

SHADE TREE PLAZA

WOODLAND | CA

For Lease

±800 to ±3,848 SF

Walmart and In-Shape
anchored retail center in
Woodland, CA.

- Well positioned in the heart of Woodland, CA near multiple new housing projects.
- Join tenants such as Delish Pizza, Super Burrito, and Swagat Indian Cuisine.
- Highly-visible pylon sign on W Court Street.

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EXECUTIVE SUMMARY

**SHADE
TREE
PLAZA**
WOODLAND | CA

PROPERTY OVERVIEW

Shady Tree Plaza in Woodland, CA, is a neighborhood center anchored by Walmart Neighborhood Market and In-Shape Family Fitness, with tenants like Delish Pizza, Super Burrito, and Swagat Indian Cuisine. Positioned at the signalized intersection of California Street and W Court Street, the plaza benefits from over 18,000 cars per day (CPD) and is near several new housing developments, ensuring strong visibility and accessibility.

The center offers ample parking with multiple access points from California Street and W Court Street, and a large pylon sign on W Court Street for easy identification. Pad space is also available for build-to-suit (BTS) or ground lease opportunities.

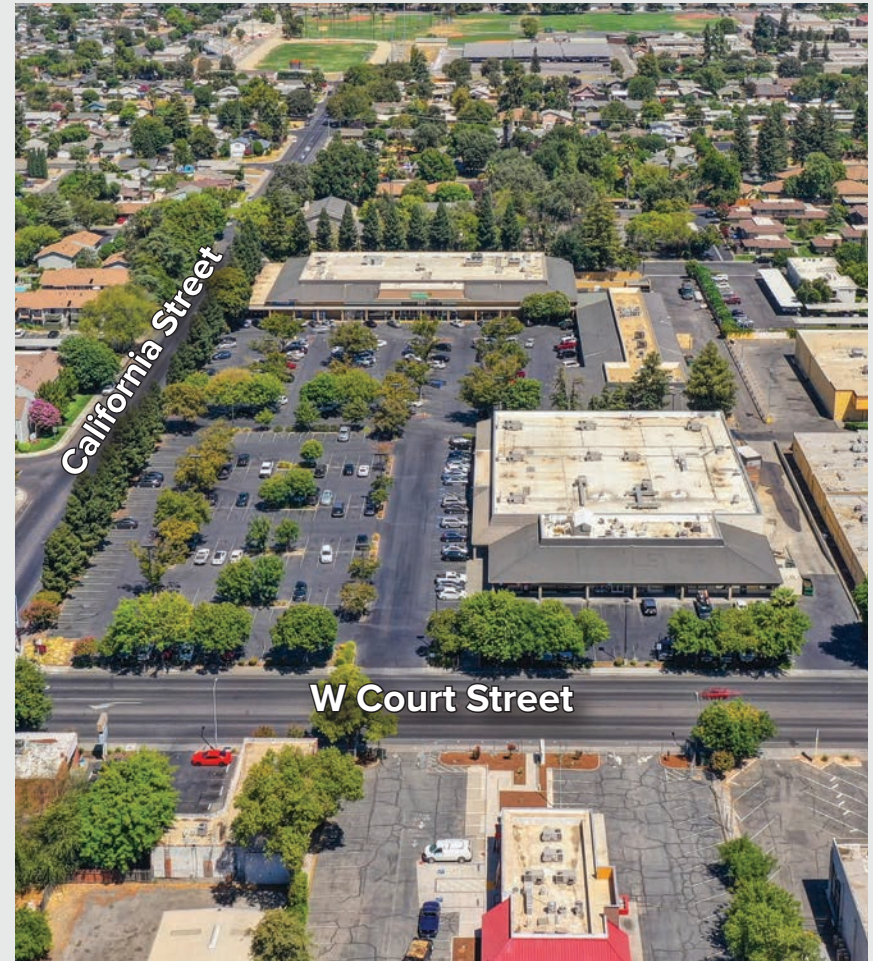
PROPERTY HIGHLIGHTS

- ±0.70-acre pad available for BTS/Ground Lease.
- Multiple access points with abundant parking.
- Located at a signalized intersection.

OFFERING SUMMARY

Availability: ±800 to ±3,848 square feet

Asking Price: \$2.00 per square foot



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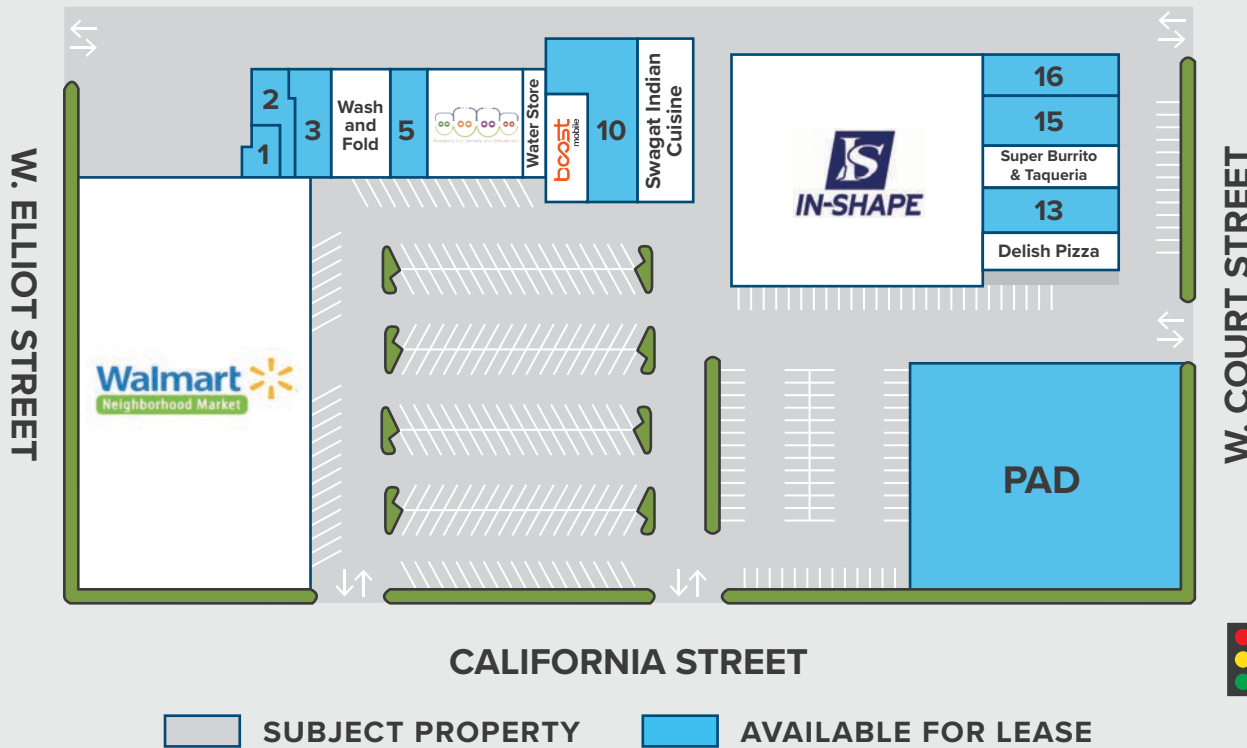
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SITE PLAN AND AVAILABILITY



UNIT	SIZE	TENANT
Suite 1/2	±1,992 SF	AVAILABLE
Suite 3	±1,856 SF	AVAILABLE
Suite 4	-	Wash and Fold
Suite 5	±2,575 SF	AVAILABLE
Suite 6/7	-	Woodland Kids Dentistry
Suite 8	-	Water Store
Suite 9	-	Boost Mobile
Suite 10	±3,483 SF	AVAILABLE
Suite 11	-	Swagat Indian Cuisine
Suite 12	-	Delish Pizza
Suite 13	±800 SF	AVAILABLE
Suite 14	-	Super Burrito & Taqueria
Suite 15	±1,500 SF	AVAILABLE
Suite 16	±1,750 SF	AVAILABLE
PAD	±0.7 acres	AVAILABLE

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PROPERTY PHOTOS

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RETAIL AREA

**SHADE
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PLAZA**
WOODLAND | CA

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RESIDENTIAL AREA

**SHADE
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- RESIDENTIAL
- RECREATION
- EDUCATION

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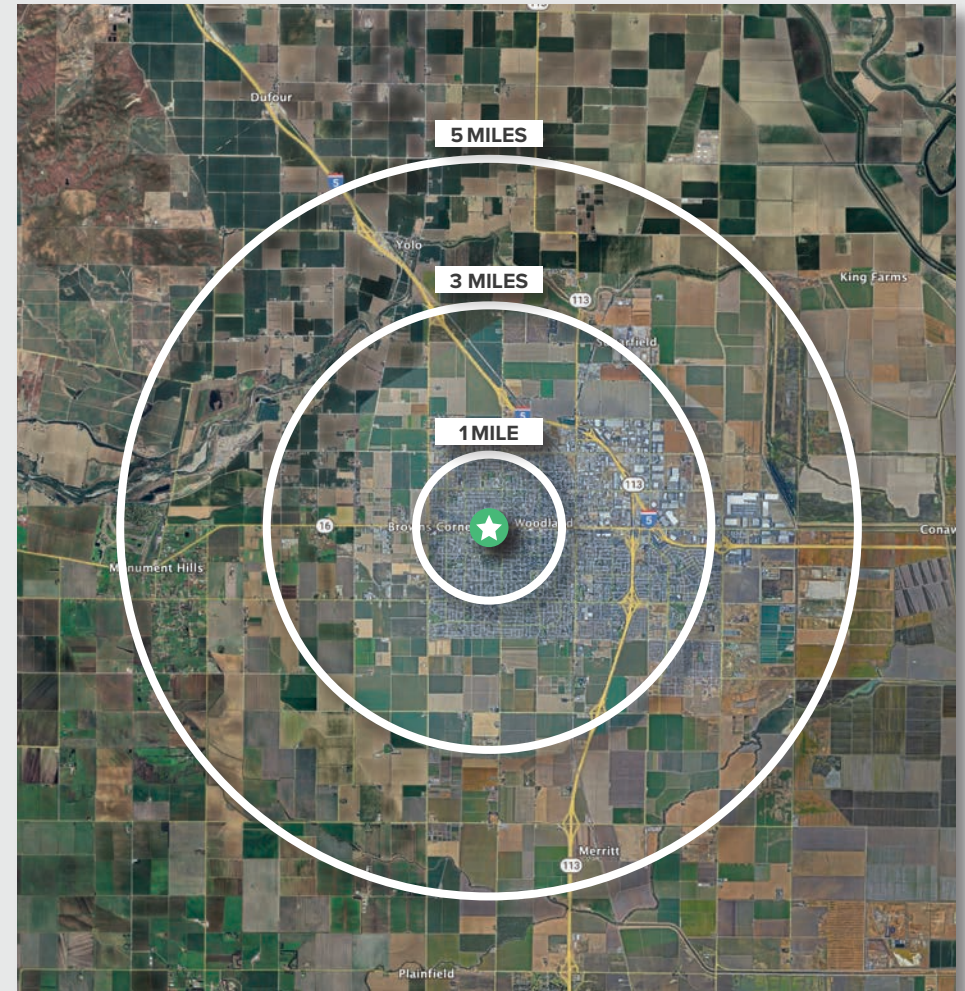


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	21,612	53,600	64,849
2029 Projected Population	21,202	51,965	63,293
2020 Census Population	20,971	53,275	64,411
2010 Census Population	20,475	50,940	58,851
2024 Median Age	35.6	35.9	36.0
HOUSEHOLDS			
2024 Estimated Households	7,782	18,647	22,212
2029 Projected Households	7,991	18,926	22,687
2020 Census Households	7,676	18,602	22,147
2010 Census Households	7,384	17,493	19,893
INCOME			
2024 Estimated Average Household Income	\$90,518	\$112,269	\$125,612
2024 Estimated Median Household Income	\$72,078	\$88,081	\$97,905
2024 Estimated Per Capita Income	\$32,857	\$39,254	\$43,199
BUSINESS			
2024 Estimated Total Businesses	771	1,776	1,980
2024 Estimated Total Employees	6,709	17,719	20,420



Source: Applied Geographic Solutions 05/2024, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS



CHOOSE EXCELLENCE OVER ORDINARY

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