

FOR SALE

The Meier Building
Woodland, CA
\$6,250,000

Contact:

Ron Caceres

Licensed Real Estate Broker

License #00821385

Caceres Real Estate

(530) 537-8153

www.caceresrealestate.com



Caceres Real Estate





Overview of Property

- The subject property is an approximately 22,000 SF mixed-use office and retail property ,originally built as an auto dealership in 1921. This concrete and steel building has been extensively remodeled in 2016-17 to include new, state-of-the-art energy efficient heating and air, new roof, all new plumbing and new electrical systems.
- The building is unquestionably one of the finest office buildings in Woodland and was awarded a Historic Preservation award in 2018 by the City of Woodland.
- The property is located ½ block from Main Street at the intersection of College Street and Bush Street. Easy walking distance to restaurants and shops. Current tenants include WSR Insurance Company, Portalupi Orthodontics, NorCal Performance Physical Therapy, Nick Sadek/Homestead360 Real Estate Services, Valley Vision Optometry, AC Photography and Earthbound Ceramics.
- Currently, there is approximately 1,038 rentable square feet available for lease to an owner-user, or new tenant.



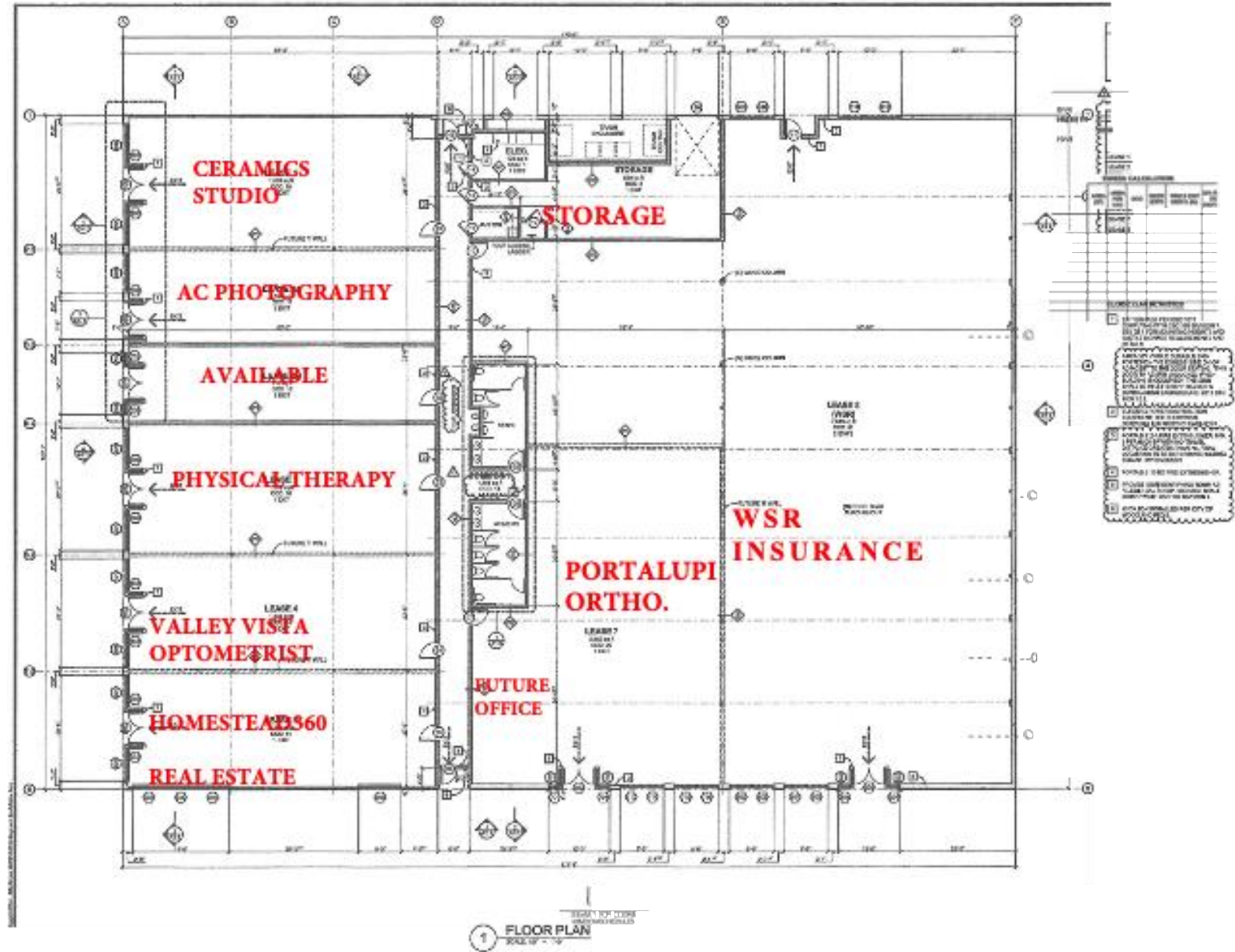
Location

- The property is located in Woodland, California. Woodland is located in the greater Sacramento Region. The city, which was incorporated in 1871, is one of four local jurisdictions in Yolo County and serves as the County seat. The City sits at the intersection of Interstate 5 and State Route 113; located just 20 miles northwest of the State Capital, Sacramento; eight miles east of the Sacramento International Airport; 12 miles north of the University of California, Davis campus; and 83 miles northeast of San Francisco.
- The population of Woodland was 61,032 as of the 2020 census.
- Woodland's origins date to 1850 when California gained statehood and Yolo County was established. Since then, the town has grown steadily. The area was well irrigated due to the efforts of James Moore, which drew people into farming as the soil was very fertile. The city gained a federal post office and the next year the county seat was moved from Washington (present day West Sacramento, California) to Woodland after Washington was flooded. The addition of a railroad line to Sacramento, and the more recent addition of Interstate 5, helped the city to thrive.



Subject Property Photos

Floor Plan



Income & Expense Projections *

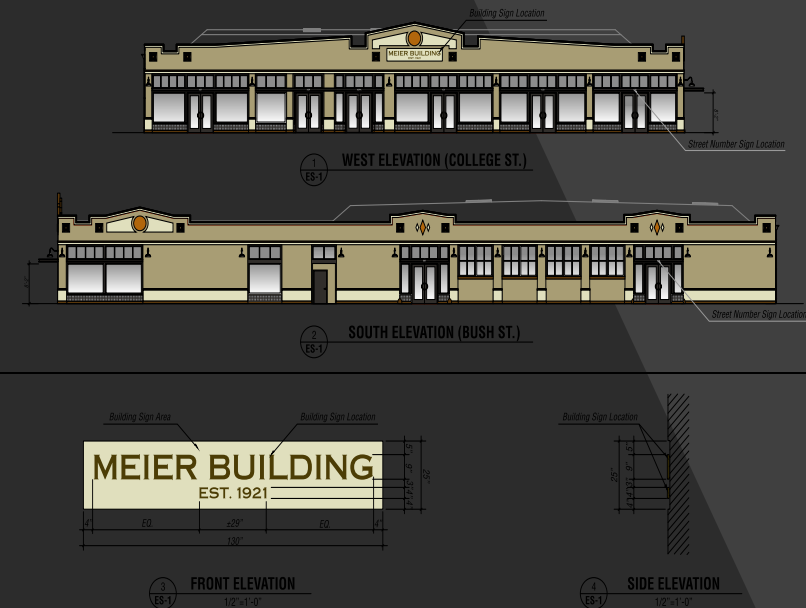
Gross Potential Annual Income: \$524,431

* BASED ON FULL OCCUPANCY

Projected Annual Expenses:

Management/Accounting:	33,000
Insurance:	9,600
Janitorial:	7,200
Maintenance & Repairs:	2,500
PG&E/Utilities:	10,000
Tax Prep:	1,500
Other expenses:	<u>3,200</u>
Subtotal:	67,000
Add Property Taxes	62,500

Net Operating Income: \$394,931



Aluminum Letters & Numbers

Font: Copperplate
Height: 9" & 4"
Thickness: 3/4"
Color: Anodized Medium Bronze
Mounting: Stud 1/2" Standoff
Vender: AmericanSignLetters.com
Tel: 877-704-5170



Building Name = 9" Height Letters

MEIER BUILDING

Building Year = 4" Height Letters

EST. 1921



OWNER
C.S.A. REALTY

DESIGNER
KINETIC SIGNS

DATE
10/1/2019

PROJECT
MEIER BUILDING

LOCATION
1011 1/2 COLLEGE STREET
BIRMINGHAM, AL 35203

REVISIONS

NO. DESCRIPTION

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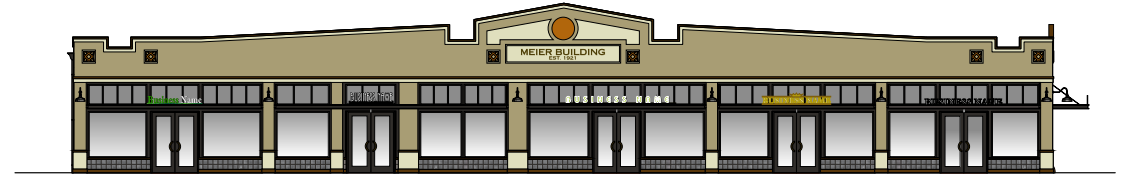
BY

BUILDING FEATURES

- COMPLETELY RENOVATED DURING 2016-17
- ½ BLOCK FROM MAIN STREET
- PUBLIC PARKING LOT ACROSS THE STREET
- FULLY LEASED TO A DIVERSIFIED TENANT BASE
- GREAT 1031 TAX-DEFERRED EXCHANGE PROPERTY
- UPSIDE VIA CONVERTING STORAGE TO RENTAL SPACES



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- For More Information
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