

**FOR
LEASE**

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

+/- 1,306 SF RETAIL SUITE AVAILABLE



**3-D Tour
Click Here**



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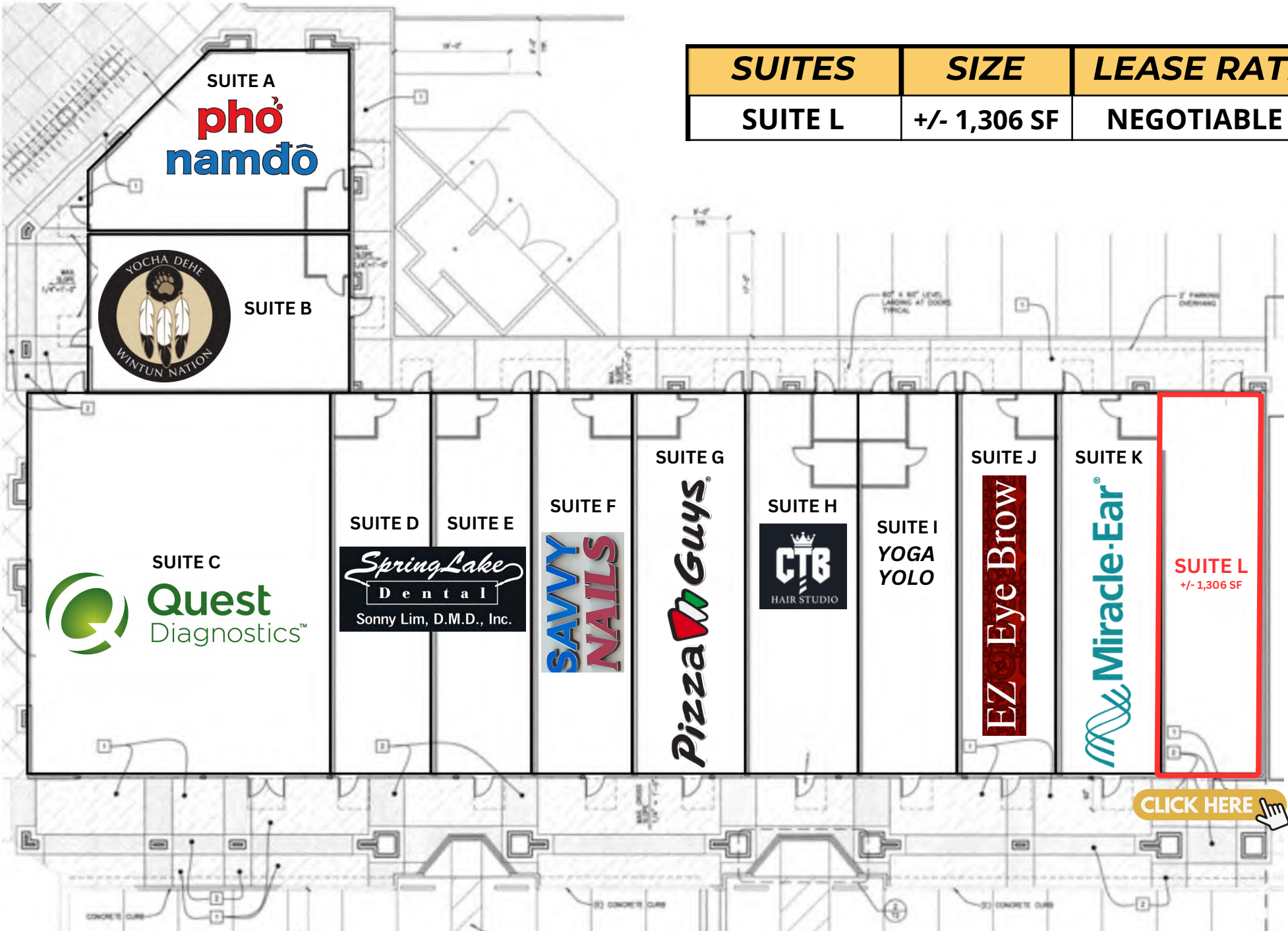
GIBSON PLAZA



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



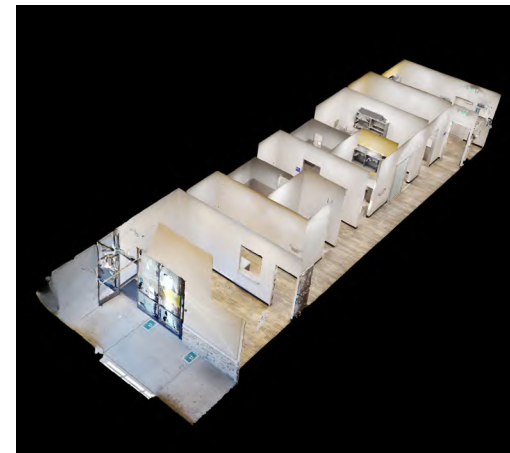
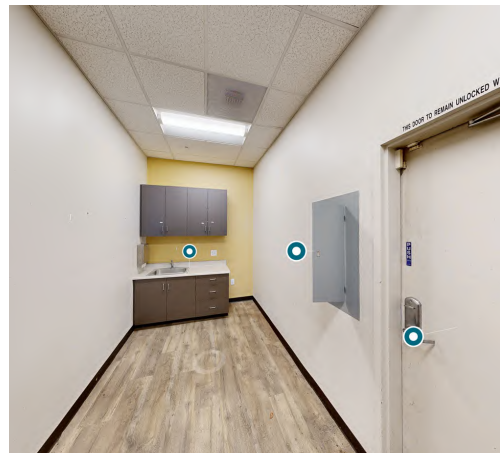
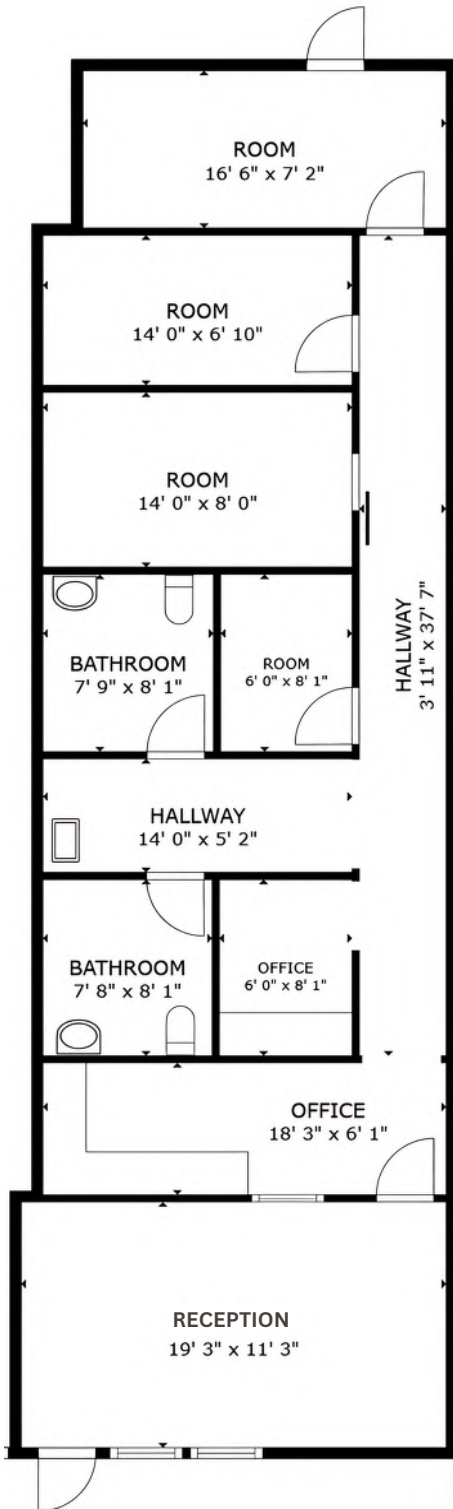
SUITES	SIZE	LEASE RATE
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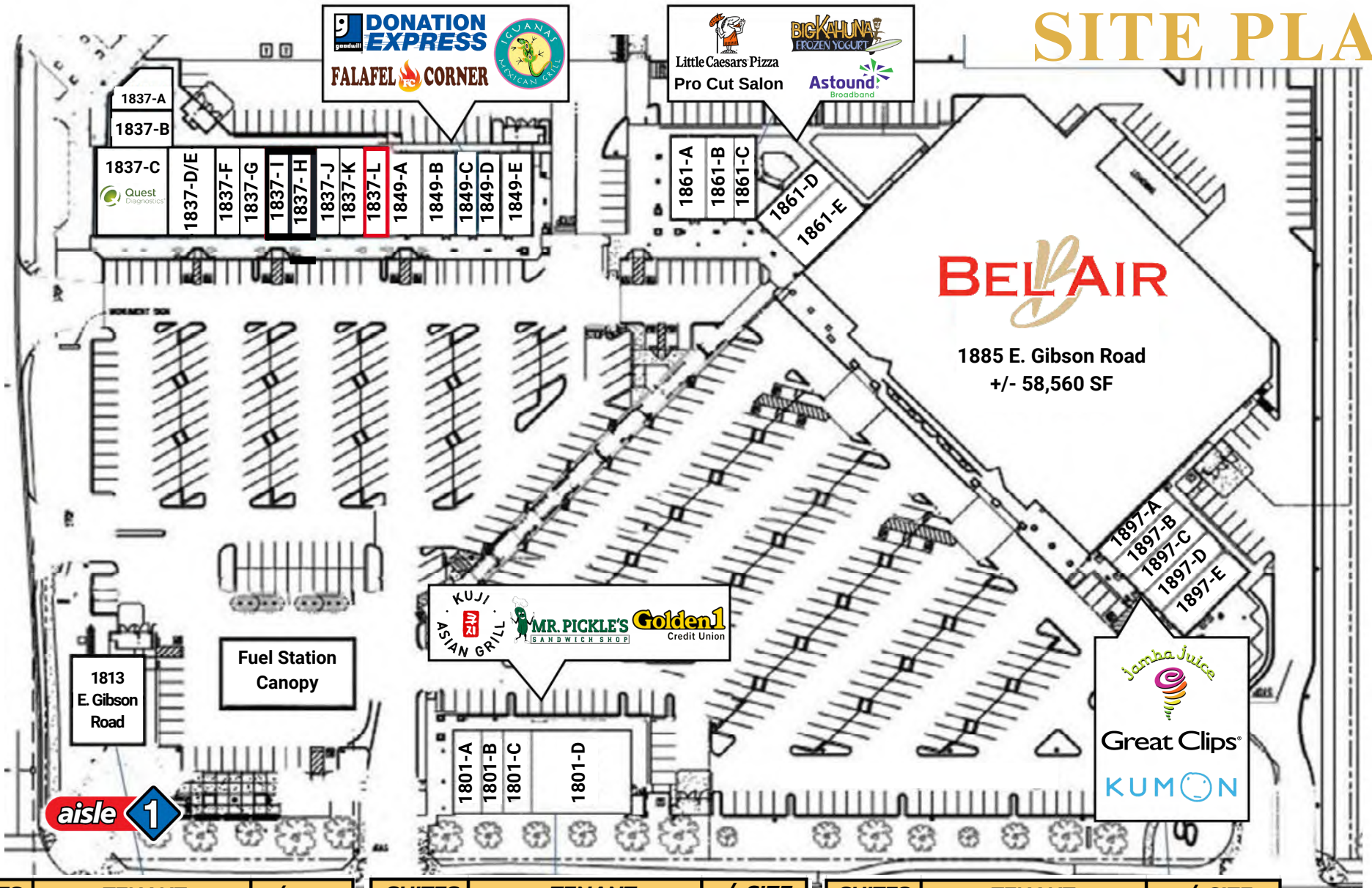
SUITE L:
+/- 1,306 SQ. FT
NEGOTIABLE NNN
PER MONTH



- 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  **IN-SHAPE** 
Neighborhood Market HEALTH CLUBS

O'Reilly  **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**  **COSTCO WHOLESALE** 

FOOD 4 LESS  **IN-N-OUT BURGER** 

Denny's  **TACO BELL**  **THE HOME DEPOT**  **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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