

# BEAMER STREET APARTMENTS

Woodland, CA



Caceres Real Estate

**FOR SALE**  
**\$675,000**







36 Units - 3 Stories - APPROVED



# HIGHLIGHTS

- Great location within Woodland
- Steps from Woodland High School
- **Great unit mix - 36 Total**
- 6 - Studios (440 SQ FT)
- 24 - 1 Bedrooms (572 SQ FT)
- 6 - 2 Bedrooms (730 SQ FT)
- 38 parking spaces
- 14,538 total SQ FT
- First floor 5,096 SQ FT
- Second & third floors 4,721 SQ FT

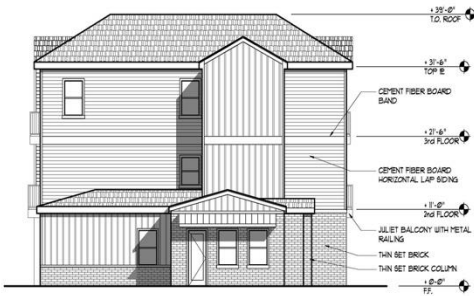


# ELEVATIONS



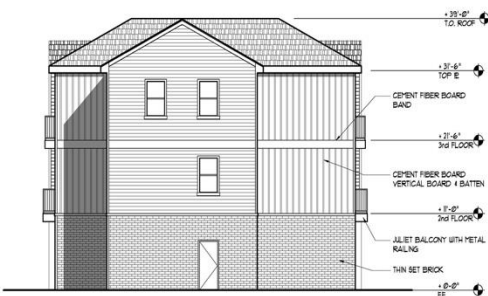
**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



**WEST ELEVATION**

SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**

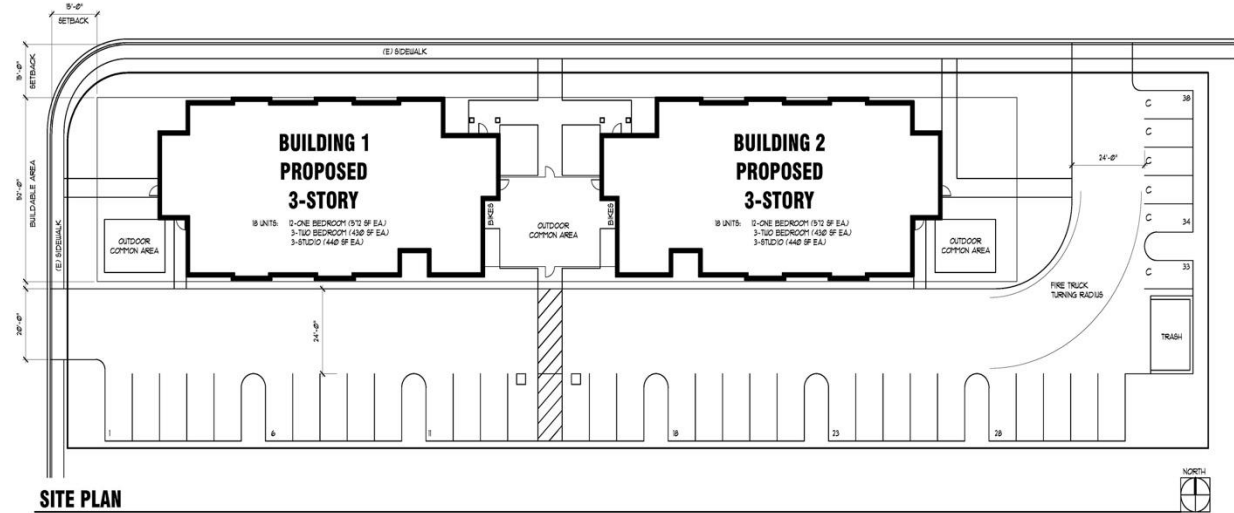
SCALE: 1/8" = 1'-0"



# ELEVATIONS



# FLOOR PLANS



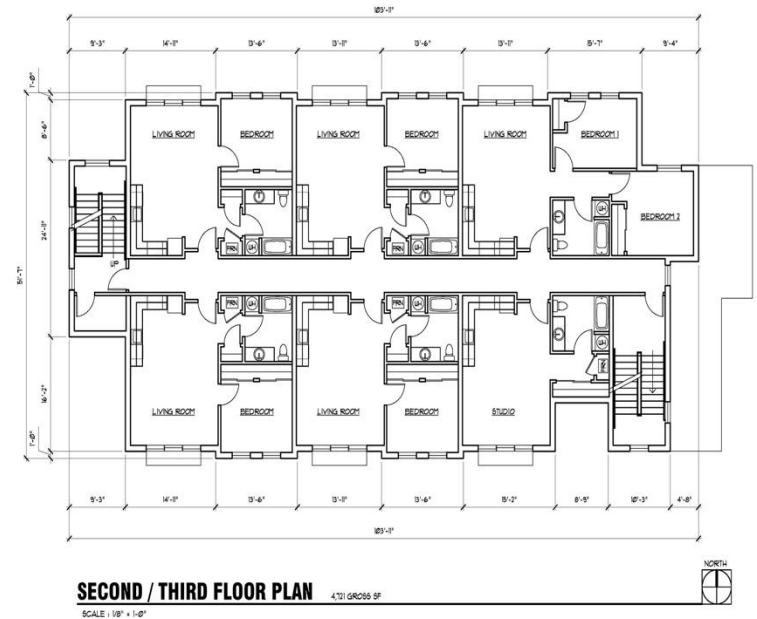
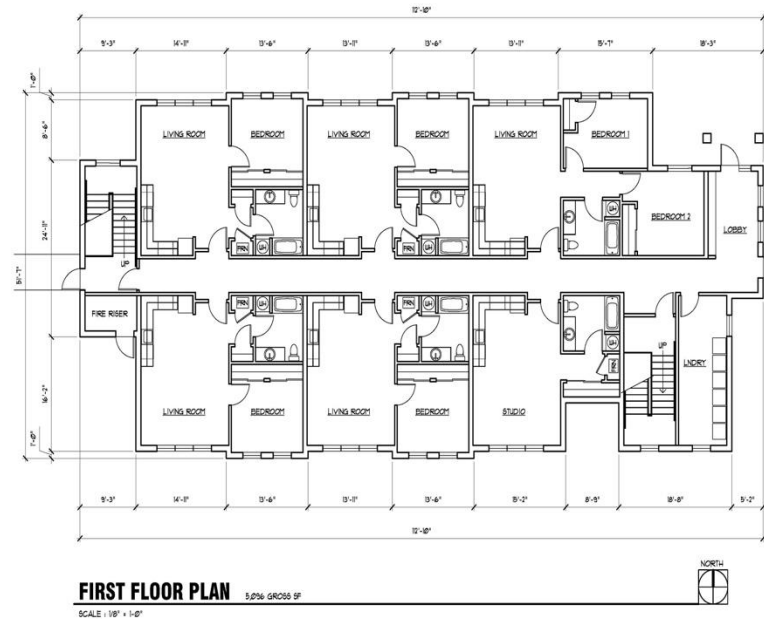
PARKING: 1 SPACE PER UNIT MIN  
38 SPACES PROVIDED (INCL 2 ACCESSIBLE)  
OUTDOOR SPACE: 5% OF TOTAL UNIT SQUARE FOOTAGE  
1540 SF REQUIRED  
(000 SF PROVIDED)

**BUILDING SQUARE FOOTAGE (PER BUILDING)**  
FIRST FLOOR GROSS: 5,076 SF  
SECOND FLOOR GROSS: 4,731 SF  
THIRD FLOOR GROSS: 4,731 SF  
TOTAL GROSS: 14,538 SF

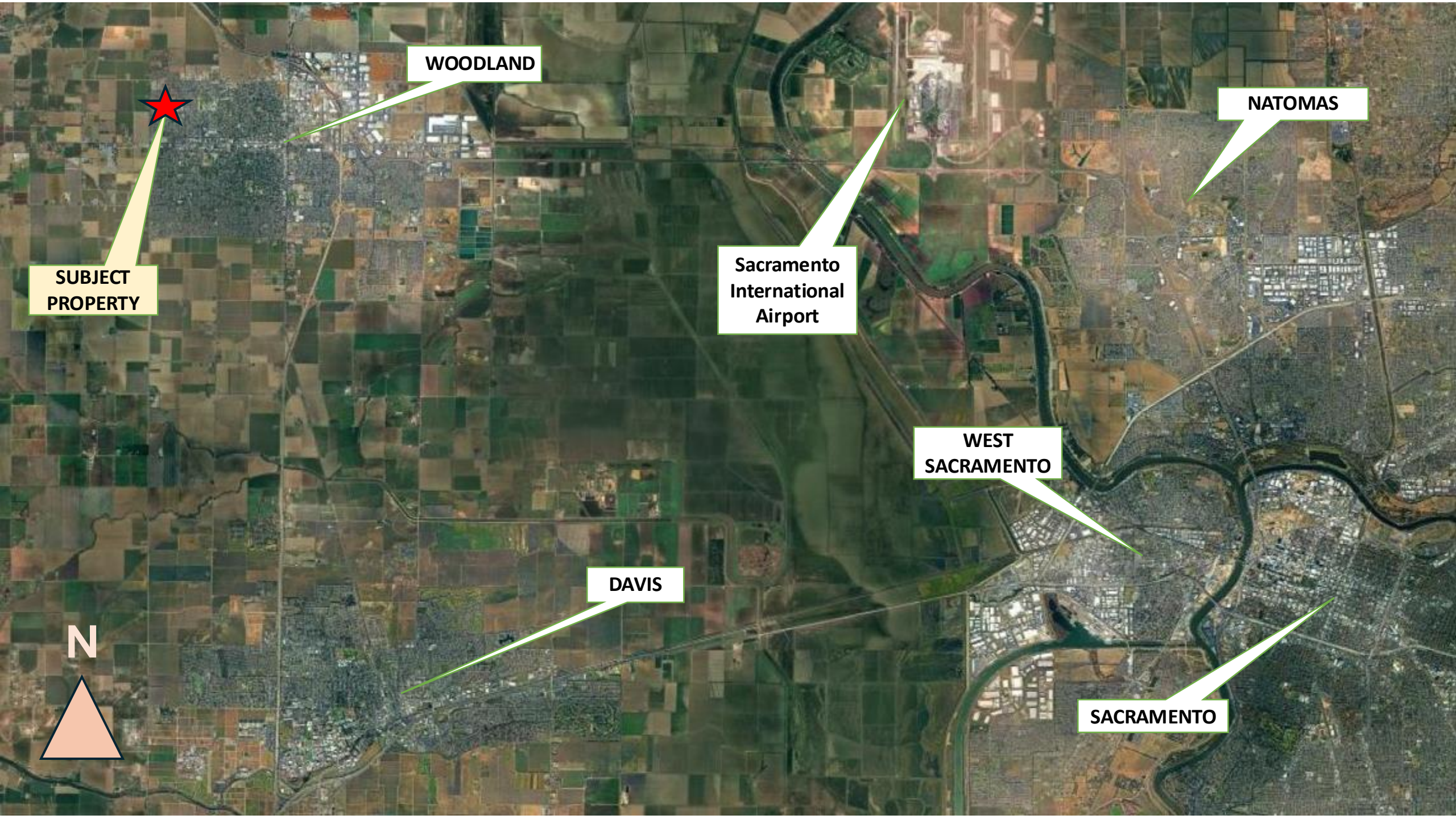
**UNIT SQUARE FOOTAGE**  
STUDIO: 440 SF  
1-BEDROOM: 375 SF  
2-BEDROOM: 430 SF

Project  
**BEAMER STREET  
APARTMENTS**

APN: 064-081-005-0000  
WEST BEAMER STREET  
WOODLAND, CA  
Sheet Title







WOODLAND

NATOMAS

SUBJECT  
PROPERTY

Sacramento  
International  
Airport

WEST  
SACRAMENTO

DAVIS

SACRAMENTO







# WOODLAND



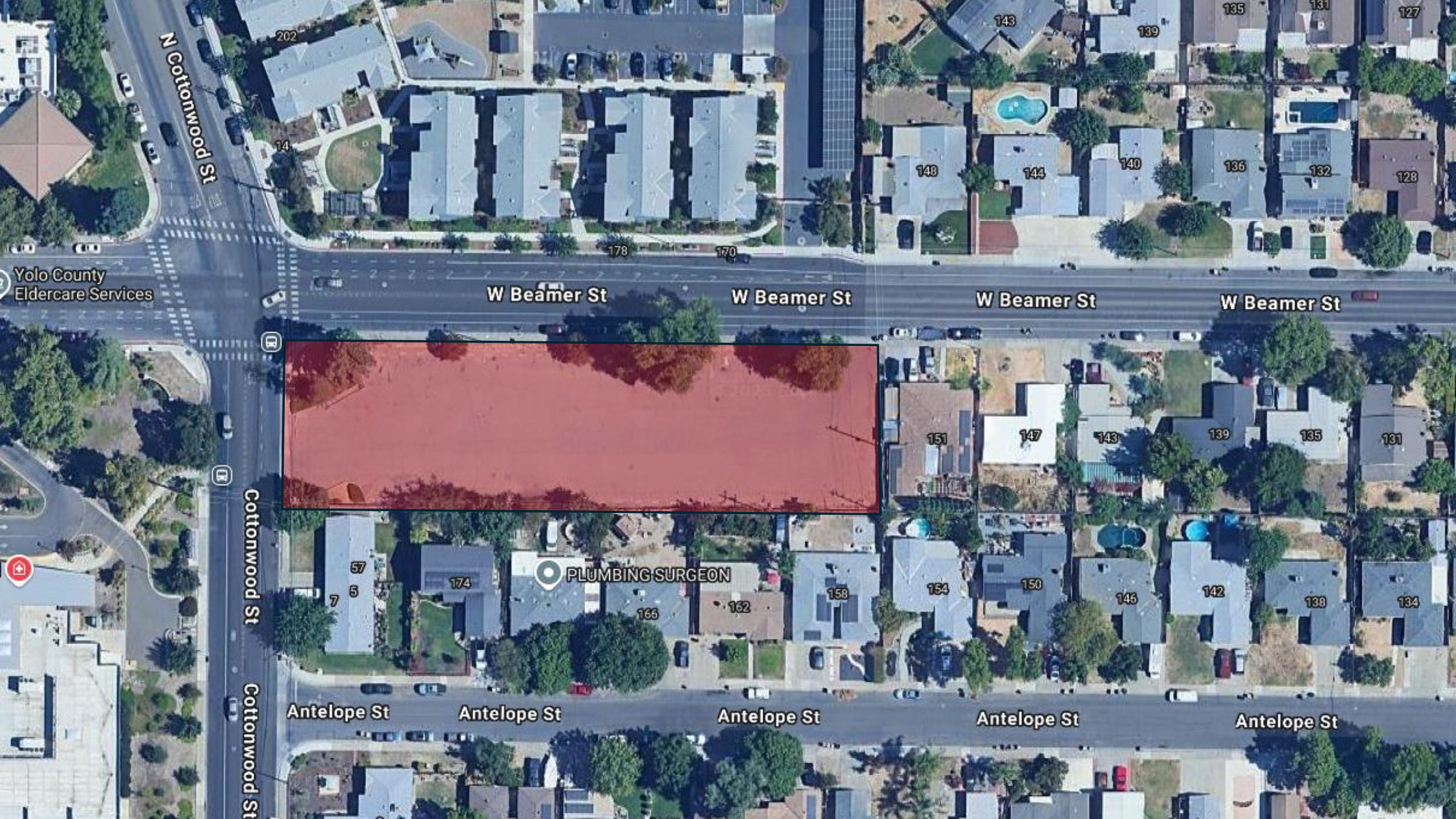
Holiday Inn Express  
Woodland, an IHG Hotel

Verizon

Bel Air

Extra Space Storage





N Cottonwood St

202

14

178

170

143

139

135

127

148

144

140

136

132

128

W Beamer St

W Beamer St

W Beamer St

W Beamer St

Yolo County  
Eldercare Services

1

1

Cottonwood St

Cottonwood St



151

147

143

139

135

131

57

7

5

174

PLUMBING SURGEON

166

162

158

154

150

146

142

138

134

Antelope St

Antelope St

Antelope St

Antelope St

Antelope St





Woodland High School

Woodland Senior High  
School Athletic Field



169

173

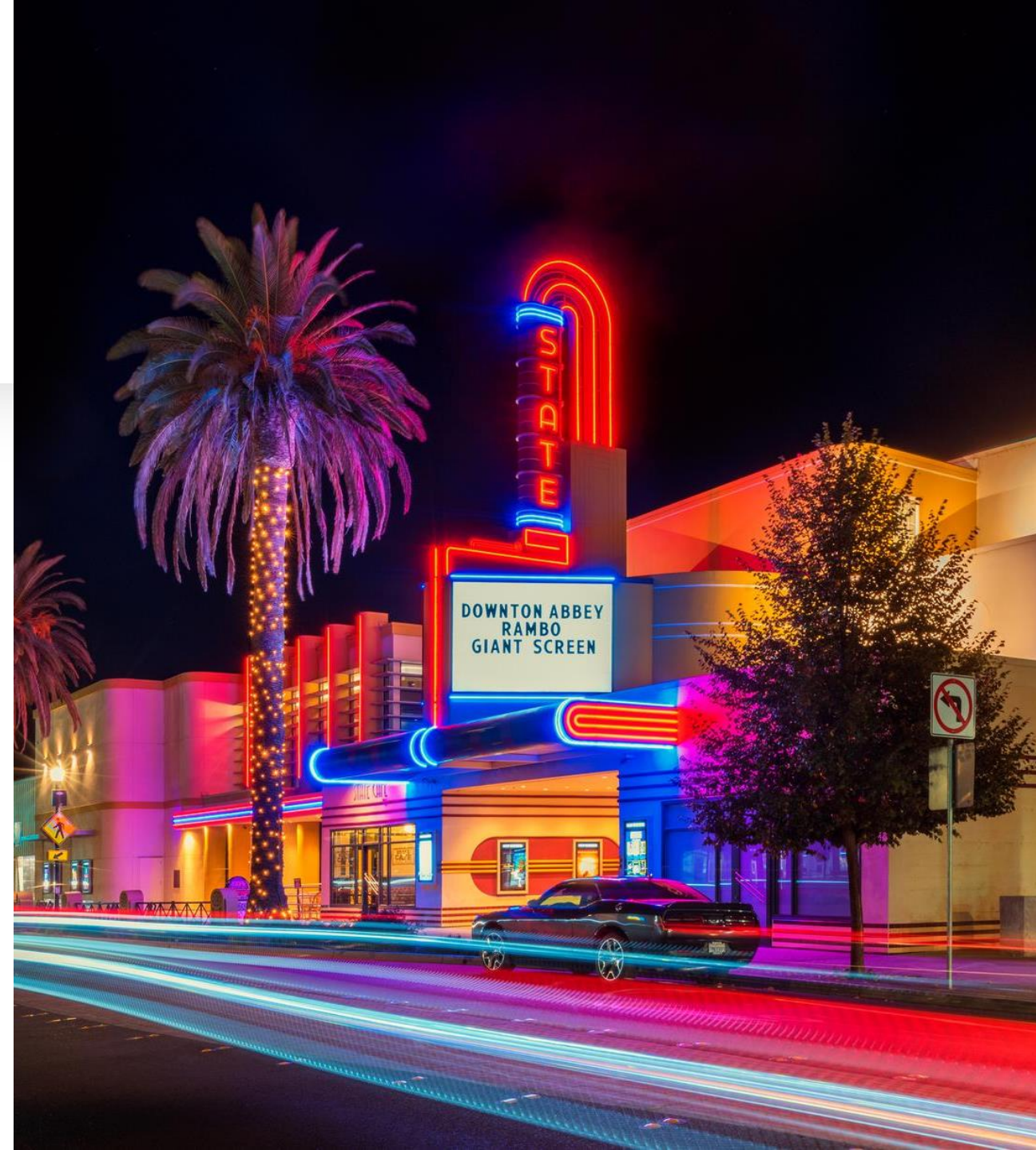
174

57



# City of WOODLAND

- Woodland, California, is a vibrant city located in Yolo County, approximately 15 miles northwest of Sacramento. As the county seat, it boasts a rich history, diverse demographics, and a thriving economy, making it an attractive destination for residents and businesses alike.
- **Demographics**
- As of the 2020 census, Woodland's population stands at 61,032. The city has experienced consistent growth, with a current annual growth rate of 0.33%. The population density is approximately 4,000 residents per square mile.
- **Economy**
- Woodland's economy is robust, with key industries including agriculture, manufacturing, and retail trade. The city's strategic location near major transportation routes, such as Interstate 5, enhances its appeal for businesses.
- **Education**
- The city is served by the Woodland Joint Unified School District, offering comprehensive educational programs from elementary through high school. Additionally, Woodland Community College provides higher education opportunities, contributing to a well-educated workforce.
- **Attractions and Lifestyle**
- Woodland seamlessly blends historical charm with modern amenities. The historic downtown area features preserved Victorian architecture, boutique shops, and diverse dining options. The community hosts various events throughout the year, fostering a strong sense of community and cultural engagement.





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## Caceres Real Estate





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