



CHURCH FOR SALE

1405 COTTONWOOD STREET WOODLAND, CALIFORNIA

±18,578 SQUARE FOOT FACILITY
±2.98 ACRE PARCEL

- **ABUNDANT PARKING**
- **BEAUTIFUL FACILITY**
- **GREAT LOCATION**
- **MATURE NEIGHBORHOOD**

**REDUCED
PRICE**



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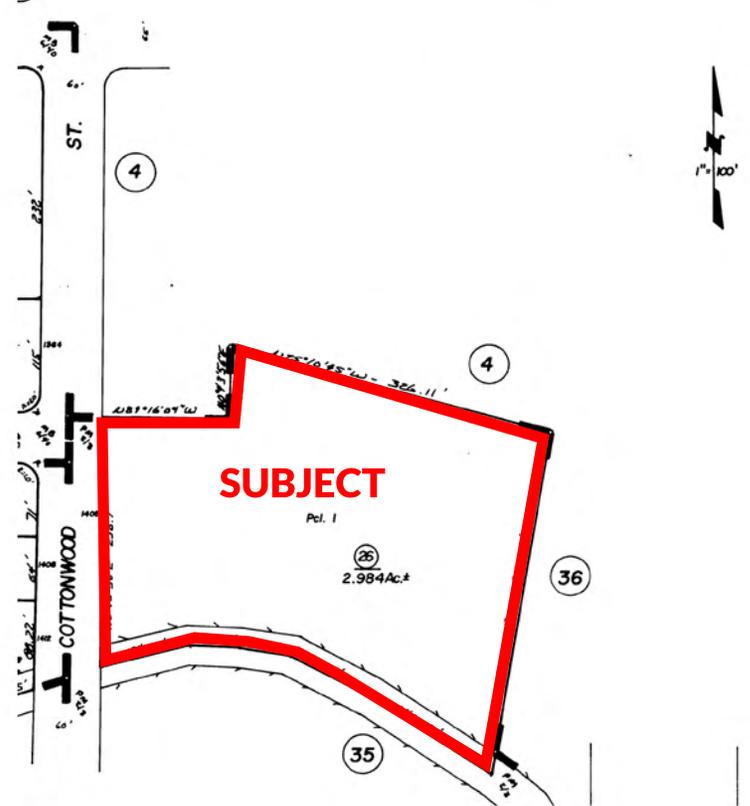
1405 COTTONWOOD STREET WOODLAND, CALIFORNIA



R 2E, M.D.B & M.

CAUTION - These maps ARE NOT to be used for legal descriptions.

39-01



YOLO COUNTY ASSESSOR'S PARCEL NUMBER 039-010-026

SIZE DISCLAIMER:

The Assessor acreage measurements are approximate only.
The use of approximate acreage figures does not mean
that more accurate measurements, or a survey, do not exist.



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1405 COTTONWOOD STREET
WOODLAND, CALIFORNIA

ASKING PRICE: ~~\$2,520,000~~ \$2,200,000

THE OPPORTUNITY

This property represents a rare opportunity to obtain a well located, and well maintained, facility in the highly desirable community of Woodland, California. The site is positioned for continued use as a church facility or alternative re-use possibilities given the strong area demographics and its in-fill location.

THE PROPERTY

- ±18,578 Square Foot Facility
- ±136 Parking Stalls (does not include on street parking)
- ±2.98 Acres of Land Area
- Zoned RL - Low Density Residential - Maximum of 8 Dwelling Units Per Acre (City of Woodland)

THE POSSIBILITIES

- Affordable Housing Redevelopment
- Childcare Center
- Charter School / Private School
- Community Center
- Multifamily Redevelopment
- Nonprofit Headquarters
- Professional Offices
- Professional or Vocational Training
- Public/Quasi-Public Uses
- Religious Assembly
- Residential Care Facility
- Senior Housing Redevelopment

Note: All uses are subject to discretionary governmental approval, which cannot be guaranteed. Some listed uses would require rezones, use permits and/or other entitlements, which may not occur.

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information.



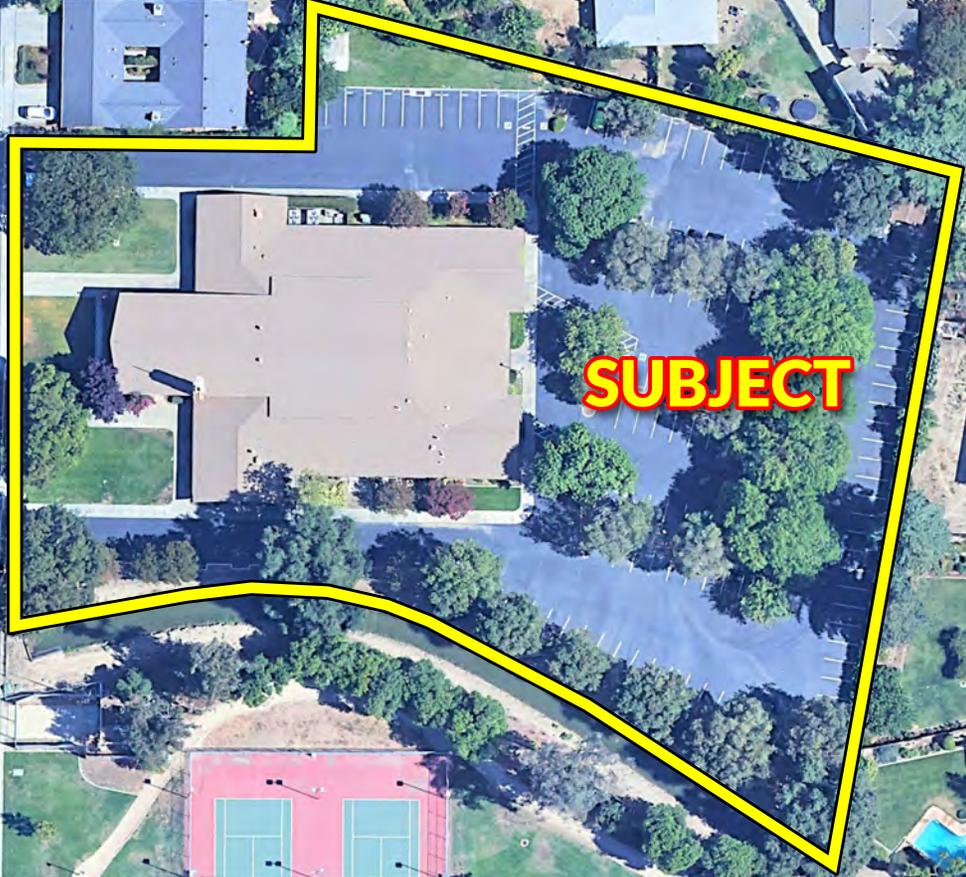


GLENWOOD PLACE

COTTONWOOD STREET

LEWIS AVENUE

AMHERST WAY

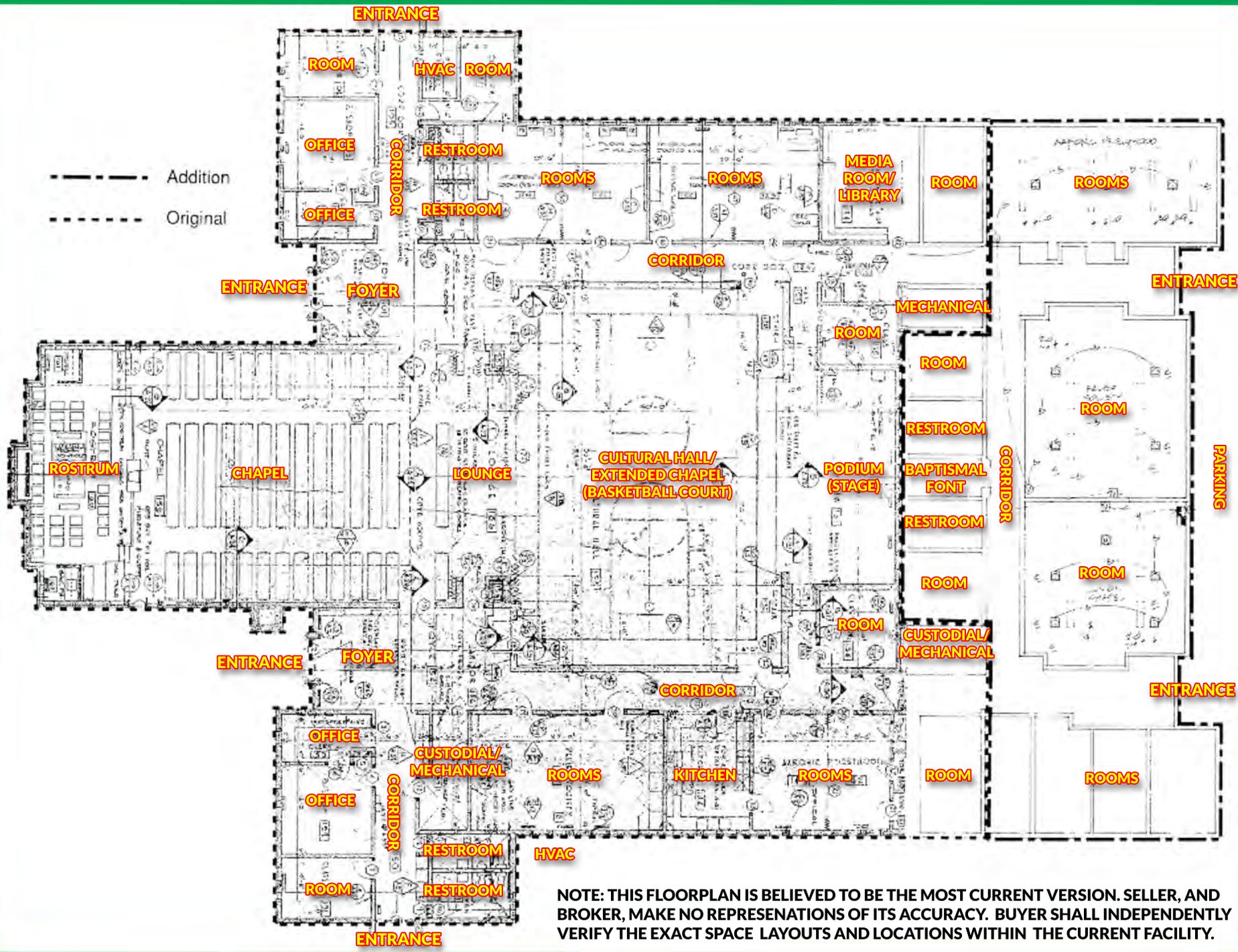


SUBJECT

WOODSIDE PARK

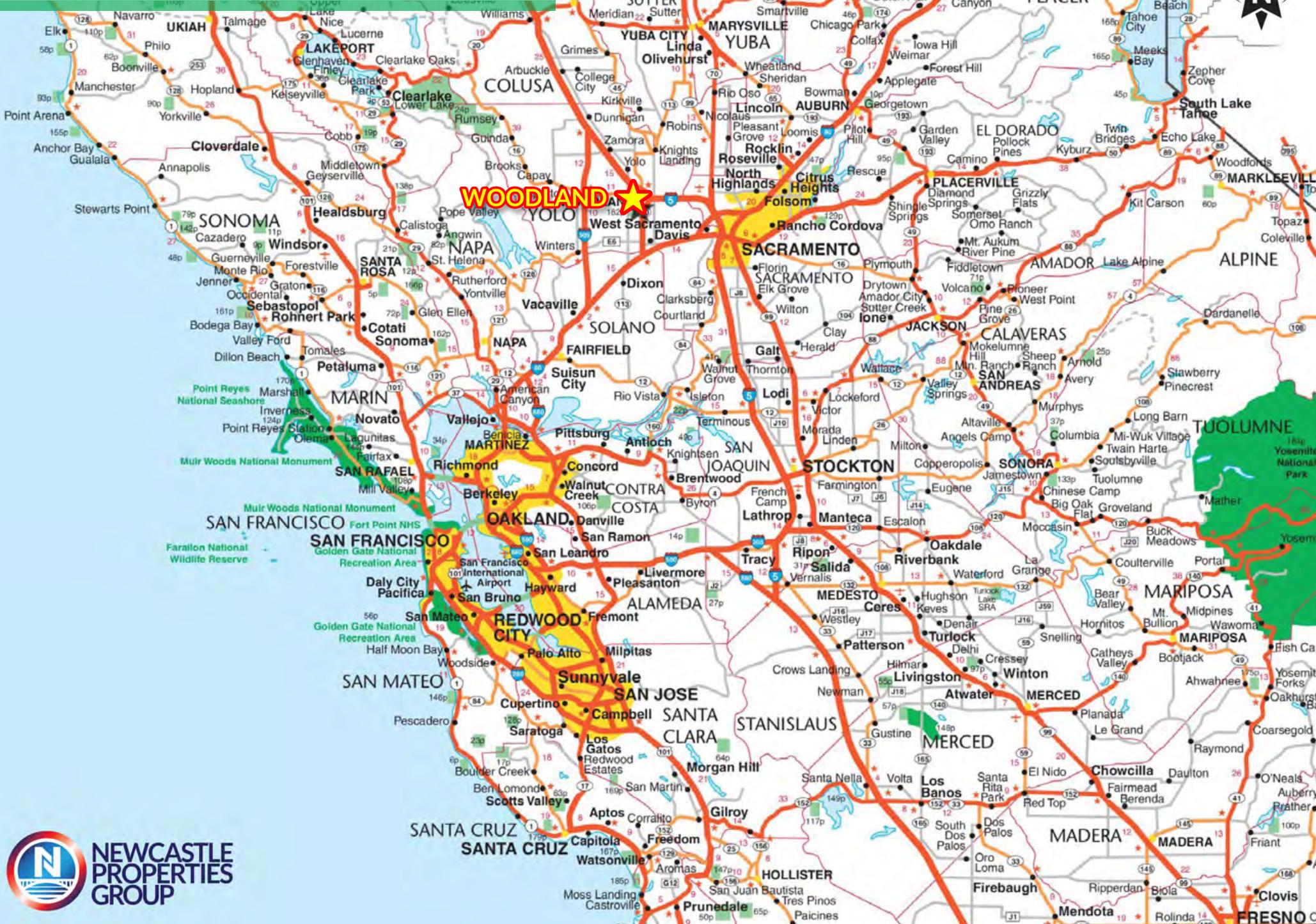
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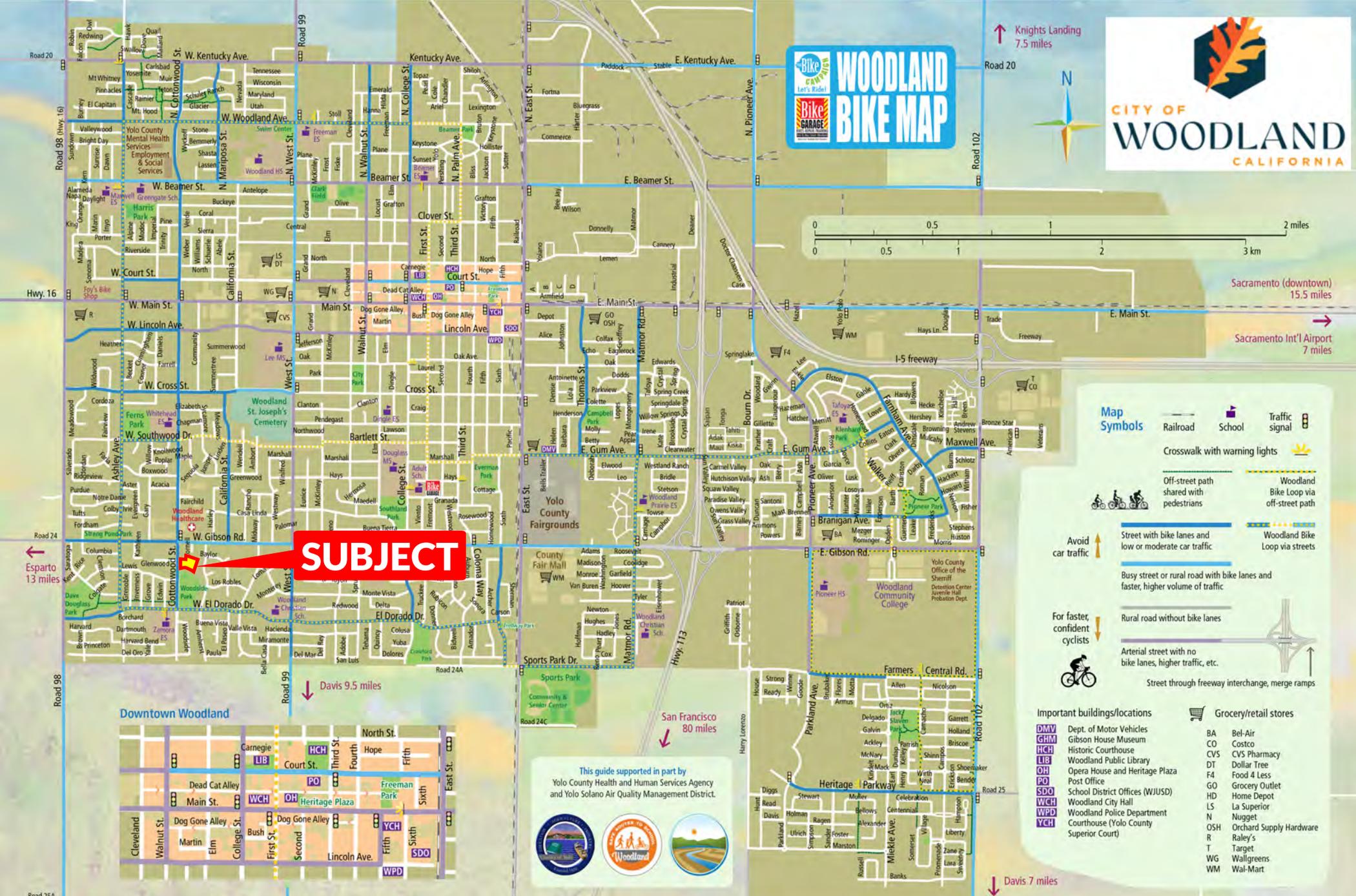
NOTE: THIS FLOORPLAN IS BELIEVED TO BE THE MOST CURRENT VERSION. SELLER, AND BROKER, MAKE NO REPRESENTATIONS OF ITS ACCURACY. BUYER SHALL INDEPENDENTLY VERIFY THE EXACT SPACE LAYOUTS AND LOCATIONS WITHIN THE CURRENT FACILITY.

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CITY OF WOODLAND BIKE MAP



↑ Knights Landing 7.5 miles



Sacramento (downtown) 15.5 miles

Sacramento Int'l Airport 7 miles

SUBJECT

← Esparto 13 miles

↓ Davis 9.5 miles

↓ San Francisco 80 miles

↓ Davis 7 miles

Map Symbols

- Railroad
- School
- Traffic signal
- Crosswalk with warning lights
- Off-street path shared with pedestrians
- Woodland Bike Loop via off-street path
- Woodland Bike Loop via streets
- Avoid car traffic
- Street with bike lanes and low or moderate car traffic
- Busy street or rural road with bike lanes and faster, higher volume of traffic
- Rural road without bike lanes
- Arterial street with no bike lanes, higher traffic, etc.
- Street through freeway interchange, merge ramps

Important buildings/locations

- DMV** Dept. of Motor Vehicles
- GHM** Gibson House Museum
- HCH** Historic Courthouse
- LIB** Woodland Public Library
- OH** Opera House and Heritage Plaza
- PO** Post Office
- SDO** School District Offices (WJUSD)
- WCH** Woodland City Hall
- WPD** Woodland Police Department
- YCH** Courthouse (Yolo County Superior Court)

Grocery/retail stores

- BA** Bel-Air
- CO** Costco
- CVS** CVS Pharmacy
- DT** Dollar Tree
- F4** Food 4 Less
- GO** Grocery Outlet
- HD** Home Depot
- LS** La Superior
- N** Nugget
- OSH** Orchard Supply Hardware
- R** Rayley's
- T** Target
- WG** Wallgreens
- WM** Wal-Mart

This guide supported in part by
Yolo County Health and Human Services Agency
and Yolo Solano Air Quality Management District.

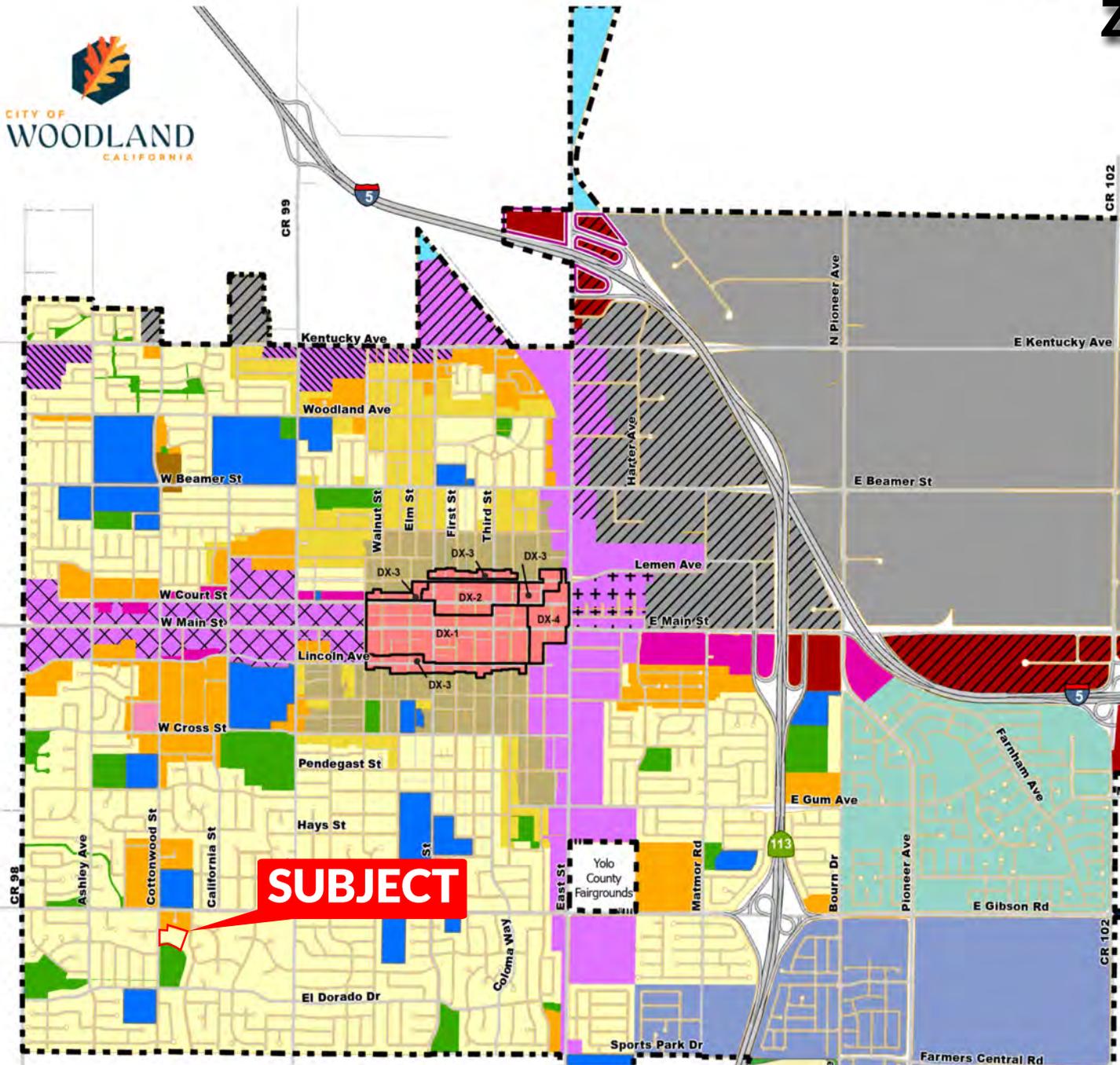


Downtown Woodland



1405 COTTONWOOD STREET WOODLAND, CALIFORNIA

CITY OF WOODLAND ZONING MAP



- Residential Low**
- Neighborhood Preservation
- Residential Low-Medium
- Residential Medium
- Residential High
- Downtown-Core, DX-1
- Downtown-Civic, DX-2
- Downtown-Transitional, DX-3
- Downtown-Gateway, DX-4
- Corridor Mixed Use-West Main
- Mixed Use-East St
- Corridor Mixed Use-Kentucky
- Corridor Mixed Use-Armfield
- Corridor Mixed Use-Flex
- Community Commercial Mixed Use
- Neighborhood Mixed Use
- Regional Commercial Flex
- Regional Commercial
- Industrial Flex
- Industrial General
- Public Facilities
- Open Space
- Flood Study Area
- Southeast Area Specific Plan
- Spring Lake Specific Plan
- City Boundary

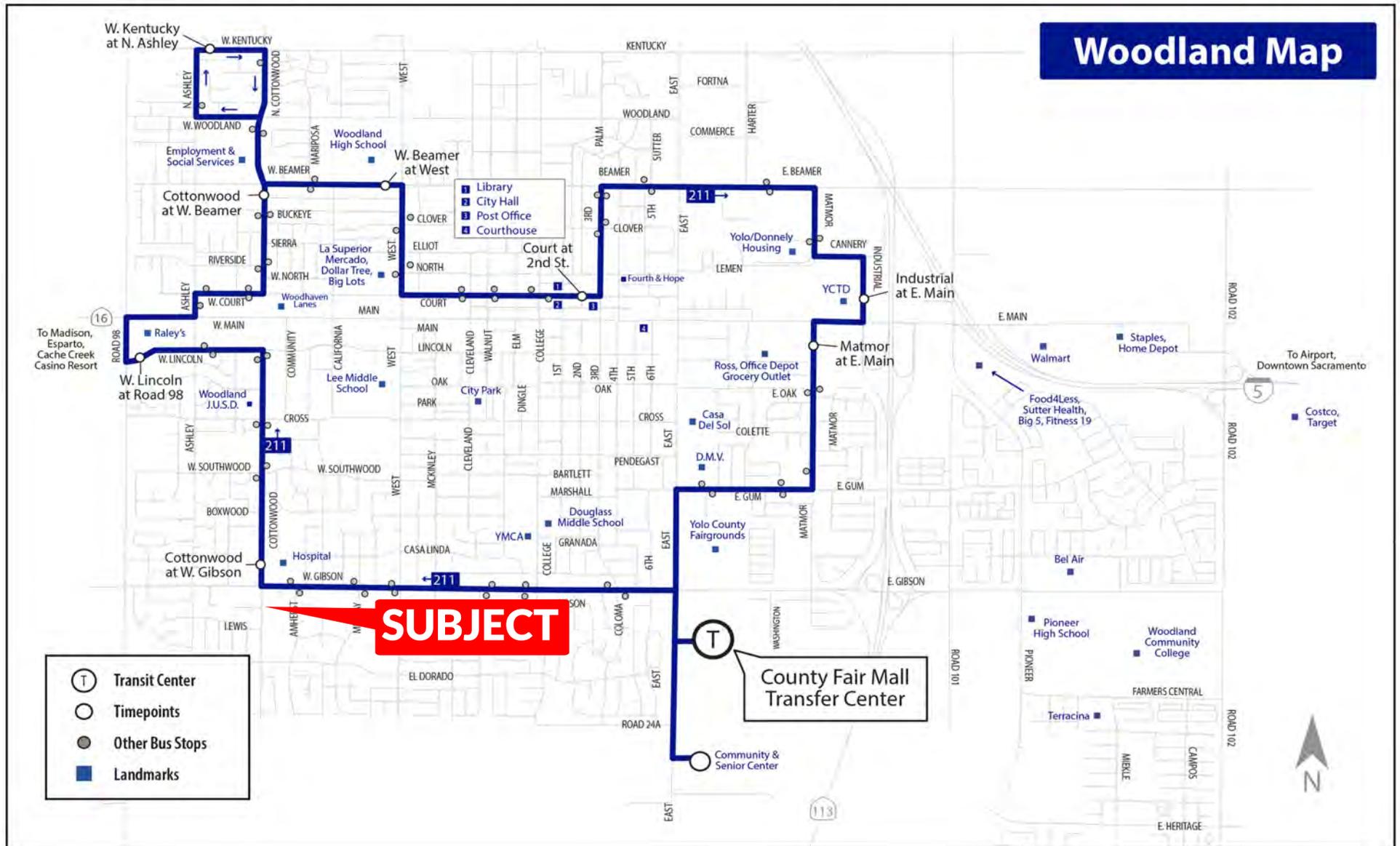
ROUTE 211

Last Updated: May 2023

Yolobus

West Woodland Local

Routes 211 provides hourly service, seven days a week, via a clockwise loop in the west portions of Woodland.



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WOODLAND, CALIFORNIA



MAIN STREET

EAST STREET

YOLO COUNTY FAIRGROUNDS

DOUGLAS MIDDLE SCHOOL

GIBSON ELEMENTARY SCHOOL

HOLY ROSARY CATHOLIC HIGH SCHOOL

WOODLAND

WEST GIBSON ROAD

WOODLAND MEMORIAL HOSPITAL

SUBJECT

COTTONWOOD STREET

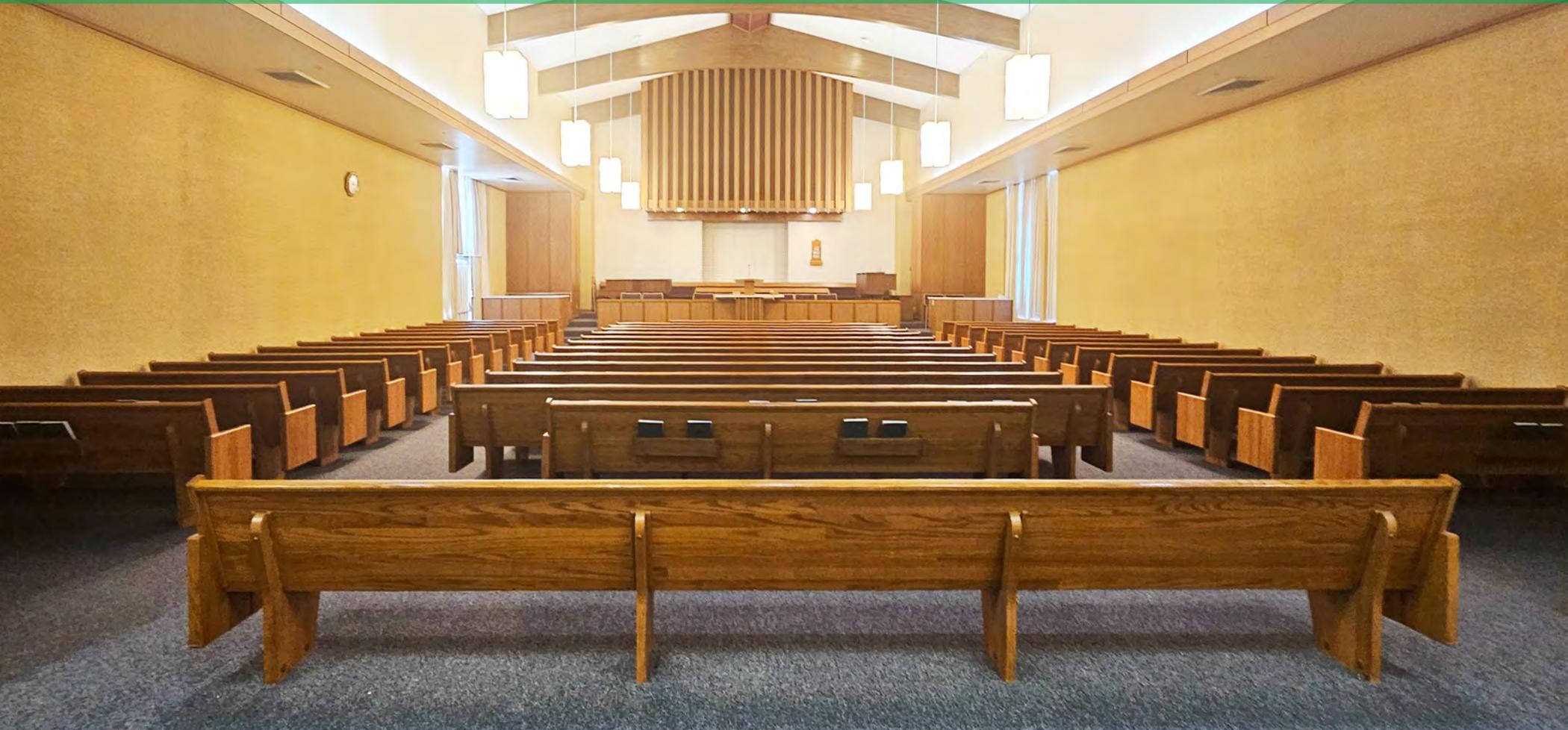
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