

**FOR
LEASE**

**36 MAIN STREET,
WOODLAND, CA**

+/- 6,700 SF FREESTANDING RETAIL BUILDING



**3D Tour
Click Here** 

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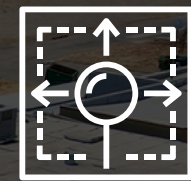
36 MAIN ST



+/- SIZE	LEASE RATE
6,700 SF	\$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.

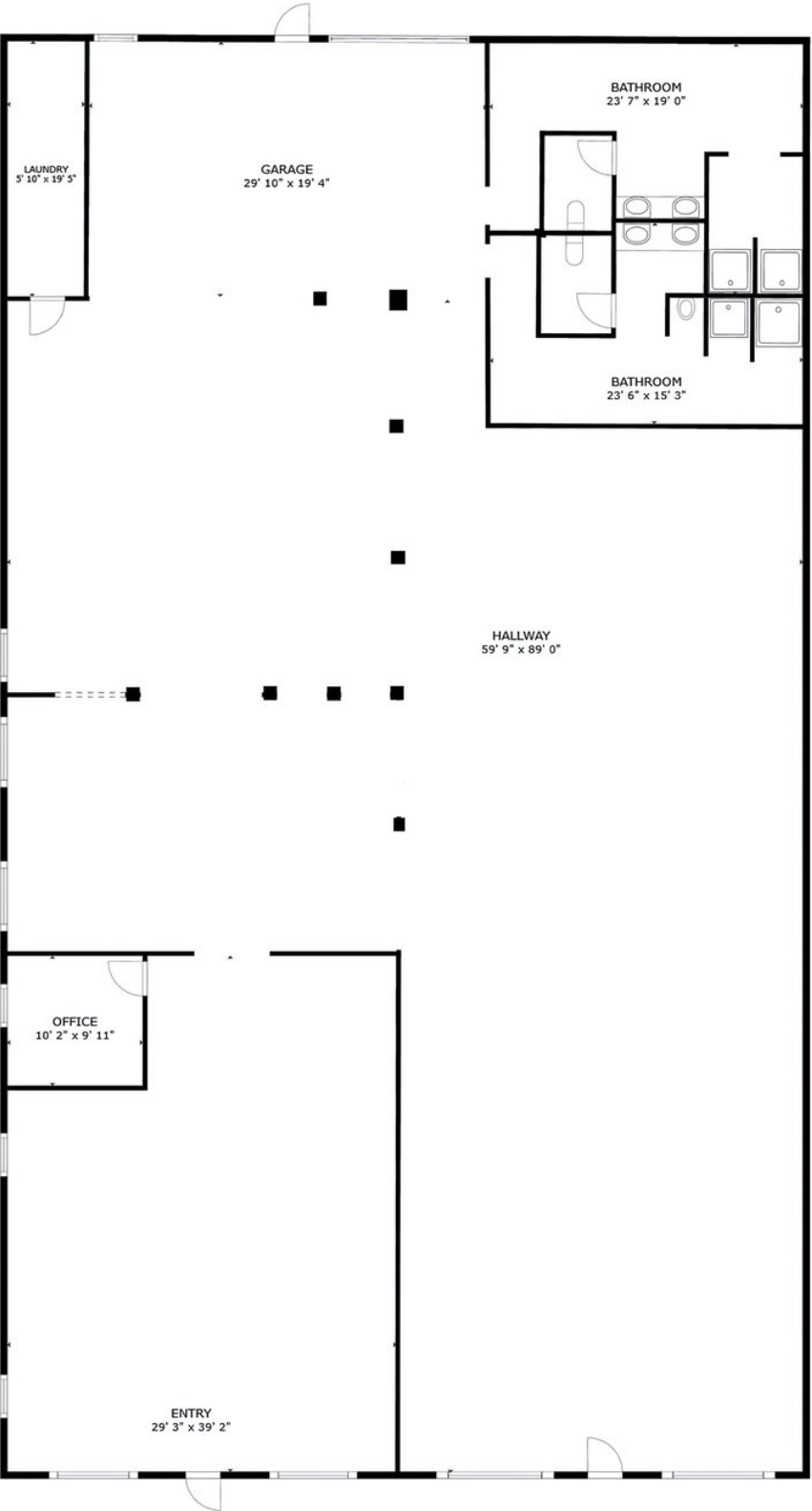
FLOOR PLAN

3-D Tour
Click Here 

36 MAIN ST:

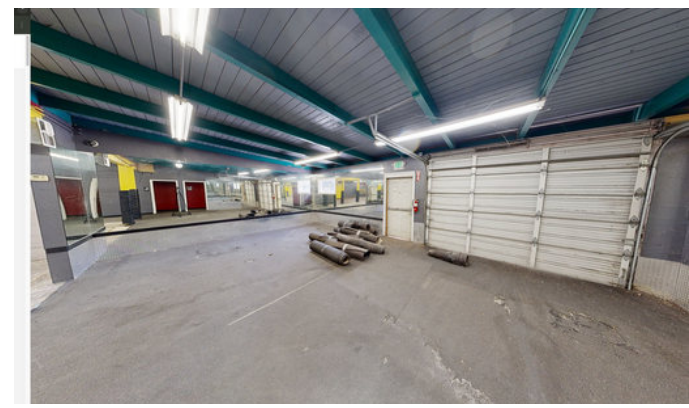
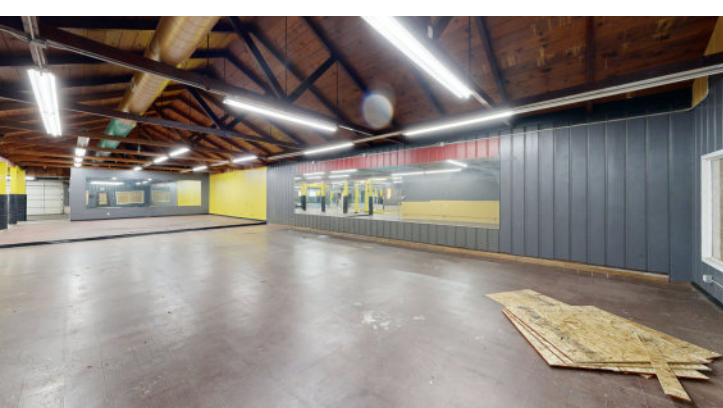
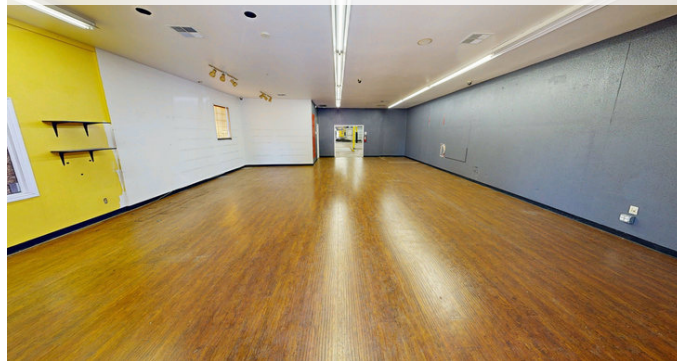
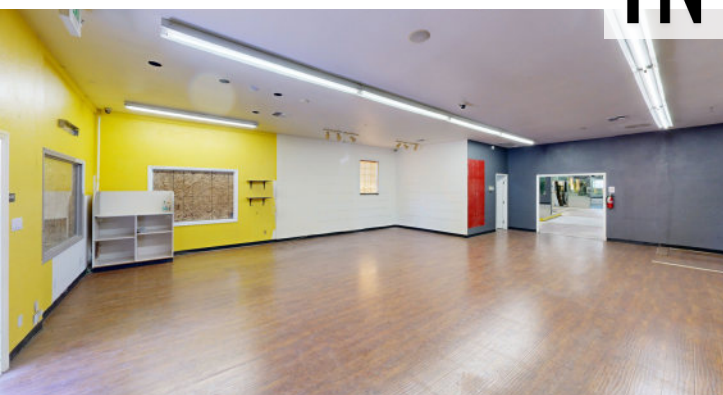
+/- 6,700 SQ. FT

\$1.25 PSF, MG PER MONTH





INTERIOR PICTURES





EXTERIOR PICTURES



IMMEDIATE VICINITY RETAIL AERIAL



ARCO

Denny's

Walmart Neighborhood Market

IN-SHAPE HEALTH CLUBS

O'Reilly AUTO PARTS

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 LAHORIAN GRILL

planet fitness

sola bee

Nugget MARKETS

DUTCH BROS Coffee

NSFIT

GOLDEN TROWEL MASONRY

SONIC

Walmart Save money. Live better.

COSTCO WHOLESALE

FOOD 4 LESS

Denny's

TACO BELL

THE HOME DEPOT

IN-N-OUT BURGER

Marshalls

RITE AID

SUBWAY

CVS pharmacy

Starbucks

KFC

Chevron

ACE Hardware

ROSS DRESS FOR LESS

DUTCH BROS

SHERWIN WILLIAMS

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



Chase Burke

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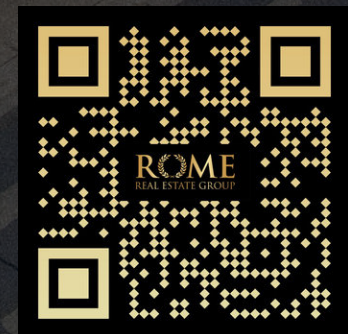
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