

# FOR SALE

1260, 1264 & 1268

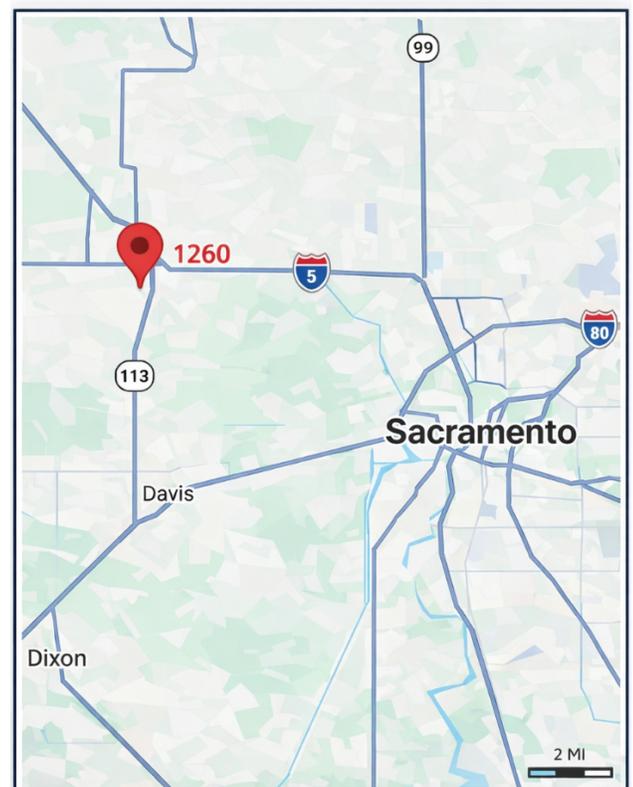
Whole Center Portion of County Fair Fashion Mall

E. Gibson Road, Woodland, CA 95776



## PROPERTY OVERVIEWS

- Total Building Area: ±256,282 SF
  - Building 1260: ±51,257 SF - Occupied by JCPenney;
  - Building 1264: ±147,722 SF;
  - Building 1268: ±57,303 SF;
- Lot Size: Approx 21Acres
- Price: Well below replacement cost
- Walmart Grocery anchor and Woodland DMV generate consistent daily traffic
- Directly across from Woodland County Fairgrounds, a major regional destination
- Adjacent to Lennar residential development, providing built-in future customer base
- Only about 11 minutes drive to University of California, Davis, supporting long-term population and economic growth
- Redevelopment opportunities - 2 sets of redevelopment plans



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Design Plan #1 - Commercial Mixed Use Design Preview



Plans have been negotiated with the City and are compliant with municipal requirements. Developer may select from two proposed plans, with anticipated entitlement approval within approximately 6-month. The City has demonstrated a cooperative and pro-development approach.

Design Plan #2 - Townhouse Design Preview



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THE OFFERING

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**KMBJ, Inc.**, the in-house broker, proudly presents Woodland Fair Fashion Mall. A 21-acre retail campus offering significant repositioning potential at a basis well below replacement cost.

The ±256,282 SF three-building asset provides investors with meaningful execution flexibility across lease-up, adaptive reuse, or phased redevelopment strategies. Supported by daily traffic generators including Walmart Grocery and the Woodland DMV, adjacency to Lennar residential development, and proximity to UC Davis and major transportation corridors, the property is strategically positioned within a growing Northern California trade area.

Two sets of conceptual redevelopment plans will be conveyed with the sale, providing buyers with immediate vision and a structured pathway toward repositioning or mixed-use transformation.

## Contact Us For More Info

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**KMBJ INC**