

**FOR  
LEASE**

**1837 E GIBSON RD,  
WOODLAND, CA**

**+/- 1,306 SF RETAIL SUITE AVAILABLE**



**3-D Tour  
Click Here**



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# GIBSON PLAZA

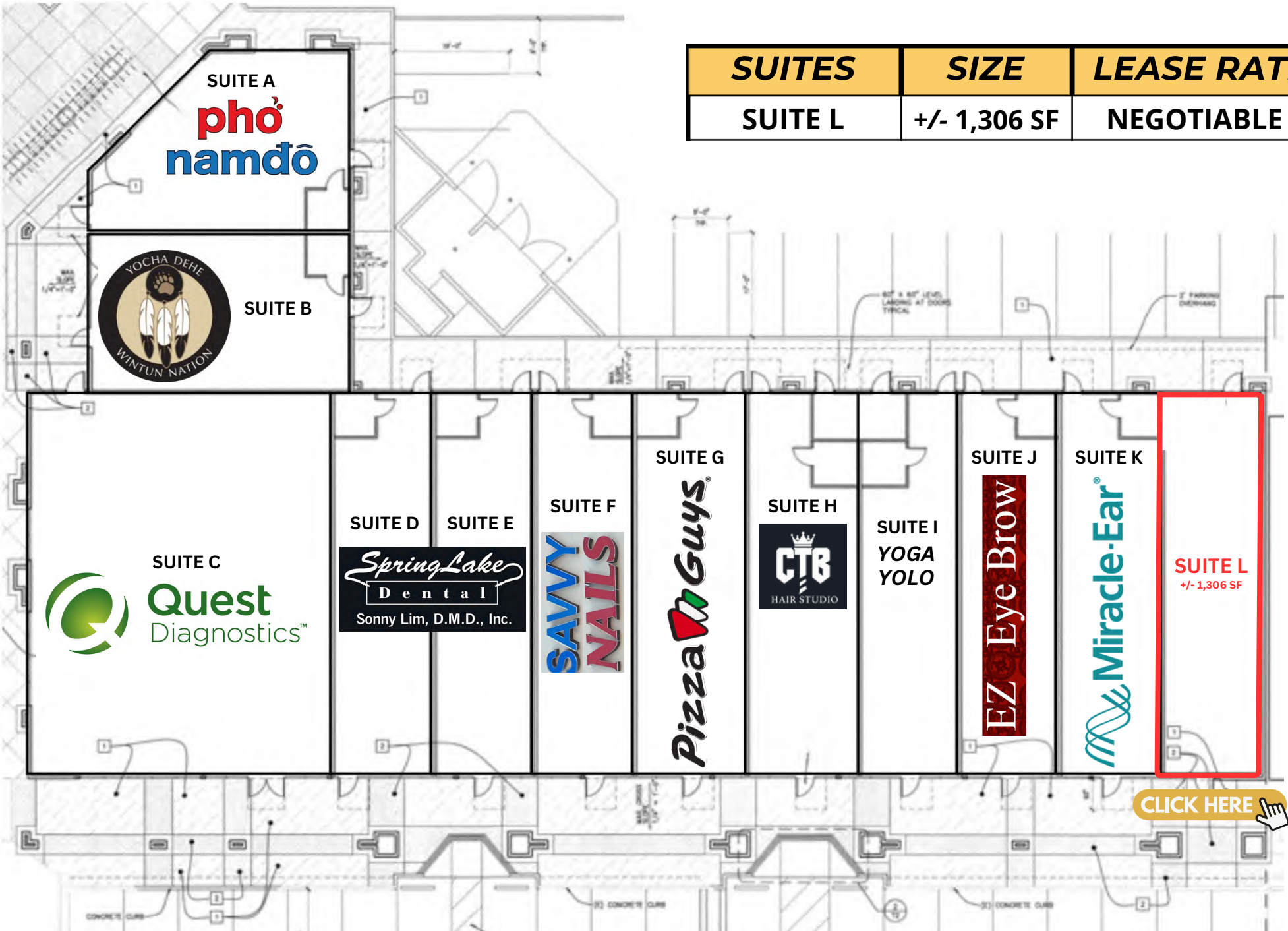


SUITES	SIZE	LEASE RATE
SUITE L	+/- 1,306 SF	NEGOTIABLE

- **Strong Anchor Tenant:** Anchored by Bel Air, a premium full-service grocer, ensuring steady foot traffic and visibility.
- **Favorable Demographics:** Situated in a densely populated area with strong, favorable demographics.
- **High Visibility and Traffic:** Boasts excellent visibility and high traffic counts due to its prime location.
- **Convenient Location:** Ideally located near schools, including Pioneer High School and Woodland Community College.
- **Newer Construction:** Features newer construction with high-quality building materials for a modern, appealing look.
- **Space Info:** Former medical suite available.



# SITE PLAN: AVAILABLE SUITE



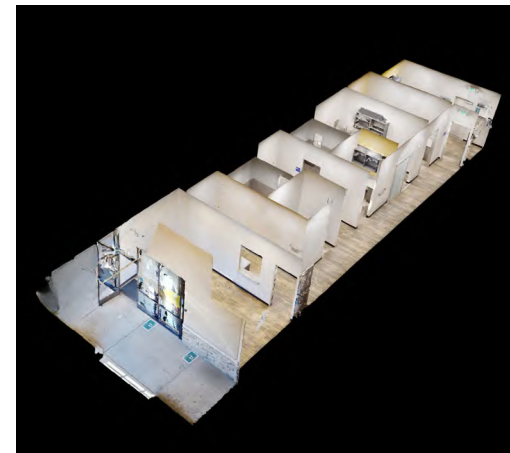
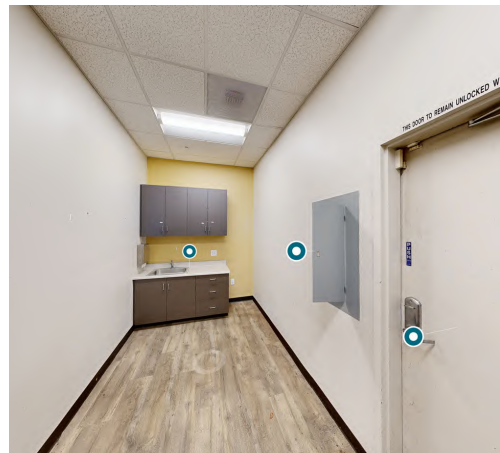
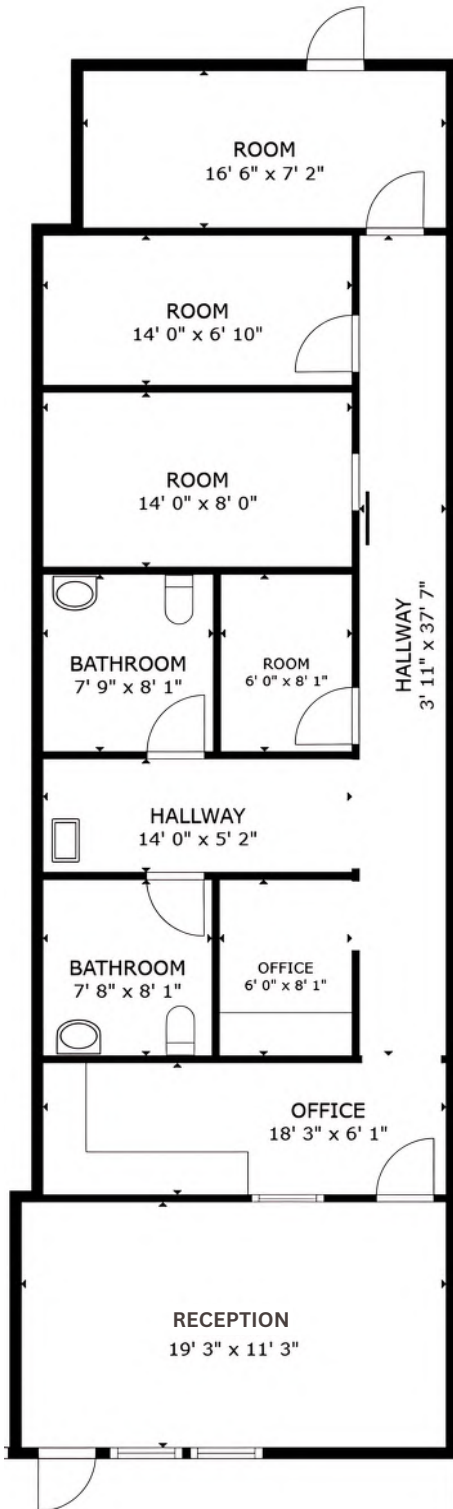
SUITES	SIZE	LEASE RATE
SUITE L	+/- 1,306 SF	NEGOTIABLE

[CLICK HERE](#) 

**SUITE L:**  
**+/- 1,306 SQ. FT**  
**NEGOTIABLE NNN**  
**PER MONTH**

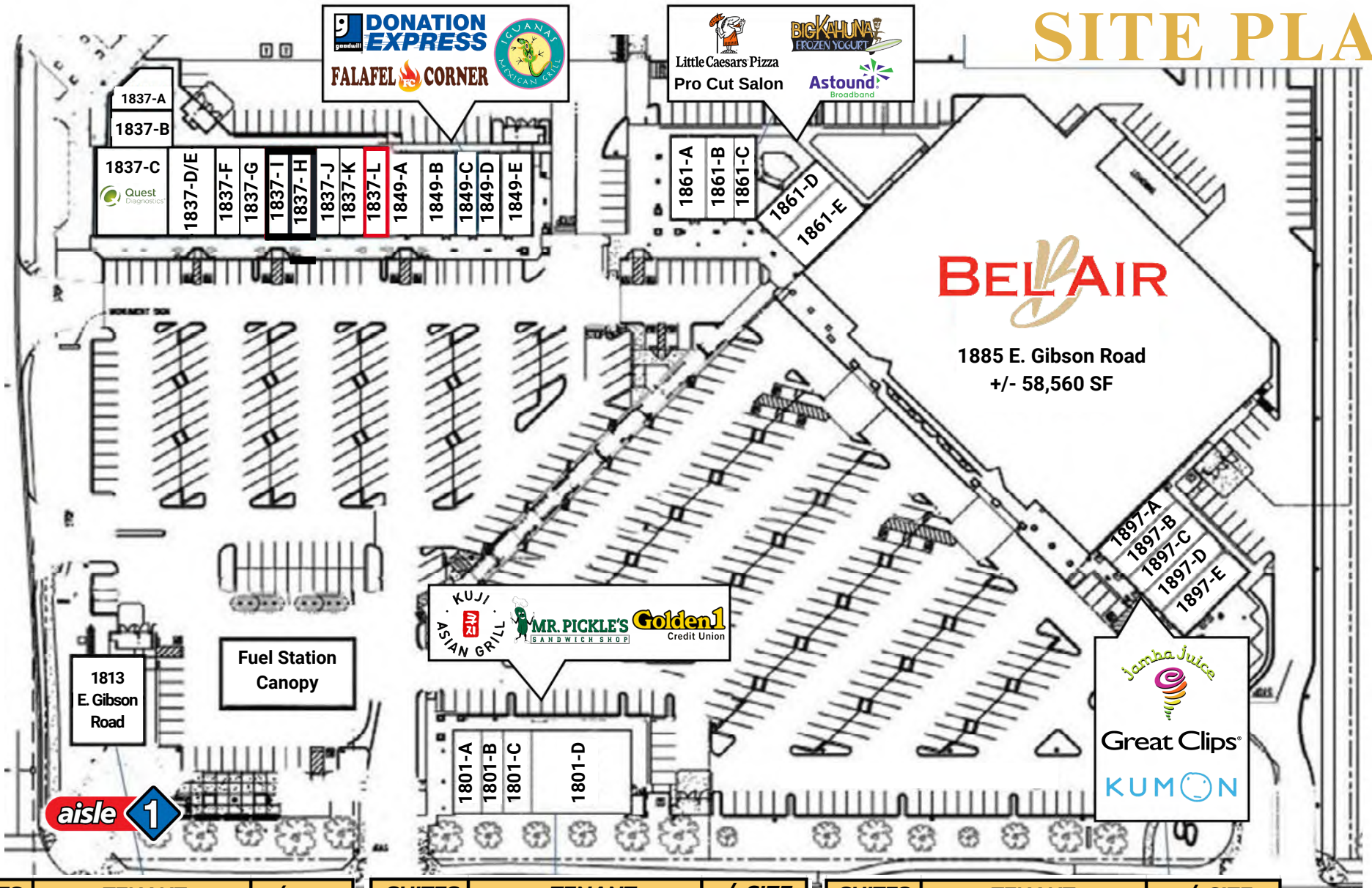


- The suite features a former medical office, reception room, 5 exam rooms, and 2 restrooms.





# SITE PLAN



SUITES	TENANT	+/- SIZE
1801-A	Kuji Asian Grill	1,200 SF
1801-B	Mr. Pickle's Sandwich	900 SF
1801-C	ProFile Nail Salon	1,200 SF
1801-D	Golden 1 Credit Union	4,200 SF
1837-A	Mongolian BBQ	1,115 SF
1837-B	Yocha Dehe Tutoring	1,136 SF
1837-C	Quest Diagnostics	3,200 SF
1837-D/E	Springlake Dental	1,680 SF
1837-F	Savy Nails	1,319 SF
1837-G	Pizza Guys	1,280 SF

SUITES	TENANT	+/- SIZE
1837-H	CTB Hair Studio	1,050 SF
1837-J	EZ Eyebrow	1,056 SF
1837-K	Woodland Hearing	870 SF
1837-L	AVAILABLE	1,306 SF
1849-A	Club Pilates	1,500 SF
1849-B	Goodwill Donation Express	1,200 SF
1849-C	Goodwill Donation Express	900 SF
1849-D	Falafel Corner	1,000 SF
1849-E	Iguanas Mexican Grill	1,400 SF

SUITES	TENANT	+/- SIZE
1861-A	Little Caesars Pizza	1,500 SF
1861-B	Big Kahuna Frozen Yogurt	1,200 SF
1861-C	Astound Broadband	900 SF
1861-D	ProCuts Salon Fresh	1,200 SF
1861-E	Cleaners	1,800 SF
1897-A	Kumon Math & Reading	975 SF
1897-B	Great Clips	1,007 SF
1897-C	H2O Purified Water	1,007 SF
1897-D	J Relaxing Massage Center	1,025 SF
1897-E	Jamba Juice	1,575 SF

\*Site Plan:  
Subject to Change





# EXTERIOR PICTURES





# IMMEDIATE VICINITY RETAIL AERIAL



ARCO

Denny's

Walmart Neighborhood Market

IN-SHAPE HEALTH CLUBS

O'Reilly AUTO PARTS

DOLLAR TREE

GUADALAJARA

PACIFIC COAST PRODUCERS

Dense Industrial/  
Business  
Park

TARGET

Distribution Center

Walgreens

Distribution Center

Raley's O-N-E MARKET

TOGO'S GREAT SANDWICHES SINCE 1971 WEST COAST ORIGINAL

RITE AID

SUBWAY

CVS pharmacy

Starbucks

KFC

Chevron

ACE Hardware

ROSS DRESS FOR LESS

DUTCH BROS

SHERWIN WILLIAMS

SONIC

Walmart Save money. Live better.

COSTCO WHOLESALE

FOOD 4 LESS

Denny's

TACO BELL

THE HOME DEPOT

IN-N-OUT BURGER

Marshalls

pho namdo

BEL AIR

jamba

aisle 1

KUJI ASIAN GRILL

Little Caesars Pizza

PROPERTY LOCATION



# DEMOGRAPHIC SUMMARY REPORT

1837 E GIBSON RD, WOODLAND, CA 95776



## POPULATION

### 2023 ESTIMATE

1-MILE RADIUS 17,724  
3-MILE RADIUS 52,166  
5-MILE RADIUS 62,427

## POPULATION

### 2028 PROJECTION

1-MILE RADIUS 17,815  
3-MILE RADIUS 51,921  
5-MILE RADIUS 62,001



## HOUSEHOLD INCOME

### 2023 AVERAGE

1-MILE RADIUS \$114,941.00  
3-MILE RADIUS \$100,458.00  
5-MILE RADIUS \$98,392.00

## HOUSEHOLD INCOME

### 2023 MEDIAN

1-MILE RADIUS \$98,608.00  
3-MILE RADIUS \$75,599.00  
5-MILE RADIUS \$74,241.00



## POPULATION

### 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	13,563	42,777	51,551
BLACK	424	1,169	1,362
HISPANIC ORIGIN	8,817	25,870	30,885
AM. INDIAN & ALASKAN	307	1,061	1,327
ASIAN	2,415	4,426	4,918
HAWAIIAN/PACIFIC ISLAND	105	244	294
OTHER	909	2,489	2,975



# CONTACT US!

FOR MORE INFORMATION ABOUT  
THIS RETAIL SUITE



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