



106-108 W. Main ST. - Woodland, California

APPROX 7,300 SQFT - OFFERED AT \$0.90/FT/MO+NNN

Property Description

Prime Commercial Property in Woodland, CA - Former US Post Office

Property Highlights:

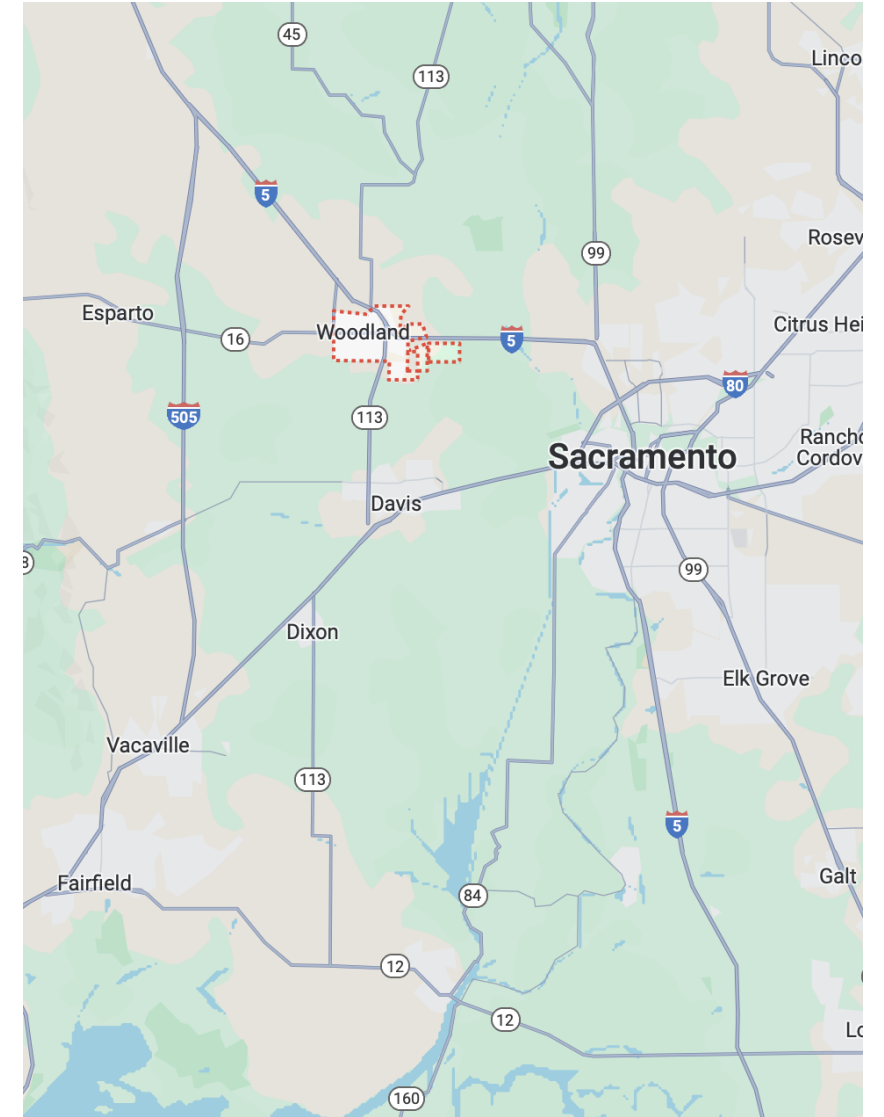
- 📍 **Strategic Location:** Located in the heart of Woodland, CA, this highly visible corner property offers excellent exposure to foot and vehicle traffic, making it an ideal location for retail or commercial use.
- 📍 **Distinctive Architecture:** Featuring a modern yet functional facade, the building combines clean lines with unique design elements that lend it a strong visual identity. Its prominent signage area is perfect for showcasing your brand.
- 📍 **Ample Parking:** The property boasts a large paved parking lot with multiple spaces, ensuring convenience for customers and employees.
- 📍 **Versatile Layout:** With a spacious interior previously utilized as a US Post Office, the building offers flexibility for retail, office, or other business ventures. The open floor plan can be customized to suit your needs.
- 📍 **Accessibility:** The property includes a well-maintained sidewalk and easy access from major roads, enhancing convenience for patrons.

This commercial property is a rare opportunity for businesses seeking a prime location in Woodland's growing market. Whether you're looking to establish a new retail storefront, office space, or another venture, this property offers the perfect canvas for your vision.

Location

The property is located in Woodland, Yolo County, California. Woodland was incorporated in 1871 and is located 20 miles northwest of Sacramento in the heart of the Central Valley. To the south is the city of Davis with its University of California campus. The Sacramento International airport is 10 miles to the east. Woodland has a strong historic heritage which is reflected in an impressive stock of historic buildings in its downtown area and surrounding neighborhoods. Woodland's agricultural setting is largely responsible for the community's distinct identity and plays an important economic role in Woodland due to its proximity to major transportation nodes. Woodland has also become increasingly important as a manufacturing and distribution center. The city has grown to a population of more than 60,000 people in its rural setting. The city encompasses approximately 10.5 square miles and is located approximately 420 miles north of Los Angeles and 75 miles east of San Francisco.

Woodland enjoys access to a well-developed transportation system. Interstate 5, which runs through Woodland, is the major overland route up and down the West Coast. Interstate 80, 10 miles south and east of Woodland is the major east/west route connecting northern California to points east. The San Francisco Bay areas within an hours drive via State Highway 113 connecting to Interstate 80. Passenger rail service is available either in Davis or in Sacramento. The Sacramento international airport is located less than 10 minutes east of Woodland via Interstate 5.



Aerial View



Local Businesses



Drone View – APPROX 7,300 SQFT



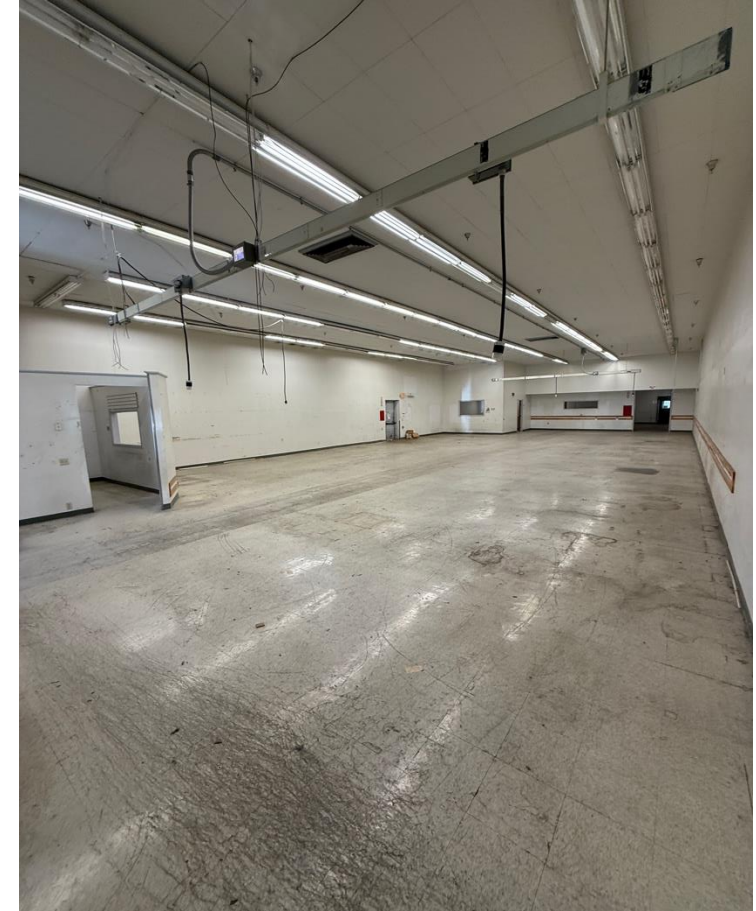
Property Photos



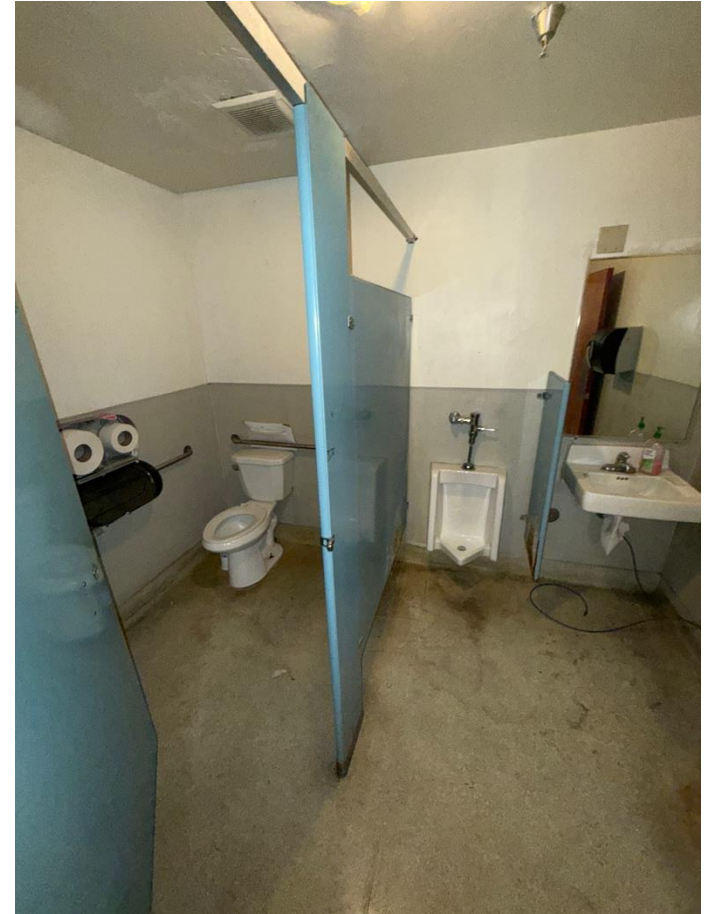
Property Photos



Interior Photos



Interior Photos





Caceres Real Estate

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