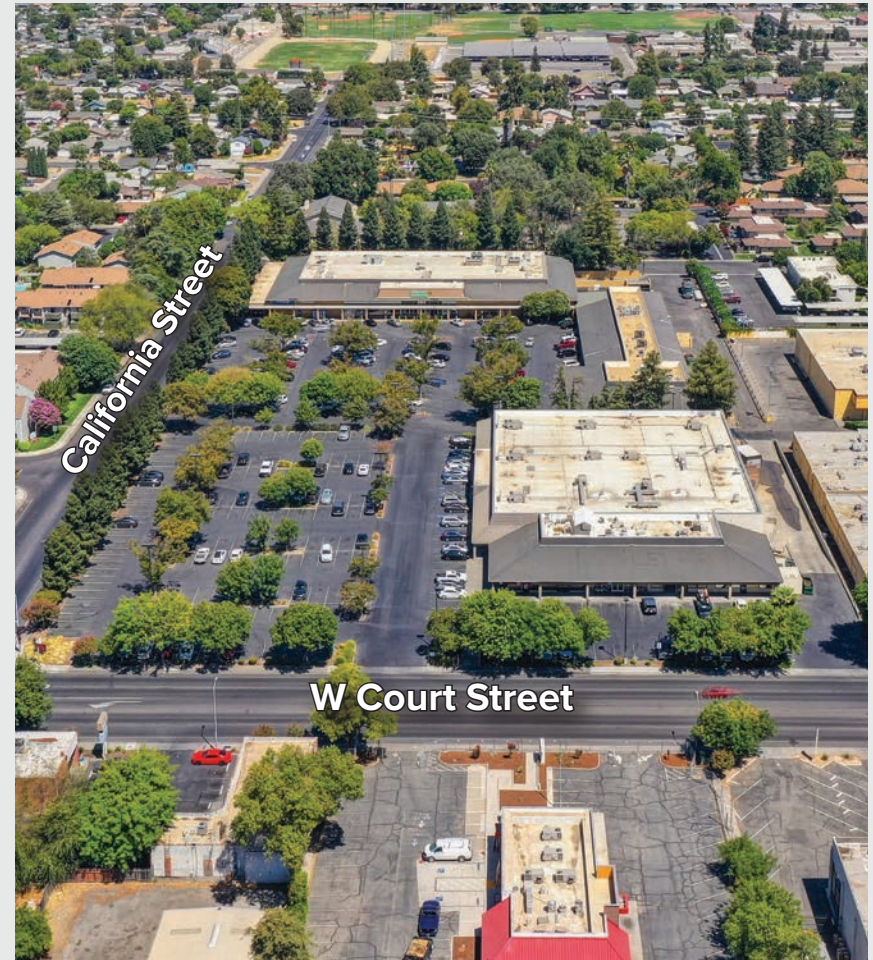
PROPERTY HIGHLIGHTS

- ±0.70-acre pad available for BTS/Ground Lease.
- Multiple access points with abundant parking.
- Located at a signalized intersection.

OFFERING SUMMARY

Availability: ±800 to ±3,848 square feet

Asking Price: \$2.00 per square foot



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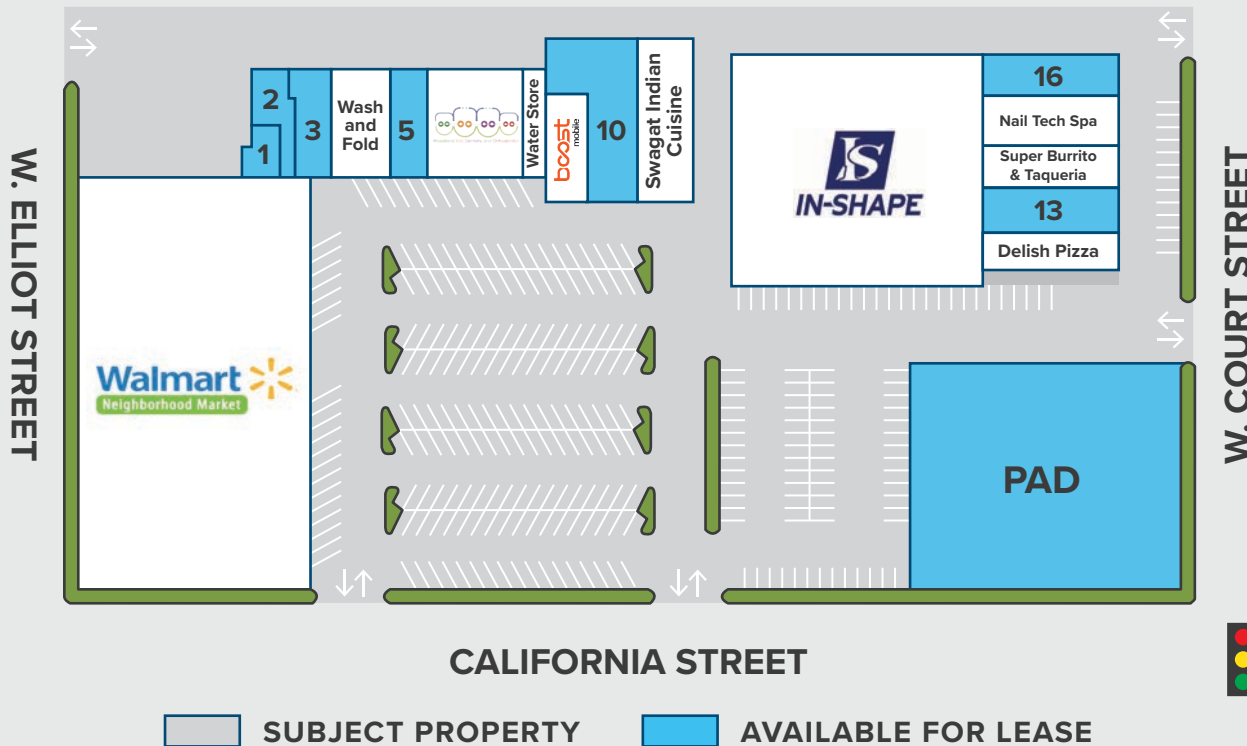
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SITE PLAN AND AVAILABILITY



UNIT	SIZE	TENANT
Suite 1/2	±1,992 SF	AVAILABLE
Suite 3	±1,856 SF	AVAILABLE
Suite 4	-	Wash and Fold
Suite 5	±2,575 SF	AVAILABLE
Suite 6/7	-	Woodland Kids Dentistry
Suite 8	-	Water Store
Suite 9	-	Boost Mobile
Suite 10	±3,483 SF	AVAILABLE
Suite 11	-	Swagat Indian Cuisine
Suite 12	-	Delish Pizza
Suite 13	±800 SF	AVAILABLE
Suite 14	-	Super Burrito & Taqueria
Suite 15	±1,500 SF	Nail Tech Spa
Suite 16	±1,750 SF	AVAILABLE
PAD	±0.7 acres	AVAILABLE

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PROPERTY PHOTOS

**SHADE
TREE
PLAZA**
WOODLAND | CA



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RETAIL AREA

**SHADE
TREE
PLAZA**
WOODLAND | CA

**SHADE
TREE
PLAZA**
WOODLAND | CA

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RESIDENTIAL AREA

**SHADE
TREE
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-  RESIDENTIAL
-  RECREATION
-  EDUCATION

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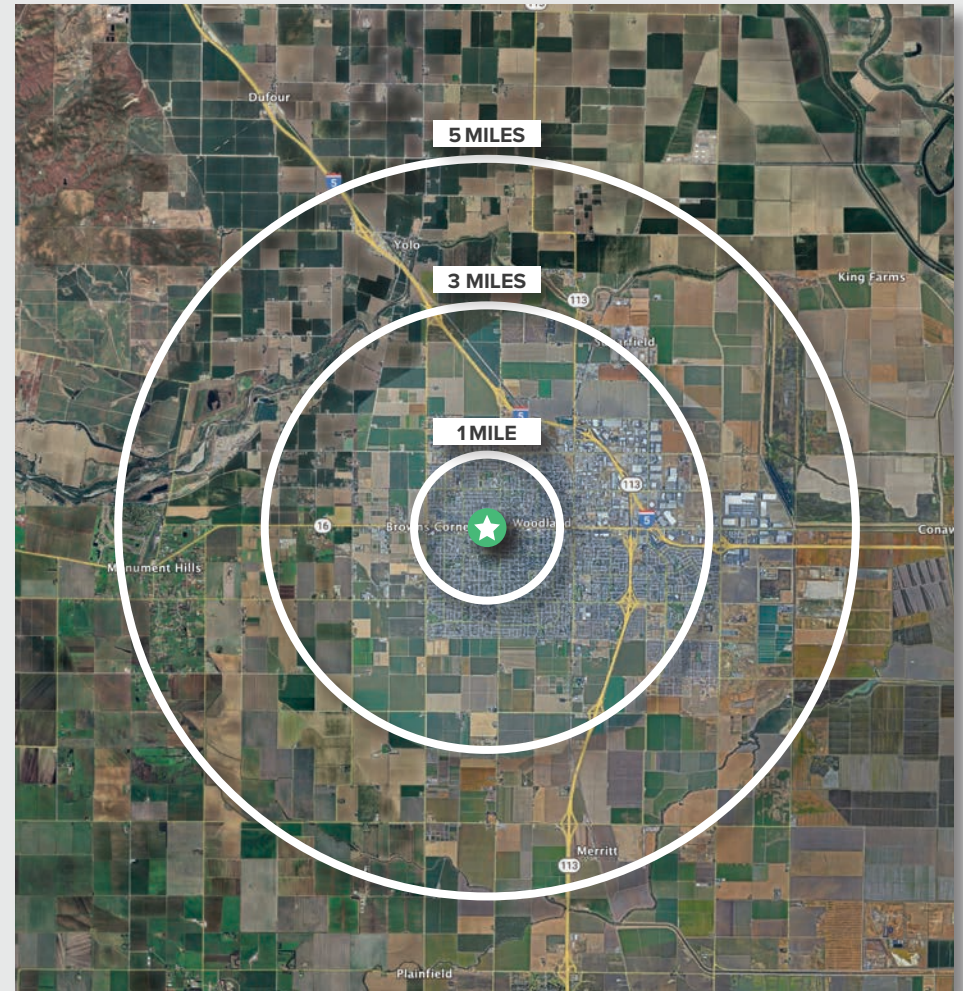


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	21,094	52,896	64,739
2029 Projected Population	20,392	50,848	62,974
2020 Census Population	20,785	53,050	64,545
2010 Census Population	20,285	50,723	58,982
2024 Median Age	35.7	35.9	36.0
HOUSEHOLDS			
2024 Estimated Households	7,633	18,385	22,171
2029 Projected Households	7,707	18,459	22,517
2020 Census Households	7,644	18,539	22,193
2010 Census Households	7,349	17,432	19,940
INCOME			
2024 Estimated Average Household Income	\$89,867	\$110,872	\$124,975
2024 Estimated Median Household Income	\$70,111	\$84,494	\$93,913
2024 Estimated Per Capita Income	\$32,763	\$38,736	\$42,974
BUSINESS			
2024 Estimated Total Businesses	771	1,775	1,981
2024 Estimated Total Employees	6,702	17,703	20,427



Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS



CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

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Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

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With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

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