

# BRENNAN & JEWETT ASSOCIATES

LAND MANAGEMENT  
BROKERAGE & APPRAISAL

www.landmba.org

## LEASED COMMERCIAL *Downtown Woodland*

# FOR SALE



### INVESTMENT HIGHLIGHTS

\$199,560 ANNUAL RENT  
3.5% ANNUAL INCREASES  
3 YR. LEASE THROUGH 2027  
ESTABLISHED TENANT  
LOW MAINTENANCE  
MODERN BUILD (2000)  
10 BEDROOMS  
21 PARKING SPOTS  
DOWNTOWN LOCATION  
OPPORTUNITY ZONE

### 814 Court Street, Woodland CA

<b>LOCATION</b>	Between Court Street and Dead Cat Alley, 150± feet east of Third Street in Woodland CA.
<b>PARCEL NO.</b>	Yolo County APN 005-222-016.
<b>BUILDING SIZE</b>	5,849± Net Useable Square Feet
<b>LOT SIZE</b>	21,083± S.F. or 0.48± Acre
<b>ZONING</b>	<a href="#">Downtown Core (DX-1) – City of Woodland</a> (Mixed Use)
<b>LEASE</b>	Established Single Tenant through October 2027. Friends of the Mission dba Fourth and Hope
<b>ASKING PRICE</b>	<b>\$2,350,000</b>

### ADDITIONAL INFO

Please call or email us for additional information.

#### JOHN BRENNAN BROKER

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1059 Court Street, Suite 120  
Woodland, CA 95695  
(530) 870-6625  
[john@landmba.org](mailto:john@landmba.org)

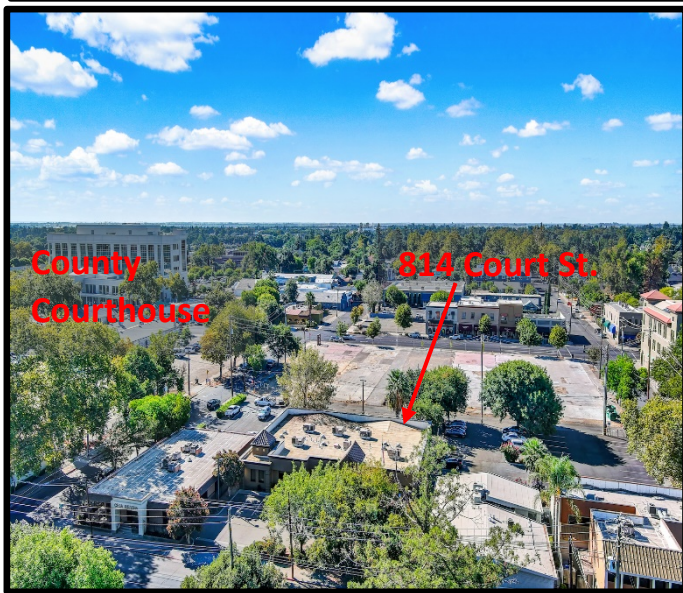
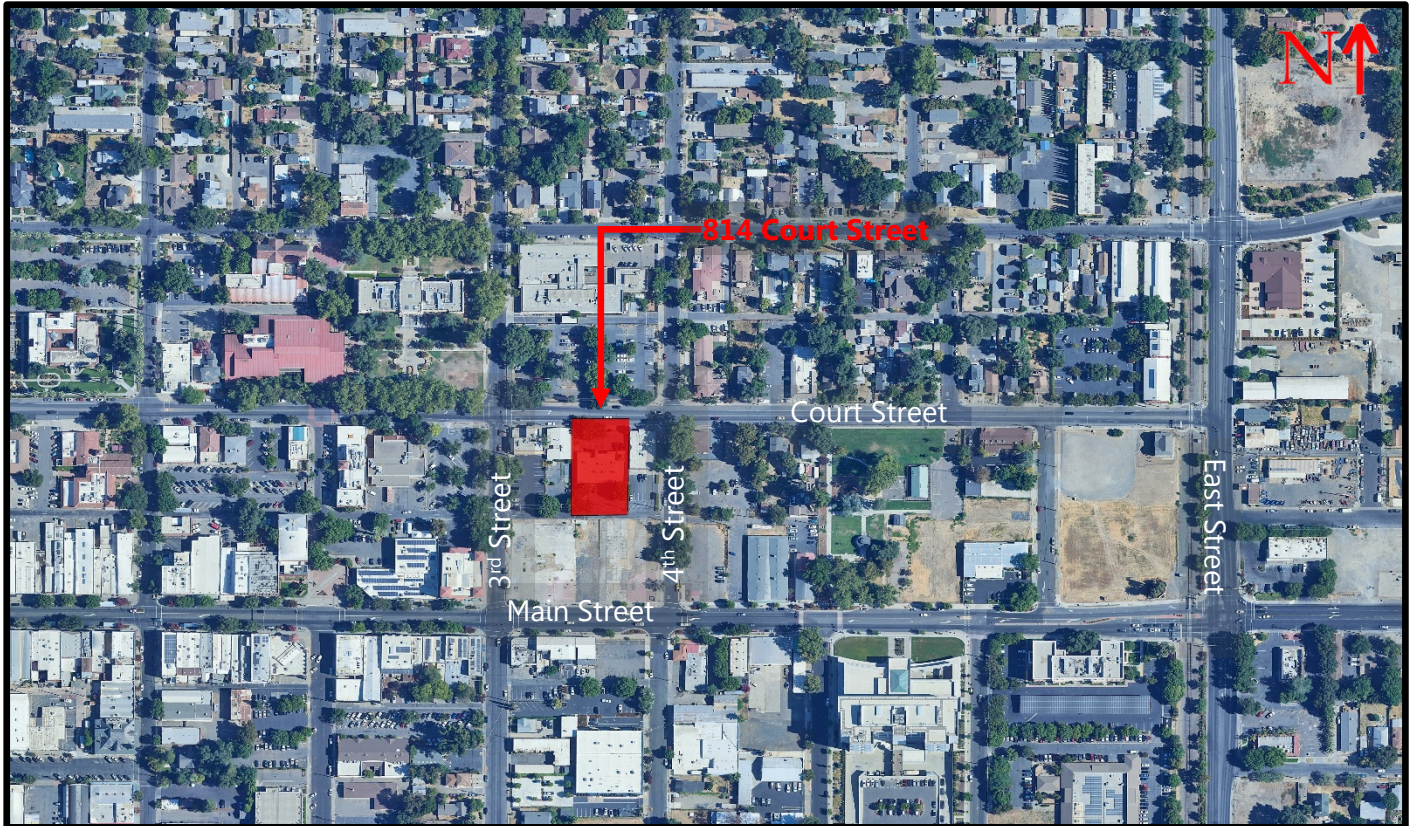


#### MARKUS HACKETT BROKER ASSOCIATE

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\*\* The information contained herein has been supplied by the owners and sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The property is offered subject to prior sale, change in price, or withdrawal from the market without prior notice.

# LOCATION MAP – DOWNTOWN WOODLAND CA



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## INVESTMENT OVERVIEW

The property is located in downtown Woodland, which is 20 miles from downtown Sacramento and 11 miles from Davis. The town of Woodland is accessed along Interstate 5 and Highway 113 and acts as the County Seat for Yolo County.

As the county seat, the city of Woodland provides a significant number of programs, similar to this to flourish.

The building consist of 5,849± net usable square feet built on a one-half acre lot, bound by Court street to the north and Dead Cat alley to the south. It was built in 2000 and is currently leased to Friends of the Mission dba Fourth and Hope. The lease is planned to be renewed for another three years, through October 2027. Landlord expenses are limited to property taxes, insurance and general maintenance of the building. A copy of the lease will be provided to qualified buyers upon request.

The tenant is well established in the area, and was formally organized in 1985 under Yolo Wayfarer Center Christian Mission, now doing business as Fourth and Hope, a non-profit organization. The mission of the organization is to feed, clothe, shelter and facilitate recovery to those in need. At this location specifically, Fourth and Hope has worked diligently with the city of Woodland to convert this commercial office space into a Sober Living Environment (SLE) program to temporarily house up to 30 individual males at any given time. While this location is relatively new for the tenant, they have operated the SLE program at their prior location for the past twenty years with a continued demand for more temporary housing needed in the area.

At this facility, there are ten (10) bedrooms that temporarily house anywhere from two (2) to four (4) individuals at any given time. Other improvements include four (4) individual shower rooms w/ one (1) being ADA compliant and four (4) restrooms along with a common room, dining area, kitchen, laundry and two office spaces.

This offering presents an opportunity to acquire a great investment opportunity in expanding downtown Woodland.

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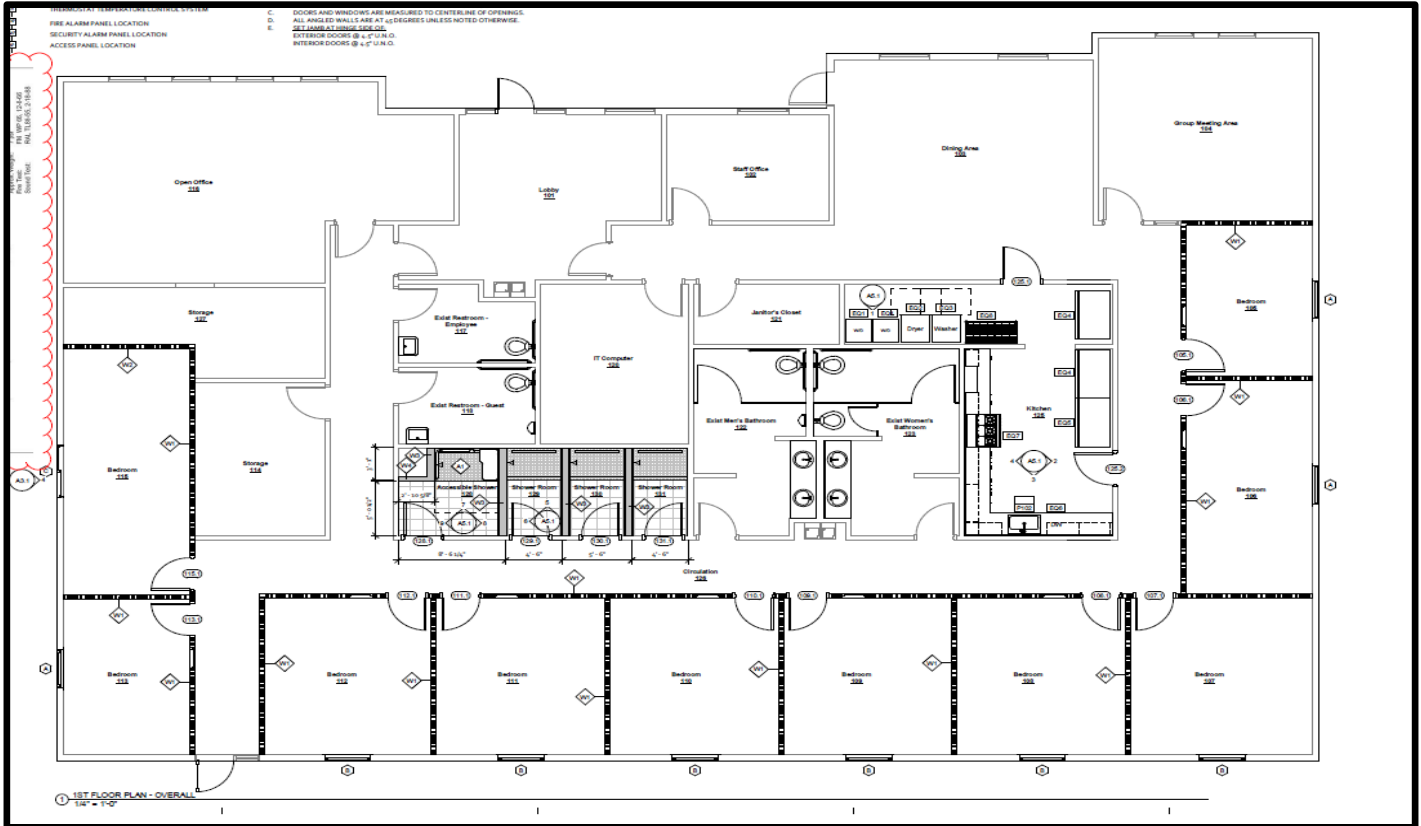


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# BUILDING LAYOUT



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## PROPERTY PHOTOS



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