

ORITZ AVE

**SUBJECT PROPERTY**

MIEKLE AVE

JACK SLAVEN PARK

CAMACHO WAY

# 0 MIEKLE AVENUE

**SALE PRICE: \$925,000**

0 Miekle Avenue in Woodland is a  $\pm 1.88$  acre commercial lot in the attractive Spring Lake subdivision in Woodland. Spring Lake is a community that comprises the Southeast portion of Woodland. Spring Lake comprises 1,097 acres of land located primarily south of Gibson Road between State Route 113 and County Road 102. When completely built out, the Spring Lake Specific Plan area will include more than 4,000 housing units, neighborhood-serving commercial uses, schools, parks, and a full array of municipal services. This has been a very successful neighborhood development and is quite a desirable area in Woodland.

This is one of the remaining unbuilt commercial lots in Spring Lake. It is surrounded by single family residential homes and it is adjacent to a public park known as Jack Slaven Park. This neighborhood is close to Interstate Highway 5 within proximity to the Sacramento International Airport and to the

employment centers including the State Capitol in downtown Sacramento. The University of California at Davis campus is 15 minutes away and downtown Woodland is just minutes to the west.

It's a great opportunity for an owner/user or a developer to do a build to suit for a tenant or for a business user who might like to develop their own space and facility. It is zoned NC (Neighborhood Commercial) and could include day care, office, mixed use office residential, food service, grocery, hardware stores, and photocopy centers. See following page for further details. In the event a prospective buyer is interested in converting this site for a residential development, please call brokers to discuss the potential process and expected timing of that.

*For more sale information contact*

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## ZONING: NC (NEIGHBORHOOD COMMERCIAL)

The subject property is part of the City of Woodland's Spring Lake specific plan, and is designated as NC (Neighborhood Commercial). The specific plan states "This category provides for neighborhood and locally oriented retail and service uses, public and quasi-public uses, and similar and compatible uses. This category is for the provision of retail and service uses serving the immediate neighborhood."

It is further described as follows:

- Uses restricted to 30,000 square feet of gross leasable floor space
- Outdoor seating at food-service establishments allowed by right
- Full-service food and grocery stores allowed by right
- Hardware stores allowed by right
- Day care centers are allowed by right
- Photocopy services (excluding heavy presses) are allowed by right
- Professional offices (e.g. attorneys, accountants, dentists, medical labs, classrooms and studios) -- restricted on the first-floor to a maximum of 30 percent of the gross floor area
- Up to 100 percent professional offices, residential uses, and/or retail is allowed by right on the second-floor
- Vehicular-oriented uses including gas/service stations, car washes, and drive-through restaurants are not allowed in this district; parking facilities incidental to principal use allowed to rear of parcel subject to design requirements
- Places of assembly are not allowed in this district
- Plant nurseries and greenhouses not allowed in this district

The Woodland Planning Staff has indicated that the subject property may not be viable as a purely commercial development at this location within Spring Lake. The City would likely need to consider incorporating housing or quasi -public type use. The idea of a live-work development may be a possible way forward in the Spring Lake Specific Plan. Also residential on the Second and Third Floor above commercial on the ground floor would be allowed with review and approval of the Planning Commission

The Woodland Planning Staff has indicated that in general, a rezone to strictly residential would require a Specific Plan and General Plan Amendment along with CEQA Clearance. This property is unique, and the zoning has some nuances to it, so the City is happy to talk with any interested development groups about the property or work with the current owner on pre-entitlement work for the small lot live-work development.

Please call the listing broker Jim Gray or Megan Meier, Senior Planner at the City of Woodland to review and discuss.

**\$925,000**

SALES PRICE

**\$11.30**

PRICE/SF

### SITE HIGHLIGHTS

LOT SIZE ±1.88 Acres

ZONING NC

APN 042-580-017

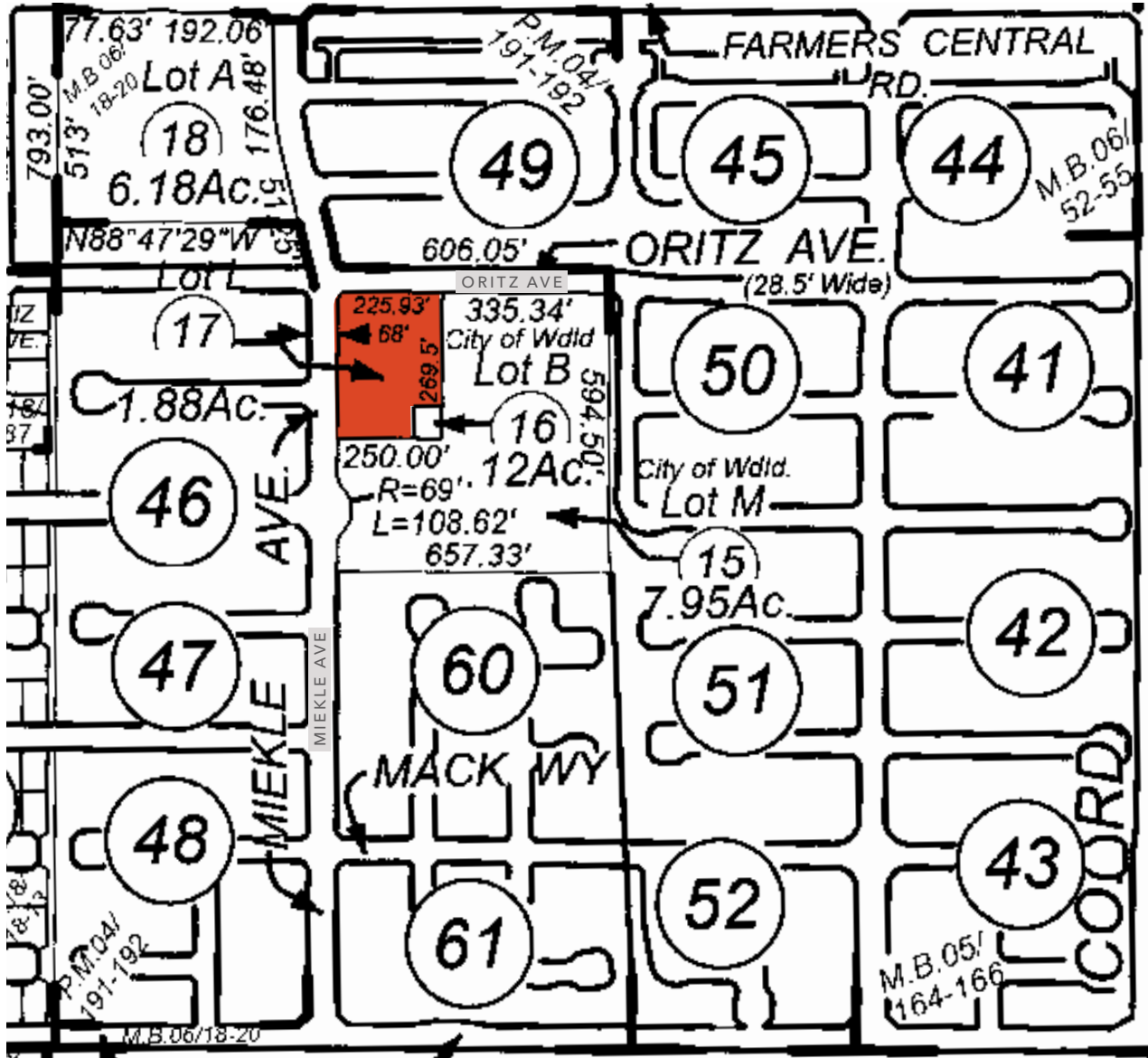
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PARCEL MAP



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