

1434-1460 E. MAIN STREET STREET, WOODLAND, CA

MAIN STREET MARKETPLACE

APPROVED SELF STORAGE PROJECT
±143,000 SF

±3,000 SF
END CAP
SPACE

ON RAMP & OFF RAMP
113

±1,800 SF
END CAP
SPACE



FUTURE
OFFICE
SPACE

E. MAIN STREET

GARY GALLELLI
President
CA DRE #01099383
gary@gallellire.com

AMAN BAINS
Associate Vice President
CA DRE #02101492
abains@gallellire.com

MATT GOLDSTEIN
Vice President
CA DRE #01886233
mgoldstein@gallellire.com

CHAINLINKS
RETAIL ADVISORS



GALLELLI REAL ESTATE
(805) 892-6237
www.GallellIRE.com

YOLO COUNTY'S ONLY PLANNED SPROUTS FARMERS MARKET AND WOODLAND'S NEWEST GROCERY ANCHORED SHOPPING CENTER!

Main Street Marketplace is conveniently located in the heart of Woodland at the SWQ of Hwy 113 & E Main Street. This center out positions competing shopping centers as it is easily accessible from each quadrant of Woodland. The ±34,695 square foot shopping center is anchored by Sprouts Farmer's Market and will be Woodland's newest grocery anchored center. Main Street Marketplace is one of a few centers that has the ability to draw in shoppers from a wide variety of sectors:

- The market position of Main Street Marketplace will draw shoppers from neighboring towns such as Knights Landing, Esparto and Zamora. Highway 113, Main Street and I-5 all provide an easy, quick drive to the center.
- Residential neighborhoods surround the center to the NW, SW, & SE making it a great convenient choice for shopping.
- Industrial properties are to the NE and include national retail distribution centers that provide a large employment base for the city.
- Downtown commercial corridor directly to the West that includes the Yolo County seat, many street fairs/events, and many small businesses.
- Hwy 113 travelers are adjacent to center & I-5 travelers are less than 0.50 miles to East making the center easily accessible.
- One of the world's largest tomato canning facilities, Pacific Coast Producers is directly across the street. A major employer and draw for visitors, vendors and farmers giving excellent exposure to the center.

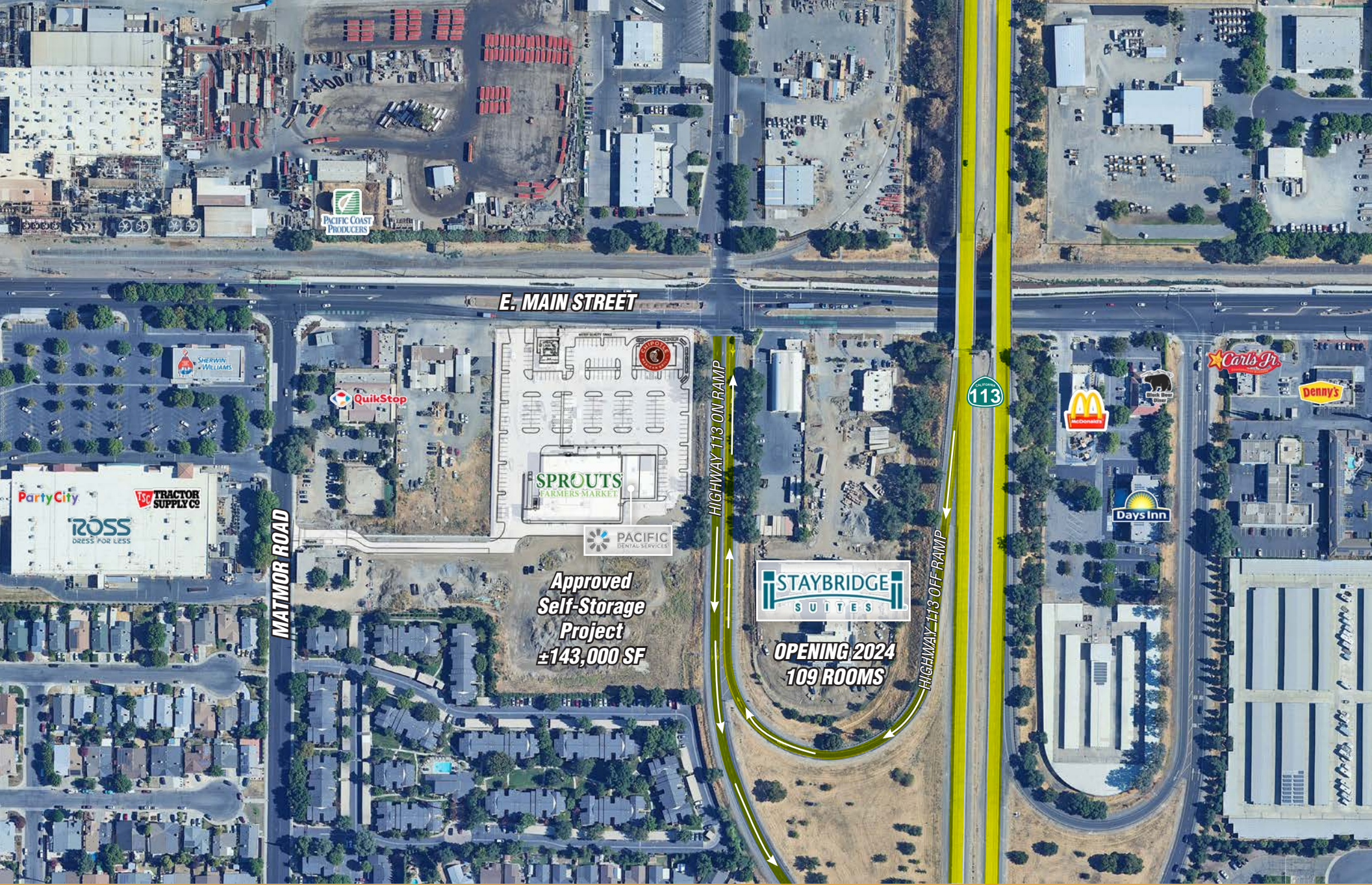
The City of Woodland benefits from a strong presence of industrial distribution centers of which significantly contribute to the local job market. Notable companies that have established distribution centers in Woodland include Rite Aid, Target, Walgreens, Rite Aid, SC Johnson, PGP International, True Value Hardware, See's Candies and Capitol Beverage Company.

The county of Yolo benefits from its heritage and continued production in agriculture commodities that are sold all over the world. Yolo County's 2019 agriculture production was \$765M which is a 13.2% increase over the previous year. Top commodities include Almonds, Grapes, Tomatoes and Rice. Yolo County reported almost 23k acres of organic products which makes Yolo County in the Top 25 counties in the State of California, which is ranked #1 in the United States.



TENANTS WITHIN CLOSE PROXIMITY:

ROSS, BLACK BEAR DINER, TRACTOR SUPPLY, OFFICE DEPOT, PARTY CITY, DENNY'S, CARL'S JR., GROCERY OUTLET



E. MAIN STREET

MATMOR ROAD

HIGHWAY 113 ON RAMP

HIGHWAY 113 OFF RAMP

113

**Approved
Self-Storage
Project
±143,000 SF**

**STAYBRIDGE
SUITES**

**OPENING 2024
109 ROOMS**

GET TO KNOW
YOUR NEIGHBORS.



SURROUNDED BY AFFLUENCE

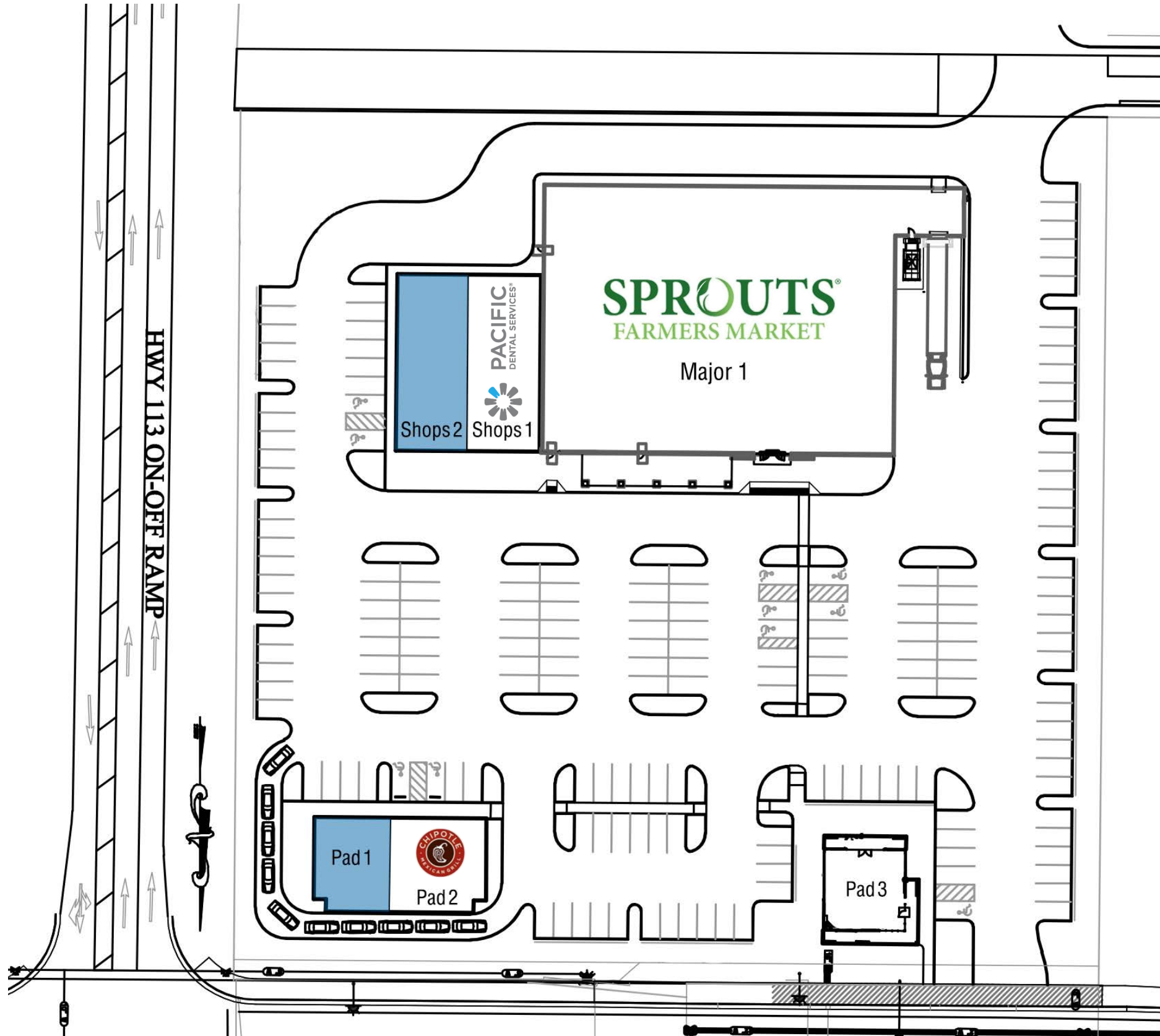


TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2023 Total Population	16,250	63,461	64,834
 2023 Daytime Population	15,606	57,865	59,759
 2023 Total Employees	7,621	22,207	23,165
 2023 Total Households	5,011	21,290	21,787
 2023 Average Household Income	\$90,438	\$106,560	\$106,575
	E. Main Street (west of Hwy 113)	Hwy 113 (north of E. Main St)	Hwy 113 (south of E. Main St)
 Traffic Counts	24,845	8,400	20,600

SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
Major	Sprouts	—
Shops 1	Pacific Dental	—
Shops 2	AVAILABLE	3,000
Pad 1	AVAILABLE	1,800
Pad 2	Chipotle	—
Pad 3	Future Office Space	—

GALLELLI RETAIL TEAM

GARY GALLELLI
 President
 CA DRE #01099383
 gary@gallellire.com

AMAN BAINS
 Associate Vice President
 CA DRE #02101492
 abains@gallellire.com

MATT GOLDSTEIN
 Vice President
 CA DRE #01886233
 mgoldstein@gallellire.com



Gary B. Gallelli, Broker
 CA DRE #00811881

CONTACT US

GALLELLI REAL ESTATE
 3005 Douglas Boulevard, Suite 200
 Roseville, CA 95661
 (916) 772-1700 | gallellire.com

WOODLAND RETAIL TRADE AREA



MEET THE GALLELLI RETAIL TEAM

GARY GALLELLI

President
CA DRE #01099383
gary@gallellire.com

AMAN BAINS

Associate Vice President
CA DRE #02101492
abains@gallellire.com

MATT GOLDSTEIN

Vice President
CA DRE #01886233
mgoldstein@gallellire.com

GALLELLI REAL ESTATE

3005 Douglas Boulevard, Suite 200
Roseville, CA 95661
916-772-1700
GallelliRE.com



Gary B. Gallelli, Broker
CA DRE #00811881