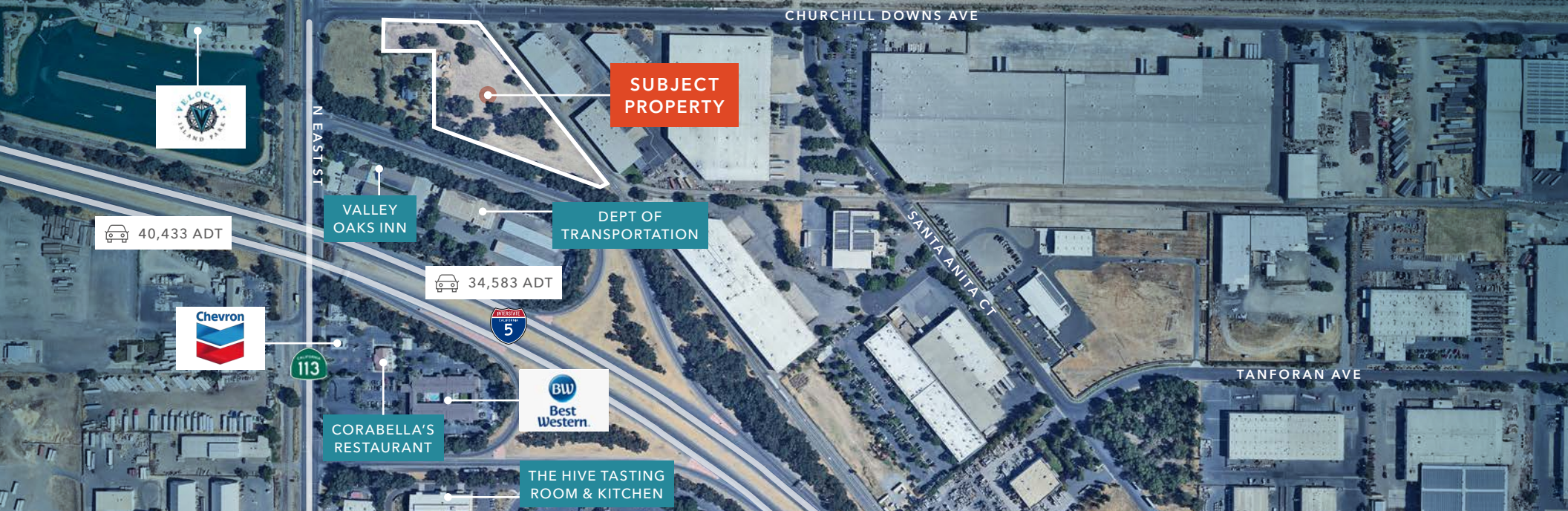


# COMMERCIAL/RETAIL SITE FOR SALE



CHURCHILL DOWNS @ N EAST ST

*Regional Commercially Zoned Land Totaling  $\pm 4.09$  AC ( $\pm 177,725$  SF)  
with Visibility & Exposure to over 34,000 Cars Per Day*

WOODLAND, CA

**\$1,725,000**

ASKING PRICE

**$\pm 4.09$  AC**

TOTAL LAND SF



## Property Highlights

Approximately 4.09 acres or 177,725 SF of prime Real Estate for sale

The site has extremely high exposure to over 34,000 cars per day from the I-5 Northbound

Designated as Regional Commercial (RC) Zoning, allowing for a wide variety of uses

Situated in a high-traffic area with convenient access to and from Interstate 5

Strategically located just off the main thoroughfare of Highway 113. Distance from Downtown Sacramento, a quick 25-minute drive.

Just 15 minutes away from SMF

Located in a rapidly expanding neighborhood, part of Woodland's consistent growth and closely aligned with Davis

### ONSITE UTILITIES

WATER City of Woodland

SEWER City of Woodland

POWER PG&E

**15 MIN**  
TO SACRAMENTO  
INTL AIRPORT

**25 MIN**  
TO DOWNTOWN  
SACRAMENTO



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# INVESTMENT HIGHLIGHTS

## *Permitted Uses*

- Auto Sales/Services
- Fast Food (No Drive Thru)/ Restaurants
- Grocery Store
- Medical Professional Offices

## *Allowed with Conditional Use Permit*

- Auto Repair
- Car Wash
- Convenience Store
- Brewery/Distillery

## *Allowed with CUP from Zoning Admin*

- Alternative Fuels/Recharging Stations
- Specialty Food Processing
- Agricultural Production
- Religious/Community Assembly



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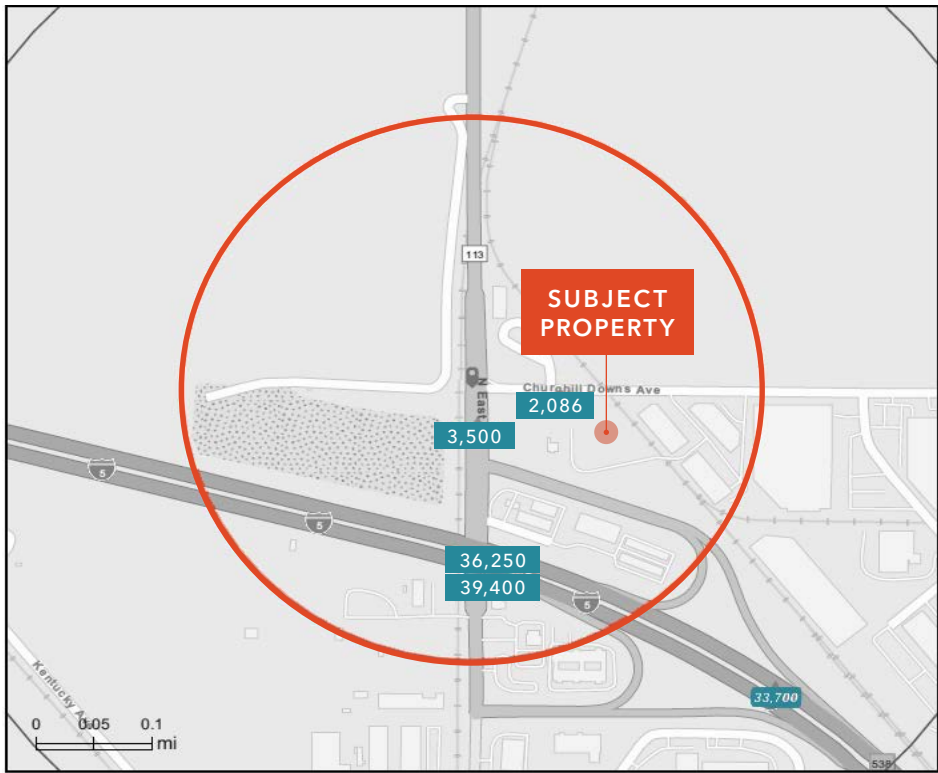


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# TRAFFIC COUNT MAP

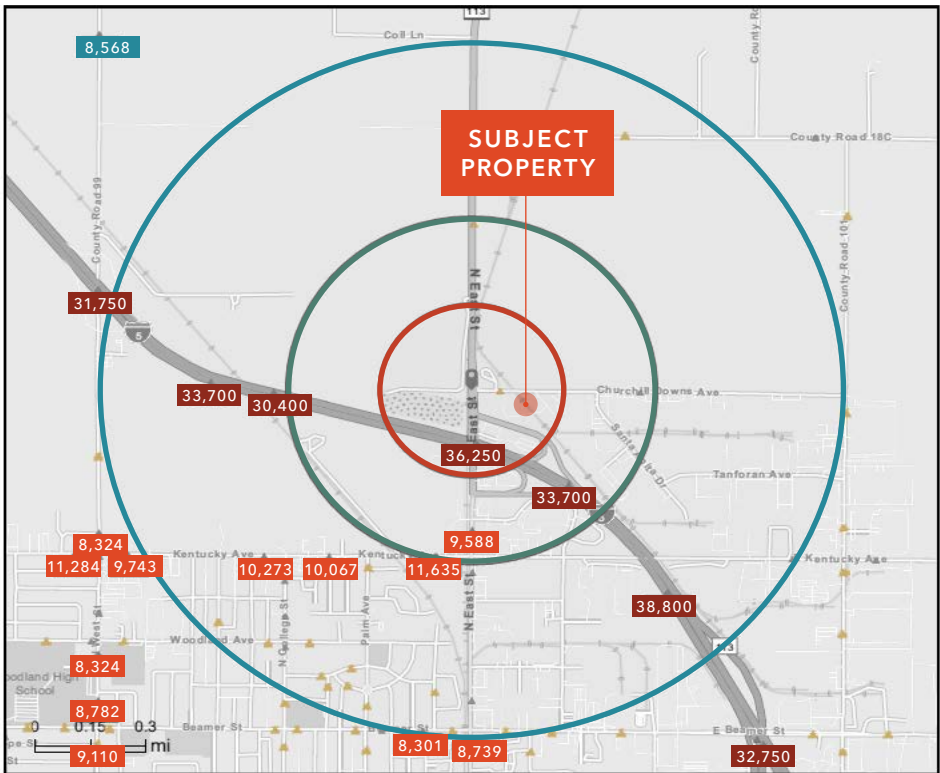


**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



# TRAFFIC COUNT HEAT MAP



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



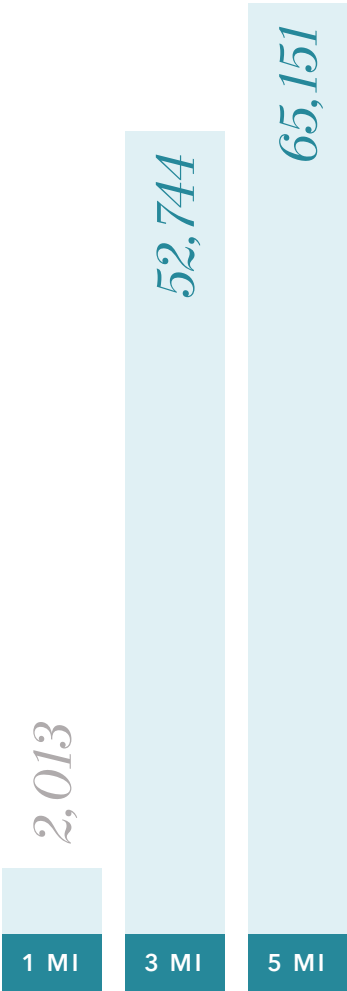
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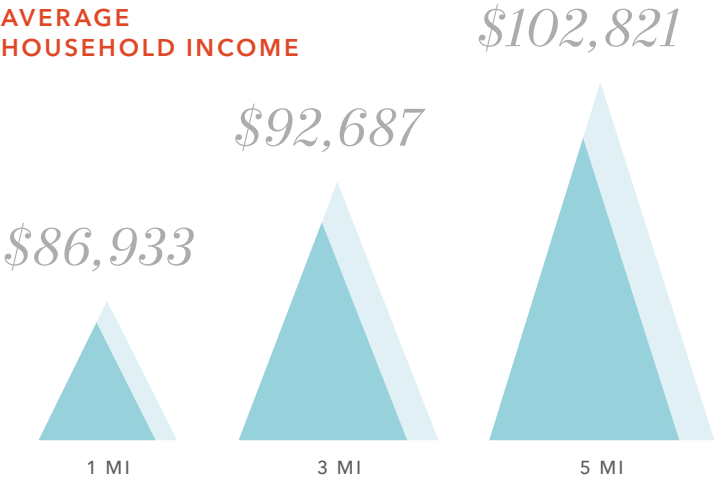


# DEMOGRAPHICS

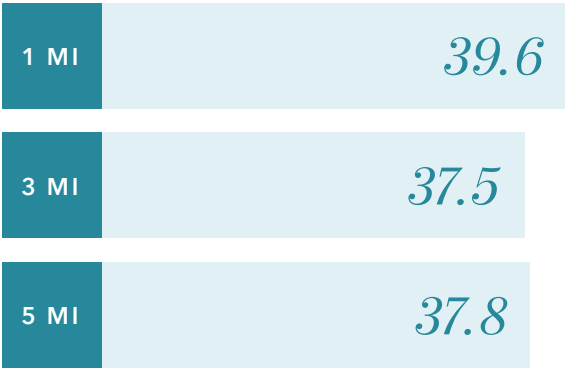
## POPULATION



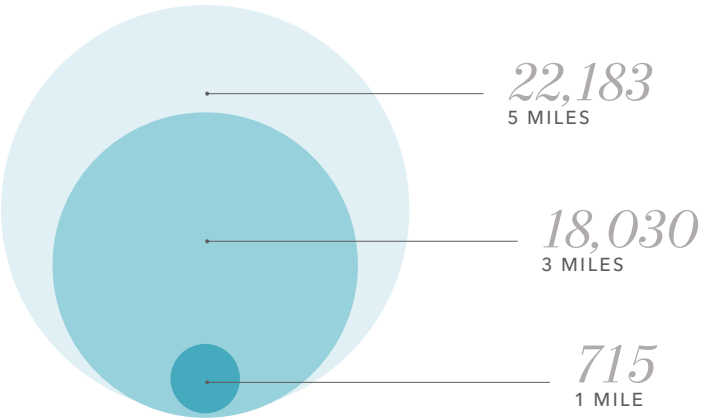
## AVERAGE HOUSEHOLD INCOME



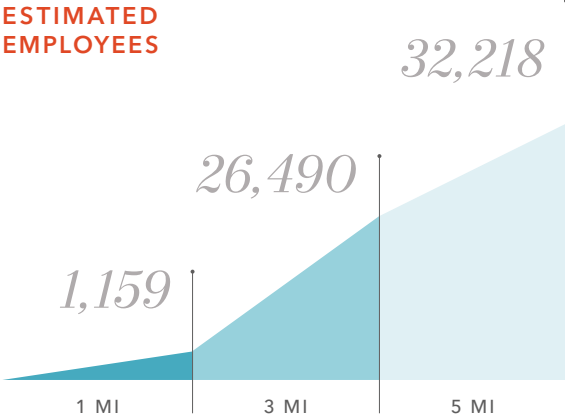
## MEDIAN AGE



## ESTIMATED HOUSEHOLDS



## ESTIMATED EMPLOYEES



Data Source: ©2023, Sites USA

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## CHURCHILL DOWNS AVENUE

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this property, please contact*

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