

# CALIFORNIA & MAIN RETAIL CENTER



**100% NNN LEASED - MULTI TENANT RETAIL - 2026 NOI = \$362,000**  
**7.62% CAP RATE - OFFERED AT \$4,750,000**

# PROPERTY DESCRIPTION

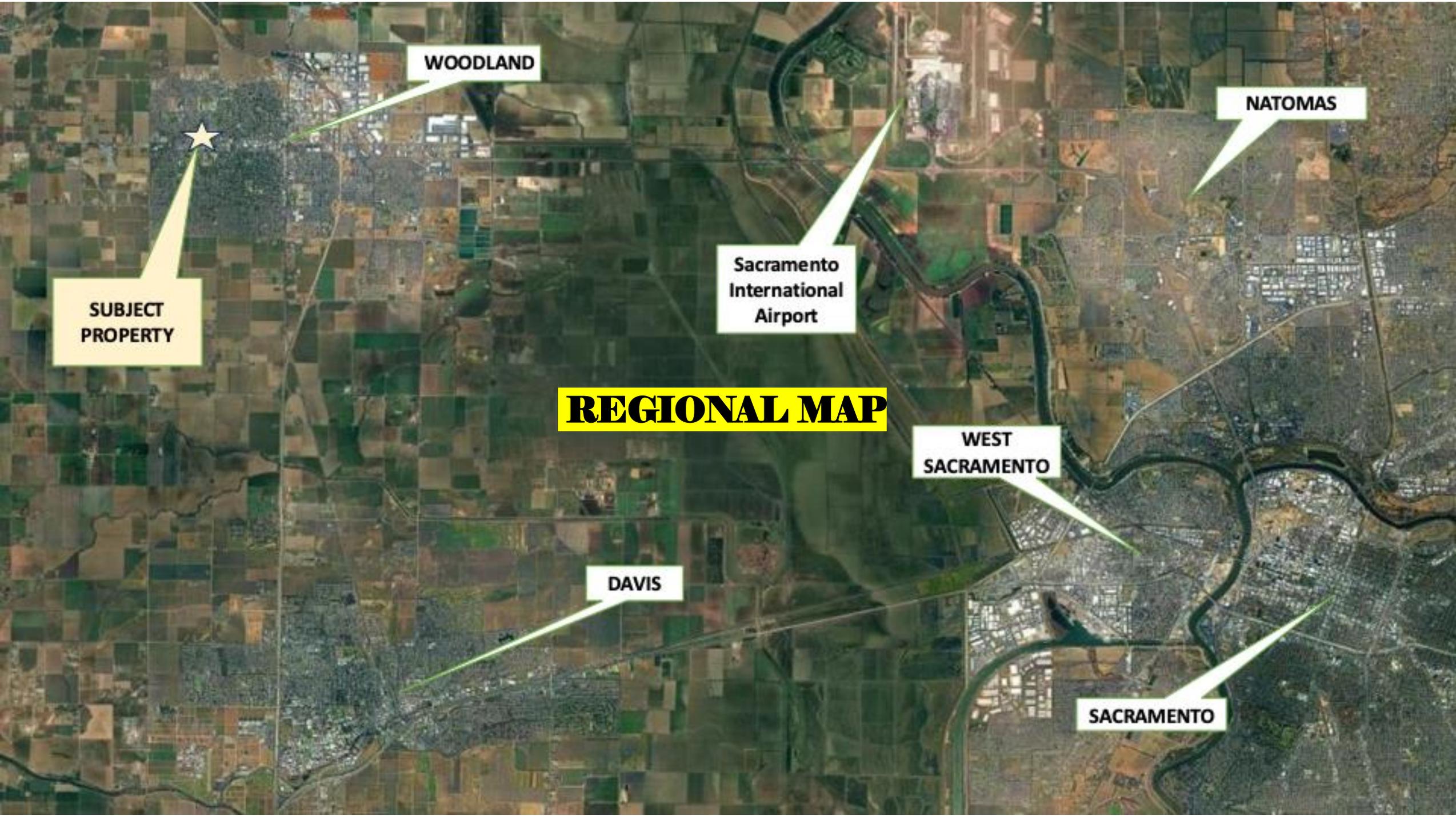
---

## Main & California Retail Center

A 25,626 SF retail neighborhood center situated on a 1.81-acre lot at the hard corner of California Street and Main Street in Woodland, CA. Constructed in 1962, the asset underwent a renovation in 1995, with numerous upgrades in recent years including façade improvements, updated paving, enhanced landscaping, and mechanical systems enhancements.

The center features 82 paved and striped parking spaces, ensuring excellent access and customer circulation. Located prominently at a high-traffic intersect of two major City arterials, the site benefits from approximately 15,000 vehicles per day.





WOODLAND

NATOMAS

Sacramento  
International  
Airport

**REGIONAL MAP**

WEST  
SACRAMENTO

DAVIS

SACRAMENTO

SUBJECT  
PROPERTY



**SUBJECT**

**CITY OF WOODLAND**

An aerial photograph of a city street intersection. A yellow rectangular box highlights a large, multi-story building with a flat roof, situated at the corner of the intersection. The surrounding area includes other commercial buildings, parking lots, and trees. A yellow banner is at the top, and a brown banner is at the bottom.

**California & Main Street Retail Center**

**MAIN STREET +/- 15,000 VPD**

# 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.



# TENANT MIX

The property is currently home to a curated blend of local-serving retail and service users, ideal for cross-traffic synergy:

- **Subway** (national casual-dining sandwich brand)
- **Taco Joe's Café** (fresh Mexican-style café)
- **Barbershop** (men's grooming & haircut services)
- **Kid's Clubhouse** (children's enrichment and activity center)
- **Thrift Store** (resale retail)
- **Dental Clinic** (general dentistry/family care)

This retail line-up offers daily convenience, foodservice, health, family services, and destination traffic.





# RECENT IMPROVEMENTS

- Exterior and roof upgrades completed in the past 2 years
- Tenant-specific interior refreshes, including ADA accessibility enhancements and lighting modernization
- New painting of parking lot
- Landscaping and perimeter signage improvements along California Street for enhanced visibility

# INVESTMENT HIGHLIGHTS

---

- **Strategically positioned at a high-visibility corner with excellent drive-by exposure. Approximately 15,000 vehicles per day**
- **Diverse tenant mix supports stable income and daytime activity flow**
- **Well-maintained asset with recent capital improvements minimizing near-term capital expenditure requirements**
- **Favorably located in a revitalizing downtown corridor of an established regional hub**





# PRO FORMA

	*2025	2026	2027
<b><i>Income</i></b>			
Gross Scheduled Income	\$387,095.00	\$465,496.20	\$476,826.00
<b><i>Expenses</i></b>			
Property Taxes	49,628.36	\$49,900.00	\$52,000.00
Property Insurance	\$14,924.00	\$14,924.00	\$15,000.00
Water, Sewer, Garbage	\$11,939.73	\$14,000.00	\$16,000.00
Gas & Electricity	\$1,907.00	\$2,100.00	\$2,300.00
Maintenance	\$10,200.00	\$10,000.00	\$12,000.00
Security Alarm System	\$1,390.00	\$1,490.00	\$1,590.00
Landscaping & Parking Lot	\$11,913.28	\$11,000.00	\$12,000.00
<b>TOTAL EXPENSES</b>	<b>\$101,902.37</b>	<b>\$103,414.00</b>	<b>\$110,890.00</b>
<b>NET OPERATING INCOME</b>	<b>\$285,192.63</b>	<b>\$362,082.20</b>	<b>\$365,936.00</b>

# TENANT BREAKDOWN

ADDRESS	SUITE #	TENANT	SQ FT	% of SQFT	START DATE	END DATE	TOTAL RENT	NNN RENT	BASE TOTAL	\$/FT
108 W Main	A	Kid's Playground	7,300	28.11%	4/1/25	3/31/30	\$10,681.10	\$3,504.00	\$7,177.10	\$0.90
106 W Main	F	Thrift Center	11,200	43.13%	1/1/22	12/31/27	\$10,711.37	\$4,928.00	\$5,783.37	\$0.52
374 California	D	Taco Joe's Café	2,200	8.47%	1/1/25	12/31/30	\$5,609.00	\$1,056.00	\$4,553.00	\$2.07
368 California	C	Kings Barber	750	2.89%	3/1/18	4/31/29	\$1,700.00	\$360.00	\$1,340.00	\$1.79
362 California	B	Subway	1,200	4.62%	1/1/88	3/31/29	\$3,222.87	\$576.00	\$2,646.87	\$2.21
350 California	E	Dental Clinic	3,319	12.78%	1/1/10	3/31/26	\$6,867.01	\$1,593.12	\$5,273.89	\$1.59
<b>TOTALS</b>			<b>25,969</b>	<b>100.00%</b>			<b>\$38,791.35</b>	<b>\$12,017.12</b>	<b>\$26,774.23</b>	
							<b>\$465,496.20</b>	<b>\$144,205.44</b>	<b>\$321,290.76</b>	
<b>TENANT NOTES</b>										
108 W Main		Kid's Playground	- Base rent & NNN is based on lease/amendments. With \$150 for airconditioning							
106 W Main		Thrift Center	- Base rent is based on lease/amendment. NNN is from AR totals							
374 California		Taco Joe's Café	- Base rent & NNN is based on lease/amendment with 500.00 water and garbage pays own compost							
368 California		Kings Barber	-Base rent is based on lease amendment. NNN is from AR totals							
362 California	362 Cali	Subway	- Base rent is based on lease/amendment. NNN is from AR totals Pays own compost							
350 California	350 Cali	Dental Clinic	-Base rent is based on lease/amendment. NNN is from AR totals							

# DISCLAIMER

**The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy, and all information is subject to error, change or withdrawal. You should conduct a careful, independent investigation of the property and verify all information yourself. Any reliance on this information is solely at your risk. Neither this presentation, nor any part of it shall form the basis of or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. Any disclosure, use, copyright or circulation of this presentation or the information contained within is strictly prohibited unless you have obtained Caceres Real Estate's prior written consent.**



**Caceres Real Estate**

---

# CONTACT INFORMATION

**Tim Schimmel**

tim@caceresrealestate.com

(530)383-3030

DRE# 01762217



**Caceres Real Estate**

---