

# FOR LEASE

# RETAIL

1434-1460 E Main St, Woodland, CA 95776

## Availability in Sprouts-Anchored Center, Heavy Traffic & Freeway Access



EXCLUSIVELY LISTED BY

# NAI Northgate

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## HIGHLIGHTS

- New retail construction (2023) — modern infrastructure and showroom-ready
- Sprouts Market anchor — draws strong daily foot traffic and brand synergy
- Suite 2 equipped with a grease trap
- High-profile national tenants including Costco, Target, Best Buy, The Home Depot, Walmart, and Food 4 Less, drawing strong daily traffic and enhancing the property's retail visibility
- Pad available for ground lease or build-to-suit

## PROPERTY OVERVIEW

<b>ADDRESS</b>	1434-1460 E Main St, Woodland, CA 95776	
<b>PROPERTY TYPE</b>	Retail Multi-Tenant	
<b>LEASE PRICE</b>	Contact Broker	
<b>LEASE TYPE</b>	NNN	
<b>AVAILABLE SPACE</b>	Suite 1	2,950 sq ft
	Suite 2	1,500 sq ft
	Pad 1	1,600 sq ft
<b>ZONING</b>	Community Commercial Mixed Use (CCMU)	
<b>TRAFFIC</b>	E Main Street	± 28,502 ADT
	Hwy 113	± 11,556 ADT

# MARKET OVERVIEW



**SITE**

**SPROUTS**  
FARMERS MARKET



**QuikStop**

Dentists of Woodland

**STAYBRIDGE**  
SUITES

New Mexican Restaurant with Full Bar  
Woodland Taco Truck



Hwy 113 ± 11,556 ADT



I-5BL / E Main St ± 28,739 ADT

# MARKET OVERVIEW



I-5 ± 36,000 ADT

Hwy 113 ± 11,556 ADT



New Mexican Restaurant with Full Bar  
Woodland Taco Truck

**SITE**

Dentists of Woodland



I-5BL / E Main St ± 28,739 ADT



AERIAL VIEW



PHOTOS - SUITE 1



**SUITE 1**  
2,950 sq ft



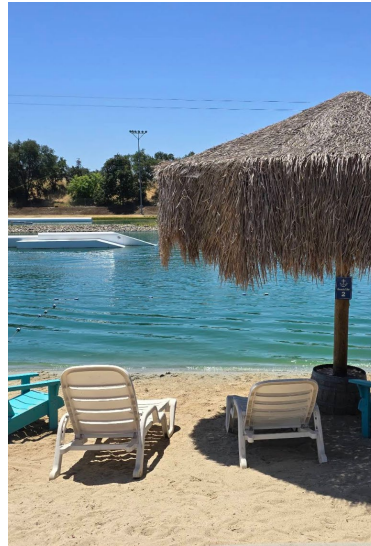
PHOTOS - SUITE 2



**SUITE 2**  
1,500 sq ft







## **Strategic Northern California Location**

Located just 20 miles northwest of Sacramento, Woodland offers proximity to major urban centers while maintaining a distinct small-town charm ideal for business and community life.

## **Ag and Industry Hub**

With deep roots in agriculture and a growing industrial base, Woodland supports a diverse local economy, bolstered by logistics, food processing, and advanced manufacturing sectors.

## **Educated Workforce**

Woodland benefits from access to nearby institutions like UC Davis and Woodland Community College, providing businesses with a steady pipeline of skilled and educated talent.

## **Charming Environment**

Known for its historic downtown and tree-lined streets, Woodland blends a welcoming atmosphere with access to nearby nature, parks, and recreational amenities.

## **Excellent Connectivity**

Positioned near I-5, Highway 113, and Sacramento International Airport, Woodland offers streamlined transportation for goods, services, and commuters alike.

## **Community-Oriented Living**

Woodland takes pride in its strong community ties, cultural festivals, and quality of life, making it an attractive location for businesses and residents seeking a close-knit environment.

# NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



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