

# FOR SALE OR LEASE | WOODLAND FAST FOOD PROPERTY

Asking Price: \$1,150,000.00

85 W Court St, Woodland, CA 95695



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## EXECUTIVE SUMMARY

85 W Court St  
Woodland, CA



### OFFERING SUMMARY

Sale Price:	\$1,150,000
Lease Rate:	\$2.75/SF/Month
Lease Type:	NNN (\$0.37/SF)
Total SF:	±3,563 SF
Lot Size:	0.73 Acres
Zoning:	C-2

### PROPERTY OVERVIEW

±3,563 SF Fast food Retail Building For Sale or Lease (Formerly Popeyes Chicken)

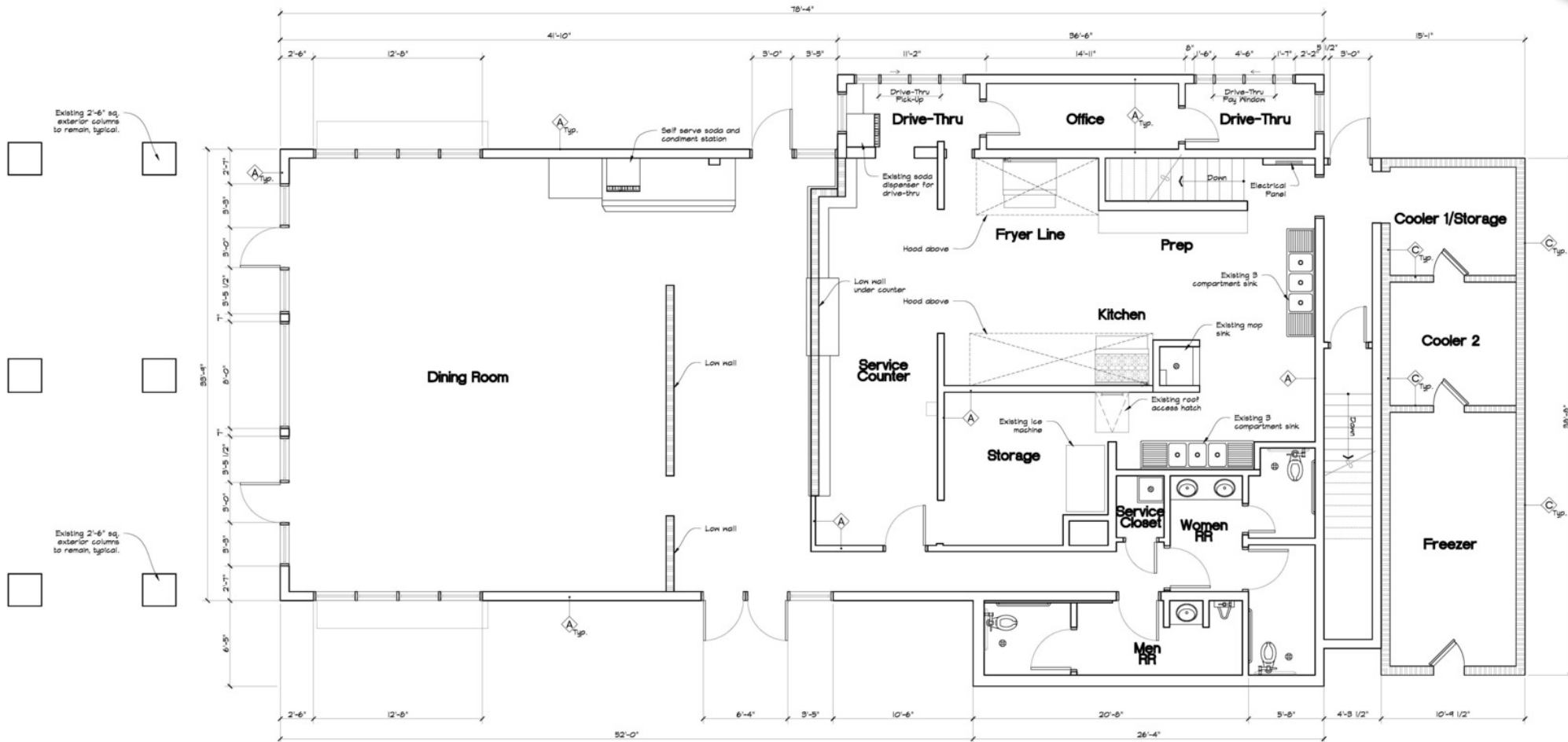
### PROPERTY HIGHLIGHTS

- Hood (13' X 4'), two (2) walk-in coolers (9' X 11' and 7' X 9), and a grease trap.
- Centrally located in Woodland in proximity to central business district, Main Street and Woodland High school.
- Population 3 mile radius 57,843, Woodland ±60,000.
- Area tenants Big Lots, La Superior Market, Kragen Auto Parts, Dollar Tree, Walgreens, CVS, Marshalls, Rite Aid, Dollar General, Walmart Grocery, and In-Shape Fitness.
- **Burger Use Not Permitted Until 2023 per Deed Restriction**

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# FLOOR PLANS

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## RETAILER MAP

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## ADDITIONAL PHOTOS

85 W Court St  
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## DEMOGRAPHICS MAP

85 W Court St  
Woodland, CA

POPULATION	1 MILE	2 MILES	3 MILES
Total population	21,577	44,570	58,494
Median age	37.7	37.7	36.5
Median age (Male)	35.9	36.0	34.9
Median age (Female)	38.4	38.7	37.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,590	16,620	21,288
# of persons per HH	2.5	2.7	2.7
Average HH income	\$59,461	\$67,809	\$68,635
Average house value	\$383,815	\$340,862	\$336,887
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	40.6%	42.2%	44.0%
RACE (%)	1 MILE	2 MILES	3 MILES
White	72.8%	72.5%	70.6%
Black	2.1%	1.4%	1.5%
Asian	3.5%	2.9%	3.8%
Hawaiian	0.4%	0.4%	0.3%
American Indian	1.6%	1.6%	1.6%
Other	15.3%	17.2%	18.1%

\* Demographic data derived from 2010 US Census

