

**FOR  
LEASE**

**36 MAIN STREET,  
WOODLAND, CA**

**+/- 6,700 SF FREESTANDING RETAIL BUILDING**



**3D Tour  
Click Here** 

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**ROME**  
REAL ESTATE GROUP



# 36 MAIN ST



**+/- SIZE**

**6,700 SF**

**LEASE RATE**

**\$1.25 PSF, MG**

**APN**

**COMMERCIAL RETAIL BUILDING**  
006-021-005-000



**+/- 6,700 SQ.FT**  
BUILDING SIZE

**+/- 6,708 SQ.FT**  
LOT SIZE

- **Prime Main Street Location:** Situated in the heart of downtown Woodland, offering high visibility and accessibility, surrounded by established residential areas and a multitude of ethnic and mainstream businesses.
- **Versatile Retail Space:** Freestanding retail space with open floor plans and divisible space, featuring a grade-level roll-up door, ideal for various business uses.
- **High Traffic and Strong Demographics:** Average daily traffic of 20,000 vehicles, with a strong population and consumer spending in the area. Over 249,000 daytime employment within the vicinity.
- **Excellent Connectivity:** Convenient access to major highways including I-5, 113, and 16, enhancing the property's accessibility for both customers and businesses.
- **Multicultural Business Hub:** Located in a multicultural business area, attracting a diverse range of businesses and customers, and contributing to a vibrant commercial environment.



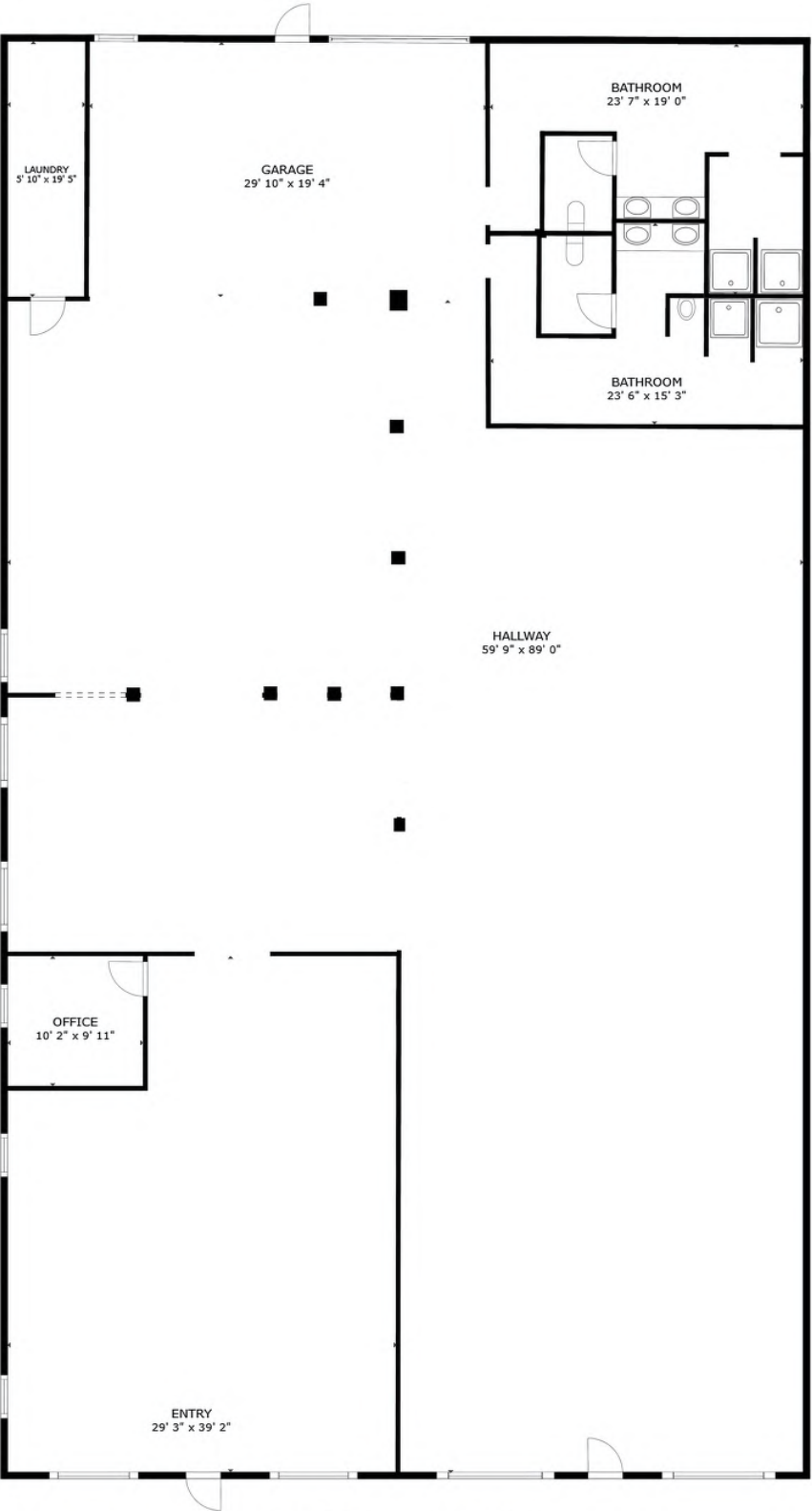
# FLOOR PLAN

**3-D Tour**  
**Click Here** 

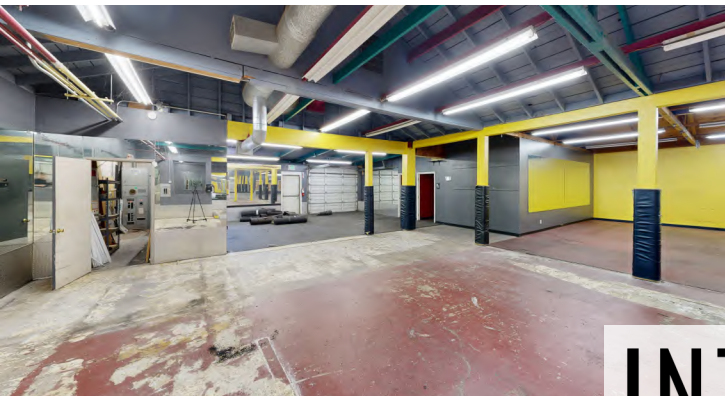
**36 MAIN ST:**

**+/- 6,700 SQ. FT**

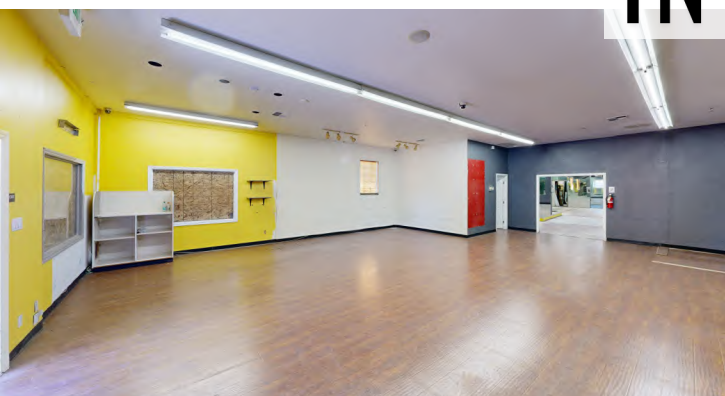
**\$1.25 PSF, MG PER MONTH**







# INTERIOR PICTURES







# EXTERIOR PICTURES





# IMMEDIATE VICINITY RETAIL AERIAL



**ARCO**  **Denny's** 

**Walmart**  **IN-SHAPE**   
Neighborhood Market HEALTH CLUBS

**O'Reilly**  **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

**MAXTASTE**  **planet fitness**  **Nugget MARKETS** 

**sola bee**  **DUTCH BROS**  **NSFIT**  **GOLDEN TROWEL MASONRY** 

**RITE AID**  **SUBWAY**  **CVS pharmacy** 

**ACE Hardware**  **ROSS DRESS FOR LESS** 

**DUTCH BROS**  **SHERWIN WILLIAMS** 

**SONIC**  **Walmart**  **COSTCO WHOLESALE** 

**FOOD 4 LESS**  **IN-N-OUT BURGER** 

**Denny's**  **TACO BELL**  **THE HOME DEPOT**  **Marshalls** 



# DEMOGRAPHIC SUMMARY REPORT

36 MAIN ST WOODLAND, CA 95695



## POPULATION 2023 ESTIMATE

1-MILE RADIUS 21,772  
3-MILE RADIUS 57,429  
5-MILE RADIUS 64,760

## POPULATION 2028 PROJECTION

1-MILE RADIUS 21,327  
3-MILE RADIUS 56,710  
5-MILE RADIUS 64,271



## HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS \$77,057.00  
3-MILE RADIUS \$95,165.00  
5-MILE RADIUS \$99,116.00

## HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS \$58,709.00  
3-MILE RADIUS \$71,289.00  
5-MILE RADIUS \$74,378.00



## POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	18,794	48,027	53,553
BLACK	455	1,175	1,440
HISPANIC ORIGIN	11,408	29,004	31,881
AM.INDIAN & ALASKAN	584	1,283	1,388
ASIAN	883	3,991	5,000
HAWAIIAN/PACIFIC ISLAND	87	258	307
OTHER	968	2,695	3,072



# CONTACT US!

TO LEARN MORE ABOUT  
THIS PROPERTY



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