



For Lease : Woodlands Crossroads Space

1392 E. Main Street, Suite C, Woodland, CA

- High Visibility Location
- Extensive Window Line
- Next to Sherwin-Williams
- Anchors include: Orchard Supply Grocery Outlet, Tractor Supply & Office Depot
- 1,192 sf. of end cap retail in pad building

Offering Summary	
Available Sq Ft:	1,192 +/- sf
Initial Base Rent:	\$2.50 psf
Lease Type:	NNN
Min. Lease Term:	3 Years
Available:	Now

Contact: **Bob Knez**
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For Lease : Woodlands Crossroads Space

1392 East Main Street, Suite C, Woodland, CA, 95776

Property Description:

Subject is a pad building in the Woodlands Crossroads Center. Recognizable national and regional tenants, including Tractor Supply Co., Ross, Grocery Outlet and Office Depot are the anchors.

Location Description:

Located at the intersection of East Main Street and Mator Road in Woodland, California. Due to its high visibility and prominent location with frontage on East Main Street, the Shopping Center was designed combining functionality with architectural embellishment to better serve this Sacramento Valley community. The building was finished with an emphasis on shade elements and building articulation.

Space Information/Features:

Total Available Square Feet:	1192 +/- sq. ft.
Retail Type:	All ok except, No pizza or Mexican food
Signage:	2 fascia walls for tenant
Parking:	3.44:1000 sf, plus easement for main Shopping center lots

Building Information/Features:

Total Building Square Feet:	1,192 +/- sq. ft.
Year Constructed:	2001
Zoning Designation:	CC - Community Commercial
Fire Sprinklers:	yes
Heating & Air Conditioning:	yes
Flood Zone Designation:	Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

Lease Terms:

Initial Base Rent:	\$2,980 (\$2.50 psf) w/ 3% annual increases, plus 1 option equal to # of years in initial term
Lease Type:	NNN (2023 = \$1,200/mo)
Lease Term:	3-5 Years
Tenant Expenses:	Tenant pays all separated metered utilities and NNN charges. This space shares HVAC unit with adjacent space and shares cost of electric meter for the HVAC only.

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