

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** 

CHASE BURKE
916.705.8132
CHASE@ROMECRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECRE.COM
DRE: 02076108

ROME
REAL ESTATE GROUP

APPLE VILLAGE

SUITE	SIZE	LEASE RATE	SPACE NOTES
100	+/- 2,025 SQ. FT.	Inquire with broker	Former Gamestop
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 200

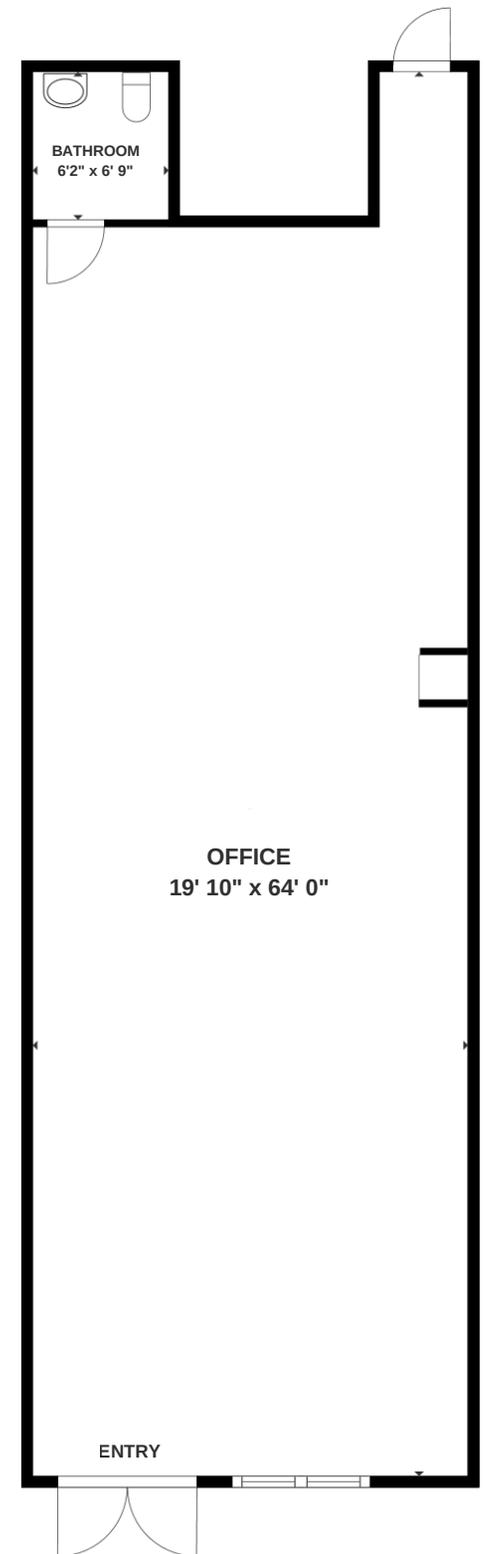
Size: +/- 1,250 sq. ft.

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.

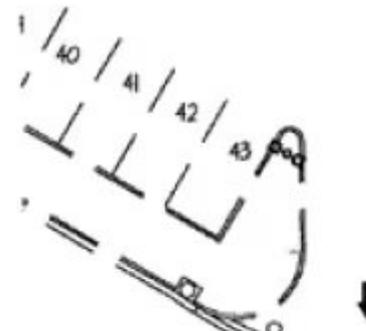
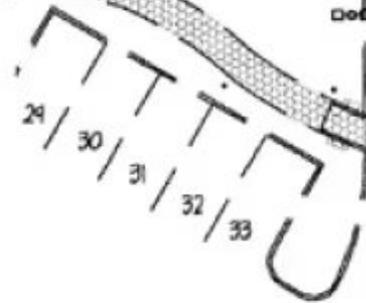
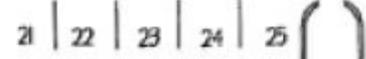
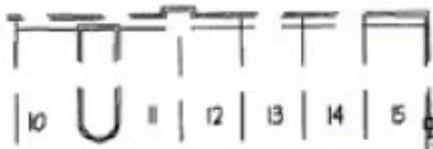
SUITE 200 AVAILABLE
+/-1,250 SQ. FT.



WOODLAND
DEVICE SOLUTION



Treasure Dragon
Restaurant



ACCESSIBLE
PATH OF
TRAVEL





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

HOUSEHOLD INCOME

2024 AVERAGE

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



POPULATION

2029 PROJECTION

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

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



ARCO

Denny's

Walmart Neighborhood Market

IN-SHAPE HEALTH CLUBS

O'Reilly AUTO PARTS

DOLLAR TREE

GUADALAJARA

PACIFIC COAST PRODUCERS

Dense Industrial/
Business
Park

TARGET

Distribution Center

Walgreens

Distribution Center

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 Hardware

ROSS DRESS FOR LESS

DUTCH BROS

SHERWIN WILLIAMS

SONIC

Walmart Save money. Live better.

COSTCO WHOLESALE

FOOD 4 LESS

Denny's

TACO BELL

THE HOME DEPOT

IN-N-OUT BURGER

Marshalls

pho namdo

BEL AIR

jamba

aisle 1

KUJI ASIAN GRILL

Little Caesars Pizza

CONTACT US!

FOR MORE INFORMATION ABOUT
THESE RETAIL SUITES



Chase Burke

**PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES**

916.705.8132

chase@romecre.com

DRE: 01879336



(916) 932-2199



ANDY@ROMECPRE.COM

CHASE@ROMECPRE.COM



@ROMECPREGROUP



101 PARKSHORE DRIVE, SUITE 100, FOLSOM, CA 95630

2901 K STREET, SUITE 306, SACRAMENTO, CA 95816



Andy Jonsson

**PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES**

916.813.8409

andy@romecre.com

DRE: 02076108

