

TAKE A TOUR



THE  
EDWARDS  
COMPANY  
commercial real estate services

For further information,  
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# WOODLAND GATEWAY

SEC County Rd 102 & Interstate 5  
Woodland, CA

**PAD & SHOP SPACE AVAILABLE**



PARTNER **XTEAM**  
RETAIL ADVISORS

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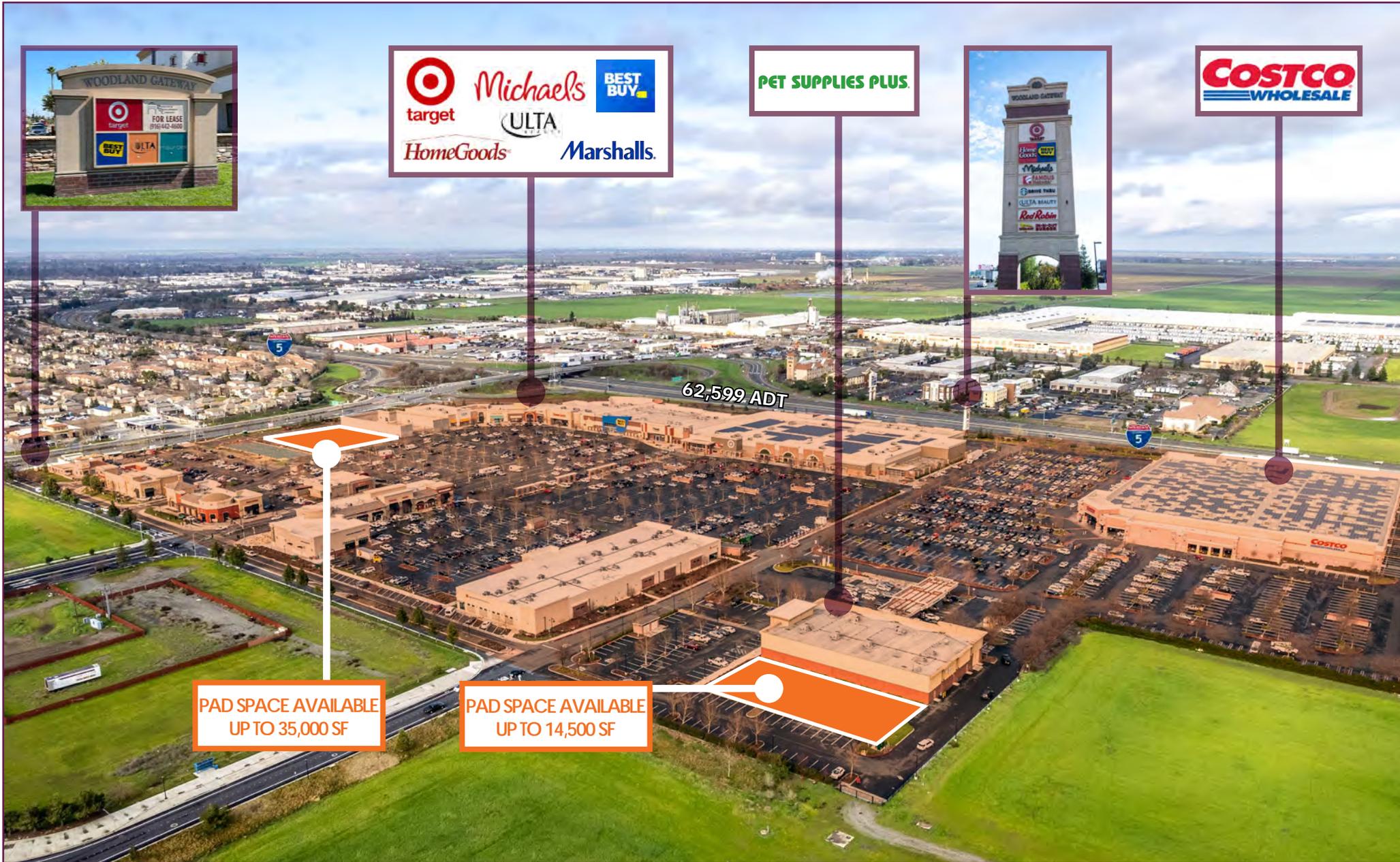
# WOODLAND GATEWAY | PROJECT PROFILE



- 550,000 SF GLA Retail (Phase 1)
- Woodland is Yolo County's Government Seat
- Average Combined Daily Traffic: 110,000 ADT
- Primary Trade Area Population: 165,200
- Only super regional shopping center node



# WOODLAND GATEWAY | SITE OVERVIEW



62,599 ADT

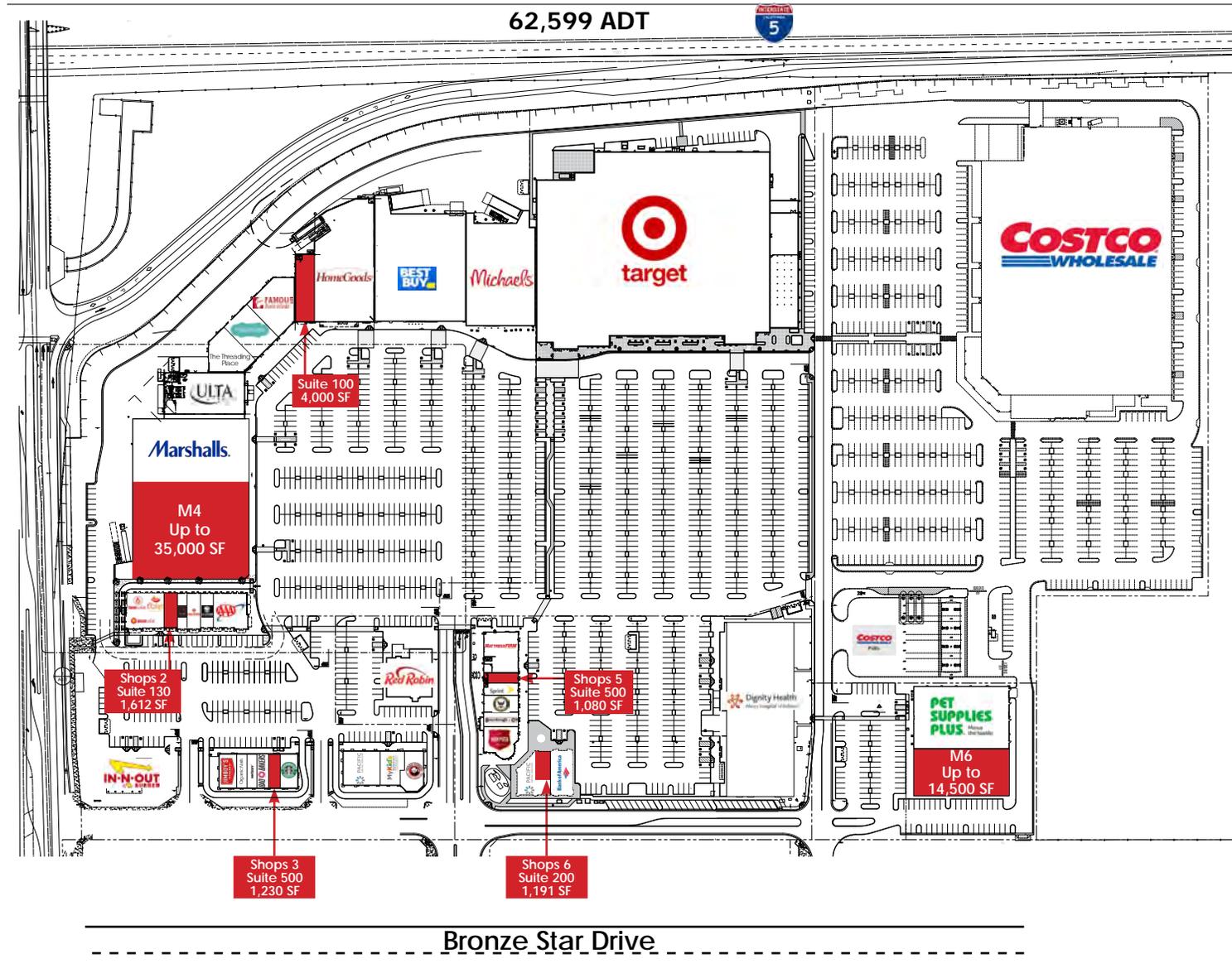
PAD SPACE AVAILABLE  
UP TO 35,000 SF

PAD SPACE AVAILABLE  
UP TO 14,500 SF

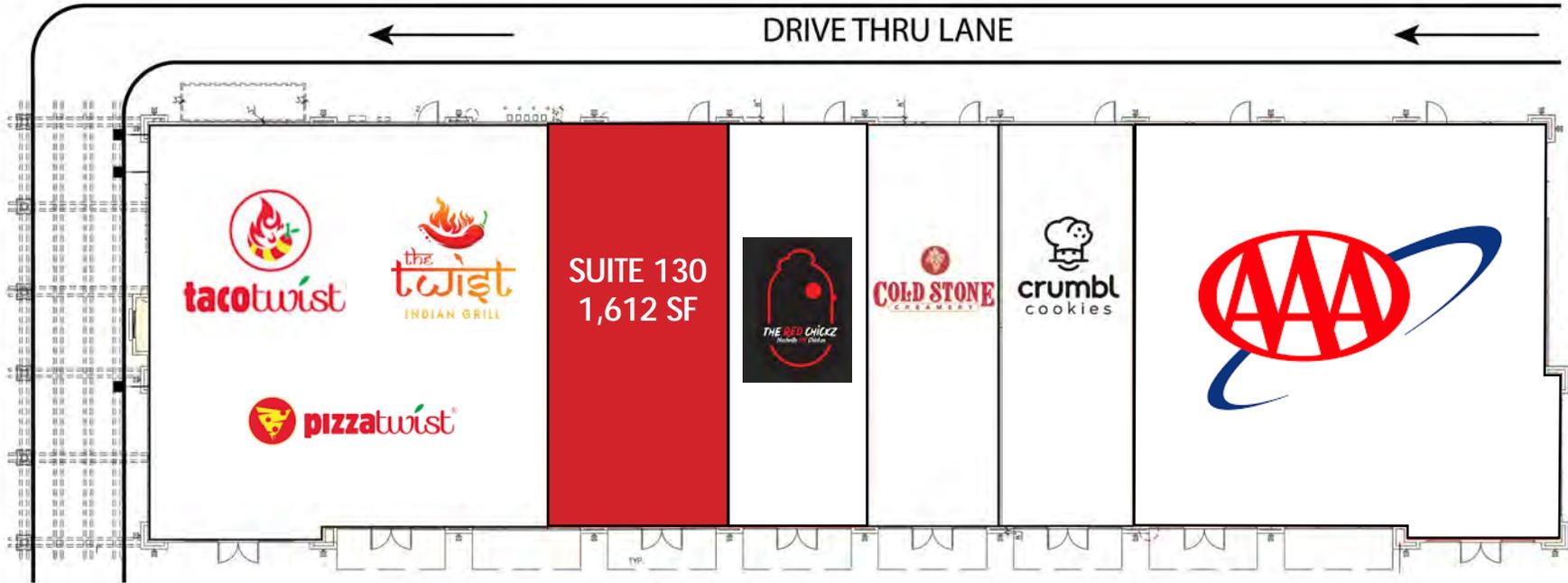
# WOODLAND GATEWAY | SITE PLAN



SUITE	TENANT	SF
100	VACANT	4,000
<b>SHOPS 1</b>		
200	The Threading Place	1,100
300	Maurices	4,300
400	Famous Footwear	5,228
<b>SHOPS 2</b>		
100-120	Taco/Pizza/Naan Twist	3,620
130	AVAILABLE	1,612
140	Red Chickz	1,200
150	Coldstone	1,200
160	Crumble Cookies	1,200
170-180	AAA	3,675
<b>SHOPS 3</b>		
100	Jimboy's	1,800
200	Organic Nails	1,077
300	Verizon	1,128
400	Bad Bakers	1,140
500	AVAILABLE	1,230
600	Starbucks	1,670
<b>SHOPS 4</b>		
100	Woodland Smiles	3,405
300	My Kid's Dentist	1,251
500	Panda Express	2,354
<b>SHOPS 5</b>		
100	MOD Pizza	2,805
200	Sourdough & Co	1,313
300	USA Recruiting Co	1,739
400	Sprint	1,260
500	AVAILABLE	1,080
600	AVAILABLE	4,220
<b>SHOPS 6</b>		
100	Pacific Dental	3,029
200	AVAILABLE	1,191
500	Bank of America	2,400



# SHOPS 2 | 1,612 SF AVAILABLE



# SHOPS 3 | 1,230 SF AVAILABLE



EXISTING  
OUTDOOR  
PATIO



Organic  
Nails



SUITE 500  
1,230 SF

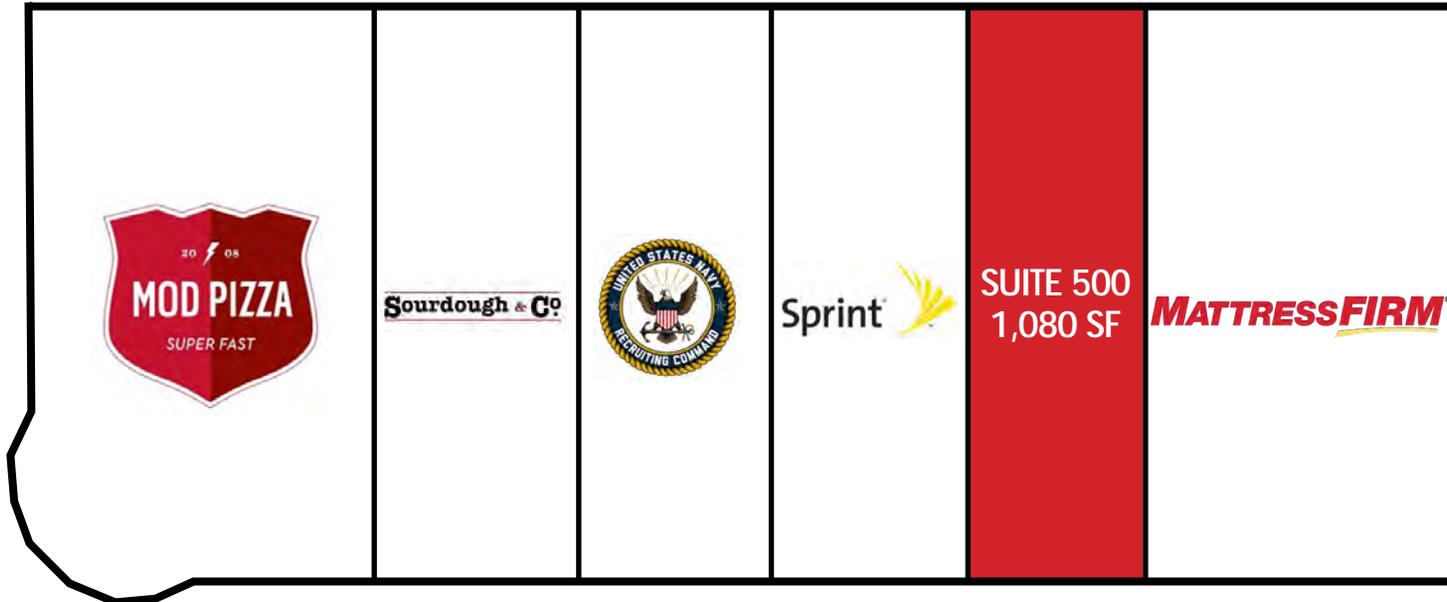


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Bronze Star Drive

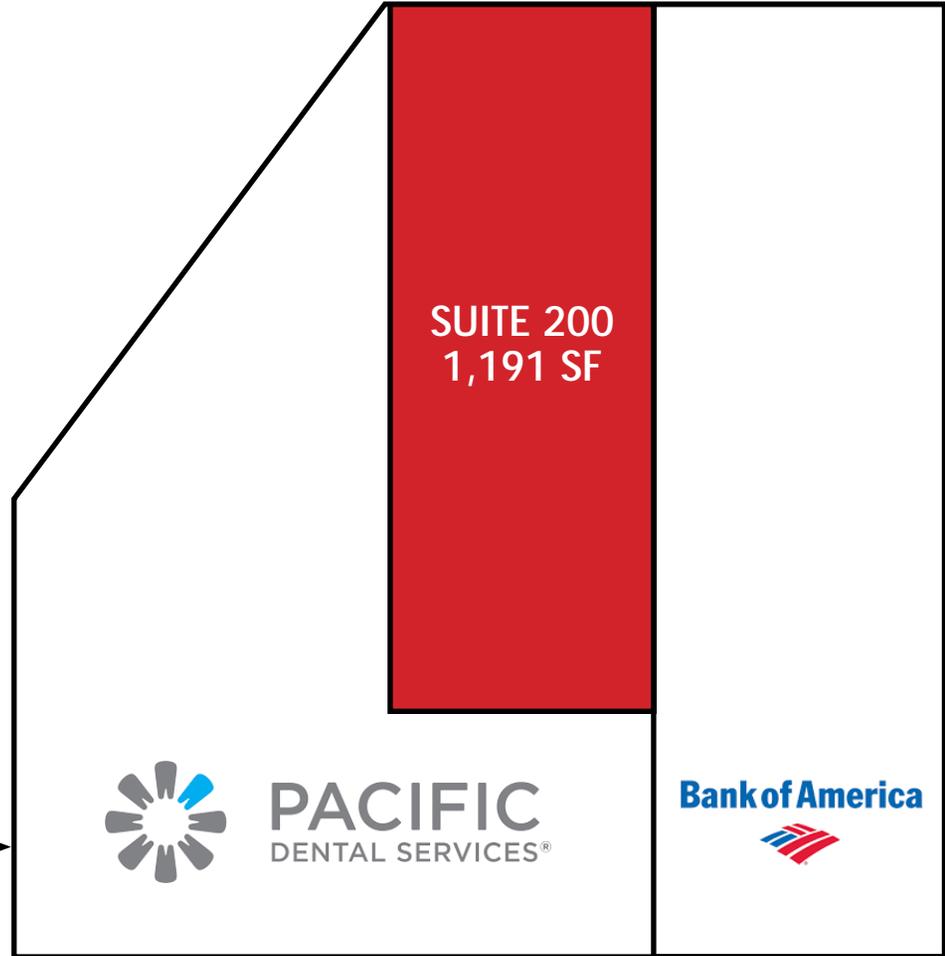
# SHOPS 5 | 1,080 - 4,220 SF AVAILABLE



Bronze Star Drive

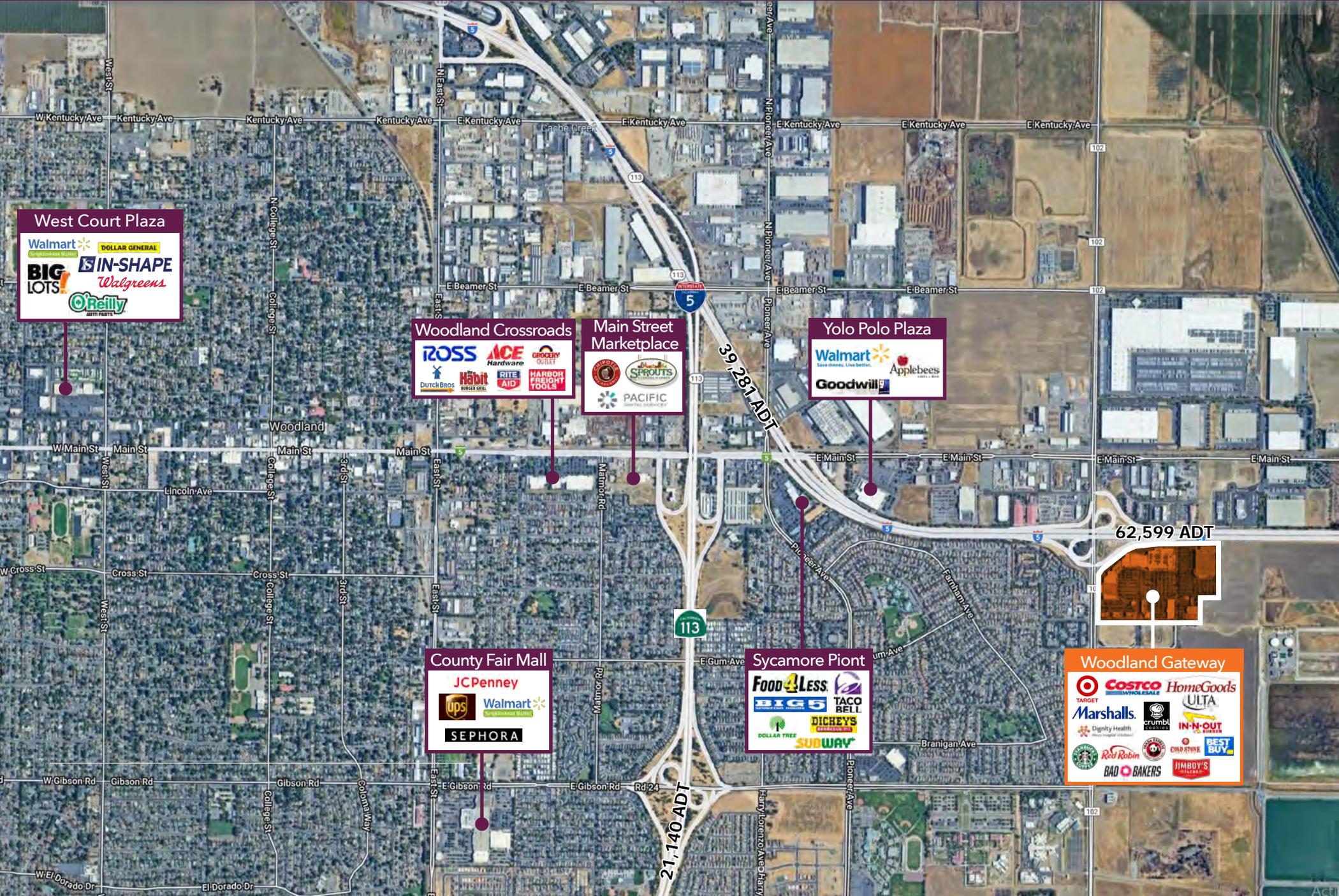


# SHOPS 6 | 1,191 SF AVAILABLE



Bronze Star Drive

# NEARBY AMENITIES



**West Court Plaza**

- Walmart
- DOLLAR GENERAL
- BIG LOTS
- IN-SHAPE
- Walgreens
- O'Reilly

**Woodland Crossroads**

- ROSS
- ACE Hardware
- GROCERY OUTLET
- Durch Bros
- Habit
- RITE AID
- HARBOR FREIGHT TOOLS
- PACIFIC

**Main Street Marketplace**

- SPROUTS
- PACIFIC

**Yolo Polo Plaza**

- Walmart
- Applebees
- Goodwill

**County Fair Mall**

- JCPenney
- UPS
- Walmart
- SEPHORA

**Sycamore Piont**

- Food 4 Less
- TACO BELL
- DICHEY'S
- DOLLAR TREE
- SUBWAY

**Woodland Gateway**

- TARGET
- COSTCO WHOLESALE
- HomeGoods
- Marshall's
- crumbl
- ULTA
- Dignity Health
- IN-N-OUT
- Starbucks
- Red Robin
- CRAP REVOLV
- BEST BUY
- BAD BAKERS
- JIMBOY'S

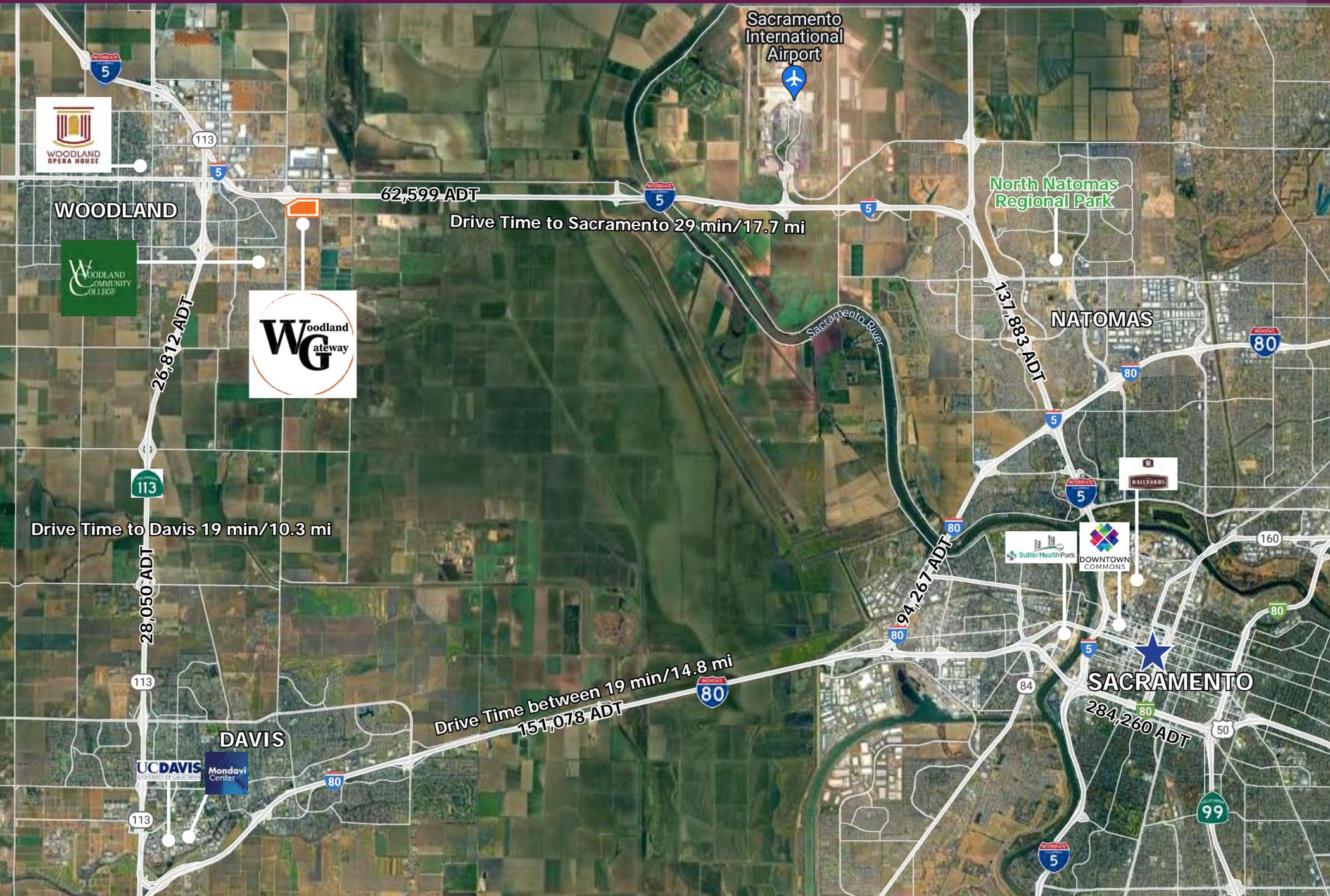


62,599 ADT

21,140 ADT

39,281 ADT

# REGIONAL OVERVIEW



# DEMOGRAPHICS



## 3 Mile Radius

**38,976**  
POPULATION

**3.6**  
AVE HH SIZE

**\$130,826**  
AVE HH INCOME

**34.8**  
MEDIAN AGE



### HOME OWNERSHIP



**4,990** RENTERS  
**7,691** OWNERS



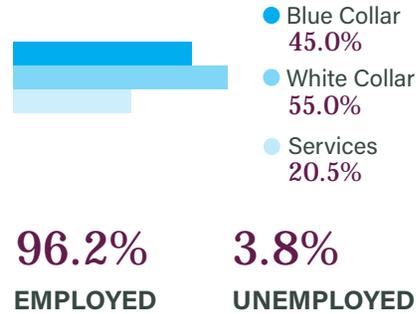
### EDUCATION

**21.2%** HS GRAD  
**8.6%** ASSOCIATES

**63.2%** SOME COLLEGE  
**35.4%** BACHELORS



### EMPLOYMENT



### AVERAGE MONTHLY HOUSEHOLD SPENDING

**53.1%** HOUSING  
**18.1%** VEHICLE  
**3.6%** APPAREL  
**4.6%** TRAVEL

**14.5%** FOOD  
**3.6%** FURNITURE  
**1.3%** PERSONAL CARE  
**5.8%** ENTERTAINMENT



### RACE & ETHNICITY

White 47.1%  
Asian 14.6%  
American Indian 1.5%  
African-American 2.5%  
Hispanic 39.1%  
Two or More Races 15.1%



### GENDER & AGE

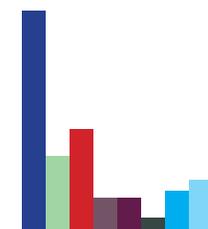
**49.7%** MEN  
**50.3%** WOMEN

<19 = 26.4%  
20-34 = 22.7%  
35-49 = 20.5%  
50-64 = 17.4%  
65+ = 13.1%



### INCOME BY HOUSEHOLD

0-34K 15.9%  
35-49K 7.1%  
50-74K 13.7%  
75-99K 13.7%  
100>K 49.5%





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Another landmark  
project by:

