

FOR LEASE


APPLE VILLAGE

1780 E MAIN ST, WOODLAND, CA



E. MAIN ST.
±32,500 ADT

±1,250 - 3,275 SF RETAIL SPACE AVAILABLE

3D Tour
Click Here 

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ROME
REAL ESTATE GROUP

APPLE VILLAGE

SUITE	SIZE	LEASE RATE	SPACE NOTES
100	±2,025 SQ. FT.	Inquire with broker	Available with 60 days' notice
200	±1,250 SQ. FT.	Inquire with broker	Former Coldstone
100-200	±3,275 SQ. FT.	Inquire with broker	Suites 100 & 200 combined

PROPERTY HIGHLIGHTS:


- **Power-Retail Anchor Cluster:** Walmart Supercenter and Home Depot funnel a nonstop flow of destination shoppers, while Applebee's next door drives strong dinner-hour traffic—built-in footfall that competitors can't buy.
- **32,500 VPD Frontage on East Main:** A commanding 283-foot storefront faces ±32,500 vehicles daily on Woodland's busiest retail corridor—delivering billboard-level visibility without the billboard cost.
- **Two-Minute Access to I-5 & SR-113:** North-south traffic from Interstate 5 meets east-west commuters from State Route 113 just two minutes away, creating the perfect pit stop for shopping, dining, and daily errands.
- **Signalized, Pylon-Promoted Entry:** A full traffic signal, left-turn pocket, and prominent pylon sign make access effortless—keeping shoppers and delivery vans flowing in and out with ease.
- **Front-Door Convenience Parking:** Fifty-four striped stalls (4.8 per 1,000 SF) sit just steps from every storefront—ideal for quick pickup, longer visits, and ADA-friendly access.
- **Upscale, Expanding Trade Area:** Woodland's population now tops 52,000 with steady annual growth and a median household income of \$80,542.00—an ideal mix of buying power and momentum for retailers.
- **1,500+ Employees Within 1 Mile:** Target (~800 staff) and Walgreens (~700 staff) distribution hubs fuel daily demand with a paid-every-Friday workforce seeking coffee, lunch, and after-shift errands.




STRONG TRAFFIC COUNTS
I-5 AND E MAIN STREET:
51,368 ADT



AVERAGE
\$104,917
WITHIN 3 MILES
HOUSEHOLD INCOME



PROPERTY ZONING
COMMUNITY/GENERAL
COMMERCIAL (C2)
YOLO COUNTY



54 DEDICATED SURFACE SPACES

FLOOR PLAN - SUITE 100

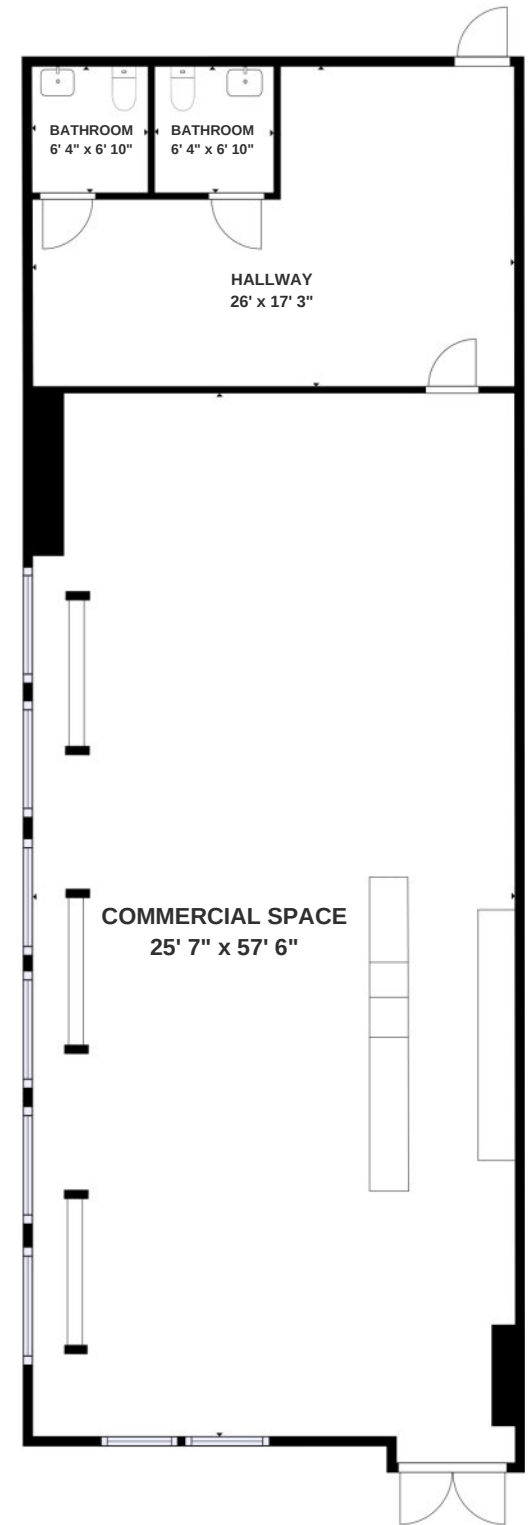
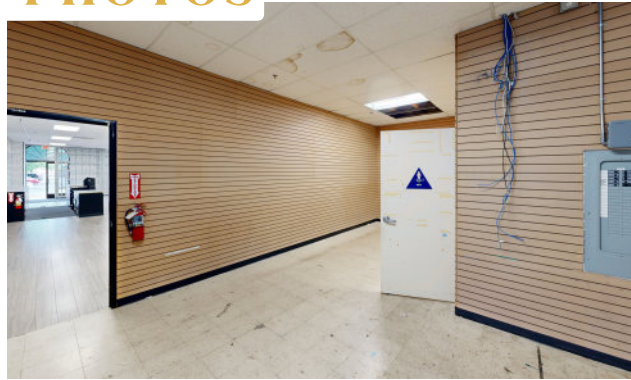
Size: ±2,025 sq. ft.

Lease Rate: Contact Broker

3D Tour
Click Here



INTERIOR PHOTOS



FLOOR PLAN - SUITE 200

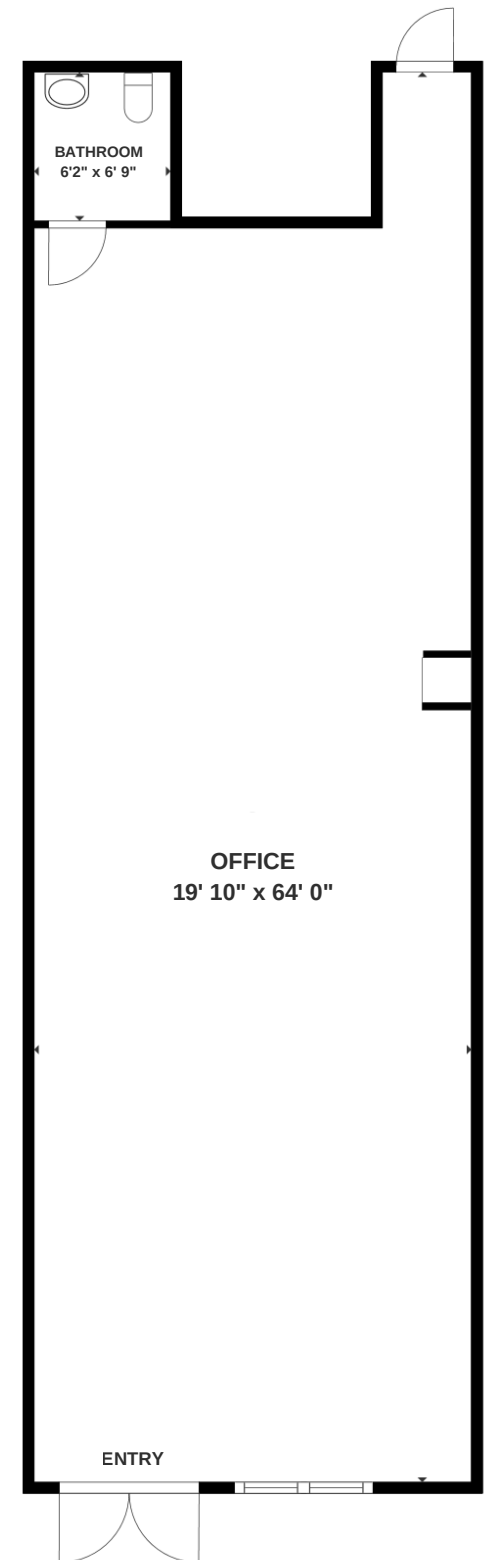
Size: ±1,250 sq. ft.

Lease Rate: Contact Broker

3D Tour
Click Here



INTERIOR PHOTOS



APPLE VILLAGE SITE PLAN

E. MAIN STREET: 32,500 ADT

PYLON SIGN

SUITE 100 AVAILABLE

±2,025 SQ. FT.

AVAILABLE WITH 60 DAYS' NOTICE

SUITE 200 AVAILABLE

±1,250 SQ. FT.



Treasure Dragon
Restaurant



ACCESSIBLE
PATH OF
TRAVEL

10 11 12 13 14 15

21 22 23 24 25

29 30 31 32 33

40 41 42 43

44
45
46
41
48
44
50
51
52
53



EXTERIOR PHOTOS



DEMOGRAPHIC SUMMARY REPORT

1780 E MAIN ST, WOODLAND, CA 95776



POPULATION 2024 ESTIMATE

3-MILE RADIUS	52,384
5-MILE RADIUS	64,060
10-MILE RADIUS	152,162

POPULATION 2029 PROJECTION

3-MILE RADIUS	53,364
5-MILE RADIUS	65,105
10-MILE RADIUS	154,562



HOUSEHOLD INCOME 2024 AVERAGE

3-MILE RADIUS	\$104,917.00
5-MILE RADIUS	\$102,750.00
10-MILE RADIUS	\$111,838.00

HOUSEHOLD INCOME 2024 MEDIAN

3-MILE RADIUS	\$80,542.00
5-MILE RADIUS	\$78,951.00
10-MILE RADIUS	\$78,486.00



POPULATION 2024 BY ORIGIN

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	22,007	27,880	73,821
BLACK	936	1,138	3,439
HISPANIC ORIGIN	25,141	30,473	46,333
AM. INDIAN & ALASKAN	474	578	941
ASIAN	5,982	6,658	27,264
HAWAIIAN/PACIFIC ISLANDER	80	94	234
OTHER	22,906	27,712	46,464

IMMEDIATE VICINITY RETAIL AERIAL



Dense Industrial/
Business
Park

TARGET
Distribution Center
Walgreens
Distribution Center

ARCO **Denny's**

Walmart **IN-SHAPE**
Neighborhood Market HEALTH CLUBS
O'Reilly **DOLLAR TREE**
AUTO PARTS **GUADALAJARA**

PACIFIC COAST PRODUCERS

PROPERTY
LOCATION

Raley's
O-N-E MARKET

TOGO'S
GREAT SANDWICHES
SINCE 1971
WEST COAST ORIGINAL

RITE AID **SUBWAY** **CVS**
pharmacy
Starbucks **KFC**
Chevron

ACE **ROSS**
Hardware DRESS FOR LESS®
DUTCH BROS **SHERWIN WILLIAMS**

SONIC **Walmart** **COSTCO**
Save money. Live better. WHOLESALE
FOOD 4 LESS **IN-N-OUT**
Denny's **TACO BELL**
HOME DEPOT **Marshalls**

phở namdô
BEL AIRO **jamba**
aisle 1 **KUJI ASIAN GRILL**
Little Caesars Pizza

CONTACT US!

FOR MORE INFORMATION ABOUT
THESE RETAIL SUITES



Chase Burke

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