

TAKE A TOUR



THE
EDWARDS
COMPANY
commercial real estate services

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PARTNER **XTEAM**
RETAIL ADVISORS



WOODLAND GATEWAY

SEC County Rd 102 & Interstate 5
Woodland, CA

PAD & SHOP SPACE AVAILABLE



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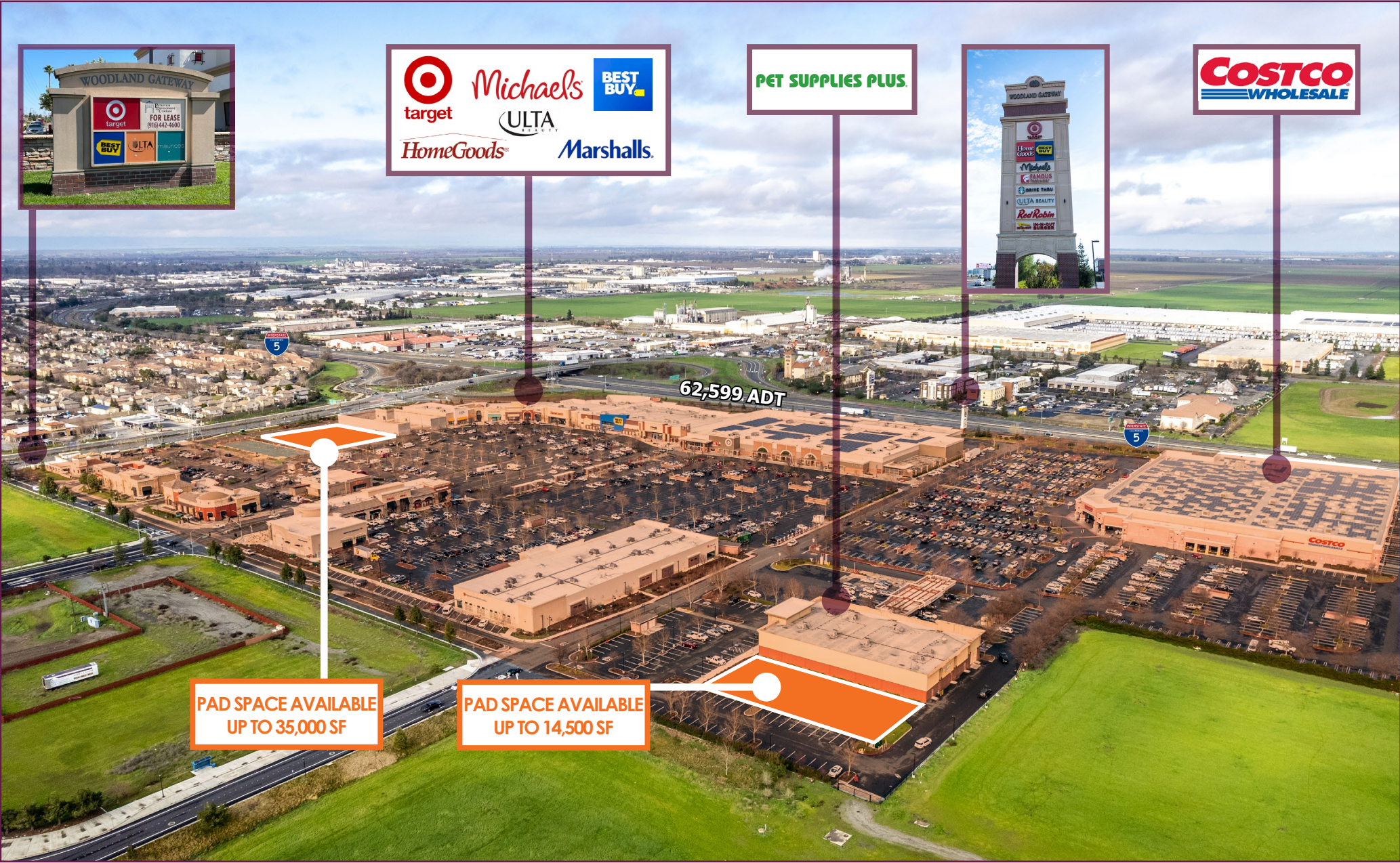
WOODLAND GATEWAY | PROJECT PROFILE



- 550,000 SF GLA Retail (Phase 1)
- Woodland is Yolo County's Government Seat
- Average Combined Daily Traffic: 110,000 ADT
- Primary Trade Area Population: 165,200
- Only super regional shopping center node



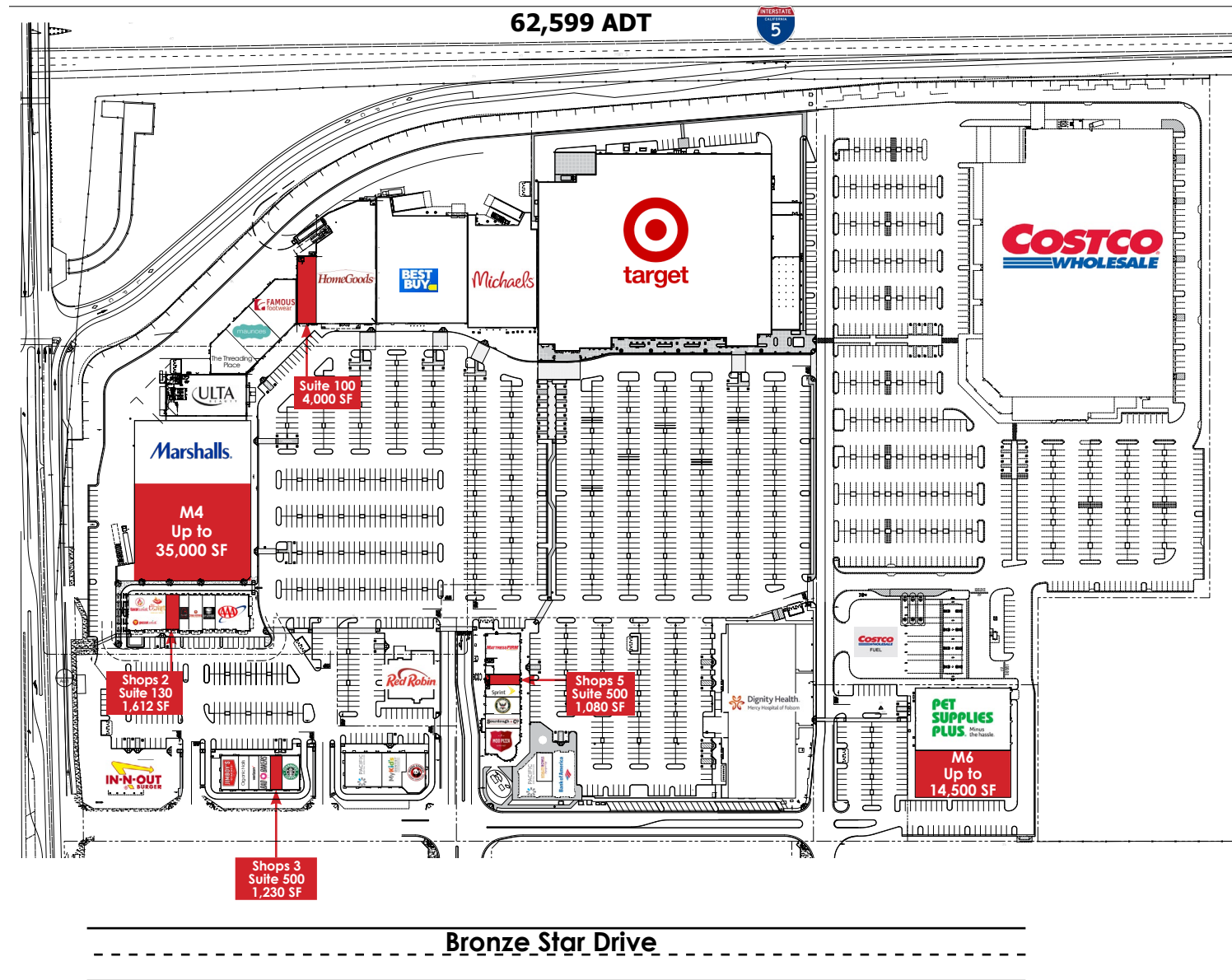
WOODLAND GATEWAY | SITE OVERVIEW



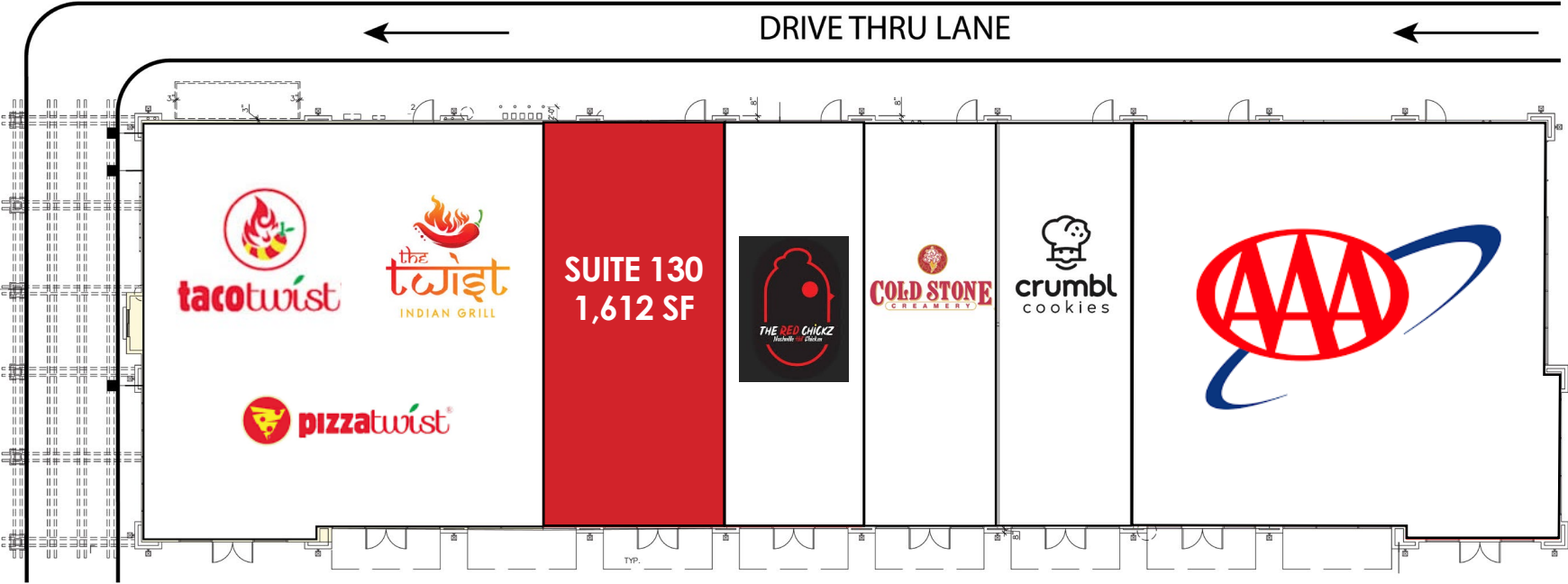
WOODLAND GATEWAY | SITE PLAN



SUITE	TENANT	SF
100	VACANT	4,000
SHOPS 1		
200	The Threading Place	1,100
300	Maurices	4,300
400	Famous Footwear	5,228
SHOPS 2		
100-120	Taco/Pizza/Naan Twist	3,620
130	AVAILABLE	1,612
140	Red Chickz	1,200
150	Coldstone	1,200
160	Crumble Cookies	1,200
170-180	AAA	3,675
SHOPS 3		
100	Jimboy's	1,800
200	Organic Nails	1,077
300	Verizon	1,128
400	Bad Bakers	1,140
500	AVAILABLE	1,230
600	Starbucks	1,670
SHOPS 4		
100	Woodland Smiles	3,405
300	My Kid's Dentist	1,251
500	Panda Express	2,354
SHOPS 5		
100	MOD Pizza	2,805
200	Sourdough & Co	1,313
300	USA Recruiting Co	1,739
400	Sprint	1,260
500	AVAILABLE	1,080
600	AVAILABLE	4,220
SHOPS 6		
100	Pacific Dental	3,029
200	Vitality Bowls	1,191
500	Bank of America	2,400



SHOPS 2 | 1,612 SF AVAILABLE



SHOPS 3 | 1,230 SF AVAILABLE



EXISTING
OUTDOOR
PATIO



Organic
Nails

verizon✓

BAD BAKERS

SUITE 500
1,230 SF



Bronze Star Drive

SHOPS 5 | 1,080 - 4,220 SF AVAILABLE



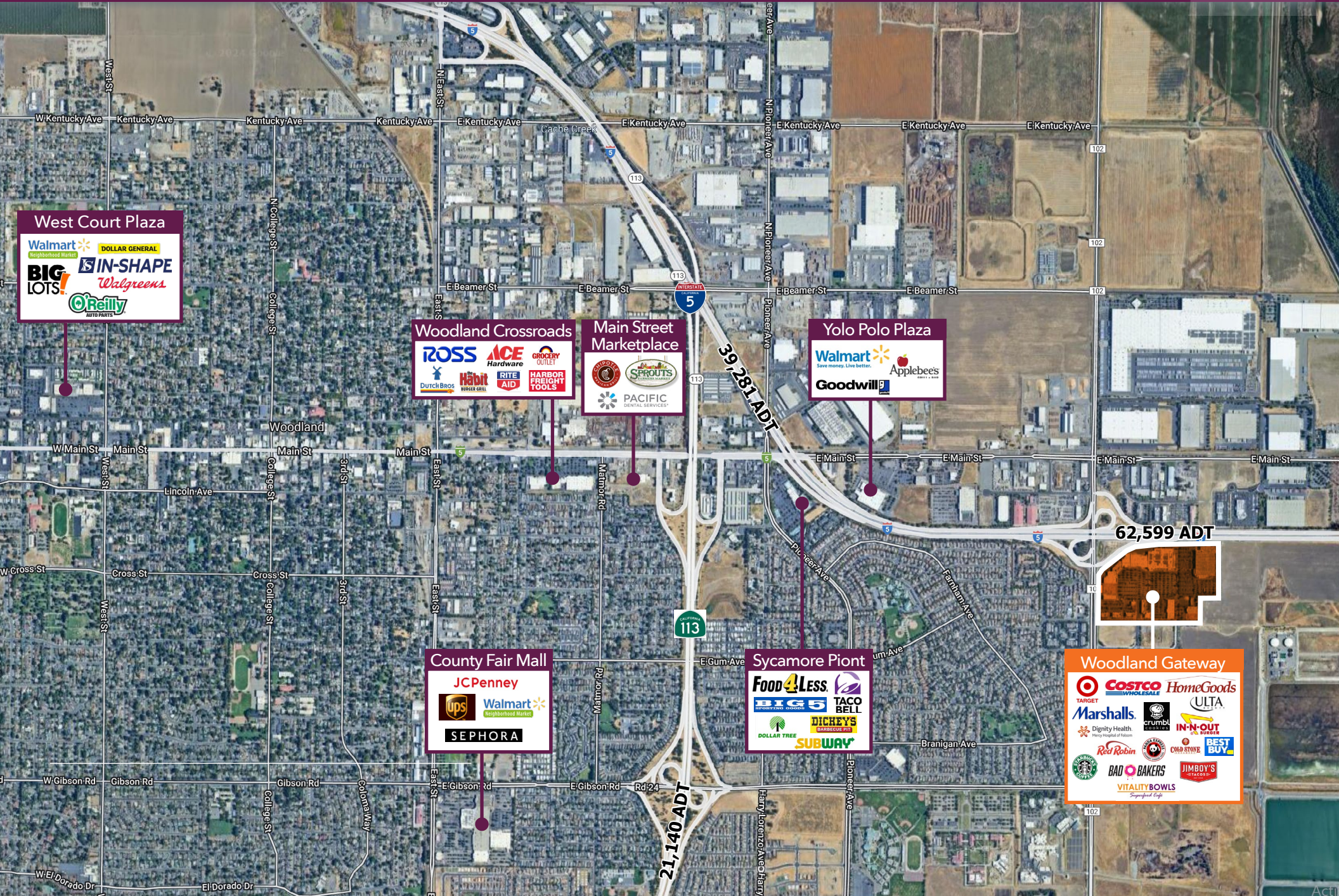
Bronze Star Drive



				SUITE 500 1,080 SF	
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NEARBY AMENITIES

E



West Court Plaza

Walmart
Neighborhood Market
DOLLAR GENERAL
IN-SHAPE
Walgreens
O'Reilly
AUTO PARTS

Woodland Crossroads

ROSS
DURCH BROS
ACE
Hardware
GROCERY
OUTLET
Habit
HARBOR
FREIGHT
TOOLS
RITE
AID

Main Street Marketplace

SPROUTS
PACIFIC
DENTAL SERVICES

Yolo Polo Plaza

Walmart
Save money. Live better.
Applebee's
Goodwill

County Fair Mall

JCPenney
UPS
Walmart
SEPHORA

Sycamore Piont

Food 4 Less
BIG 5
TACO BELL
DICHEYS
SUBWAY
DOLLAR TREE

Woodland Gateway

Target
COSTCO WHOLESALE
HomeGoods
Marshall's
ULTA
Dignity Health
IN-N-OUT
Red Robin
STARBUCKS
BAD BAKERS
JIMBOY'S
VITALITY BOWLS
BEST BUY

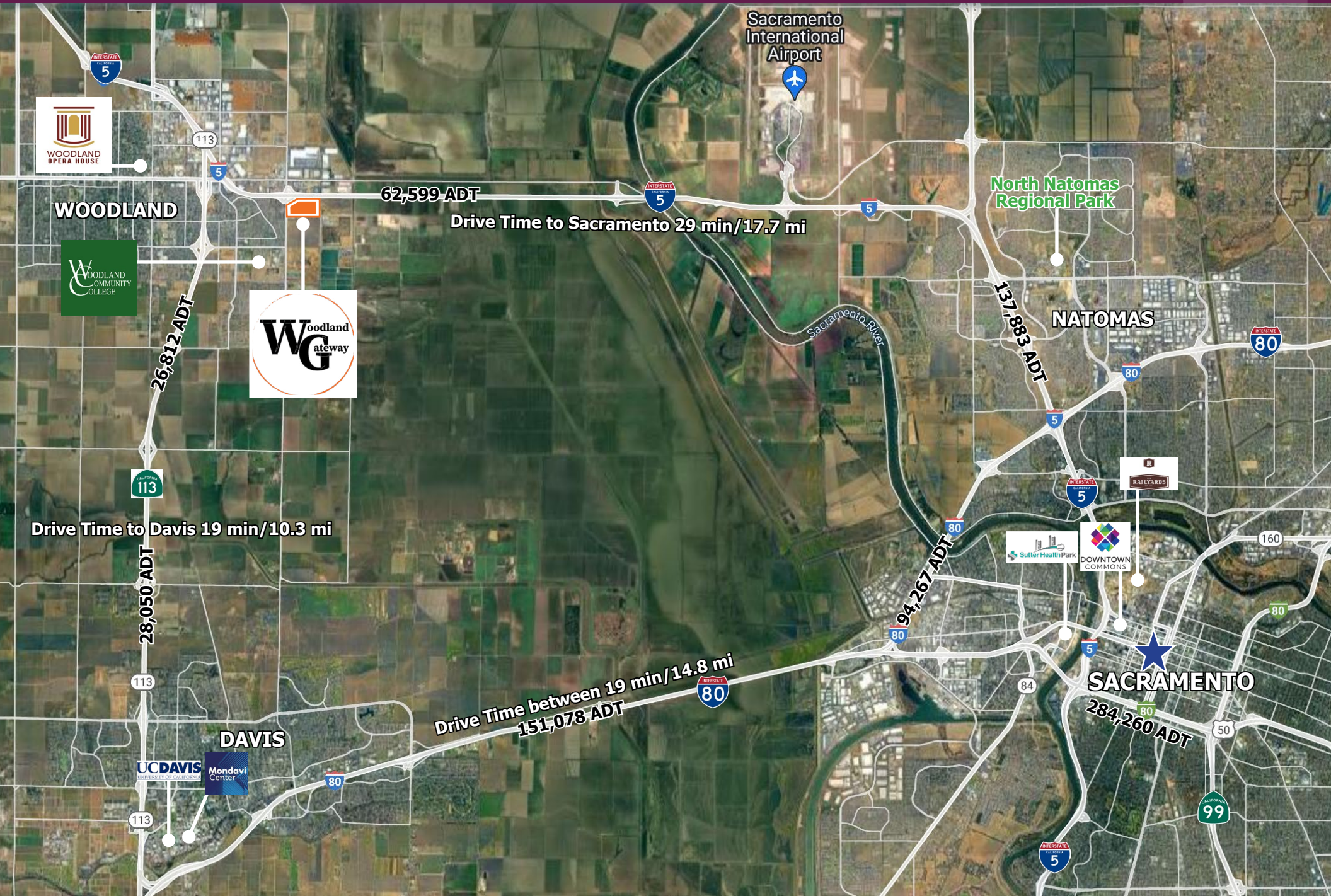
62,599 ADT

21,140 ADT

39,281 ADT

REGIONAL OVERVIEW

E



DEMOGRAPHICS

E

3 Mile Radius

38,976
POPULATION

3.6
AVE HH SIZE

\$130,826
AVE HH INCOME

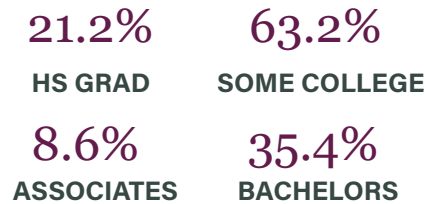
34.8
MEDIAN AGE



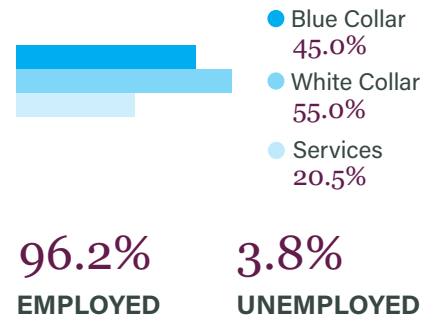
HOME OWNERSHIP



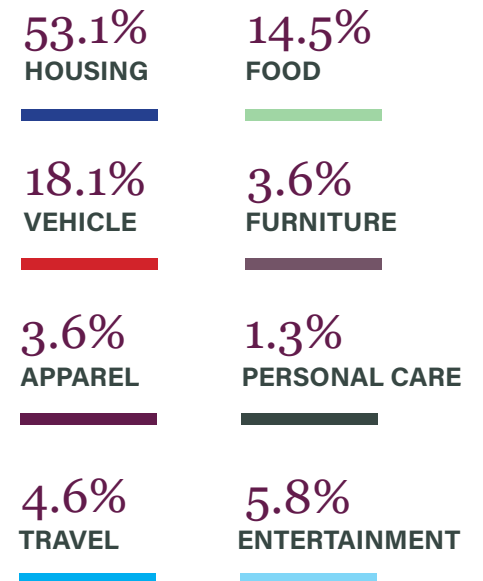
EDUCATION



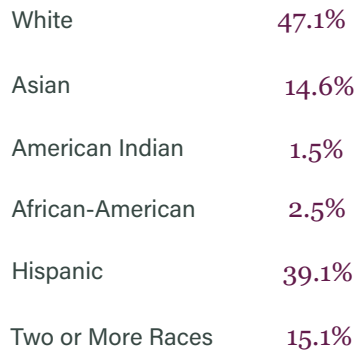
EMPLOYMENT



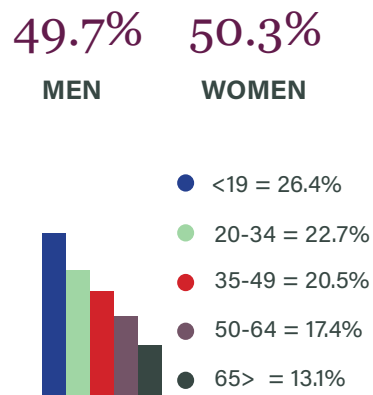
AVERAGE MONTHLY HOUSEHOLD SPENDING



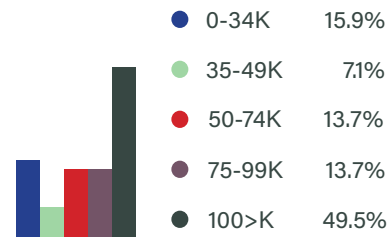
RACE & ETHNICITY



GENDER & AGE



INCOME BY HOUSEHOLD





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Another landmark
project by:

