

# FOR SALE | DRIVE - THRU PAD

1680 E Main Street, Woodland, CA 95776



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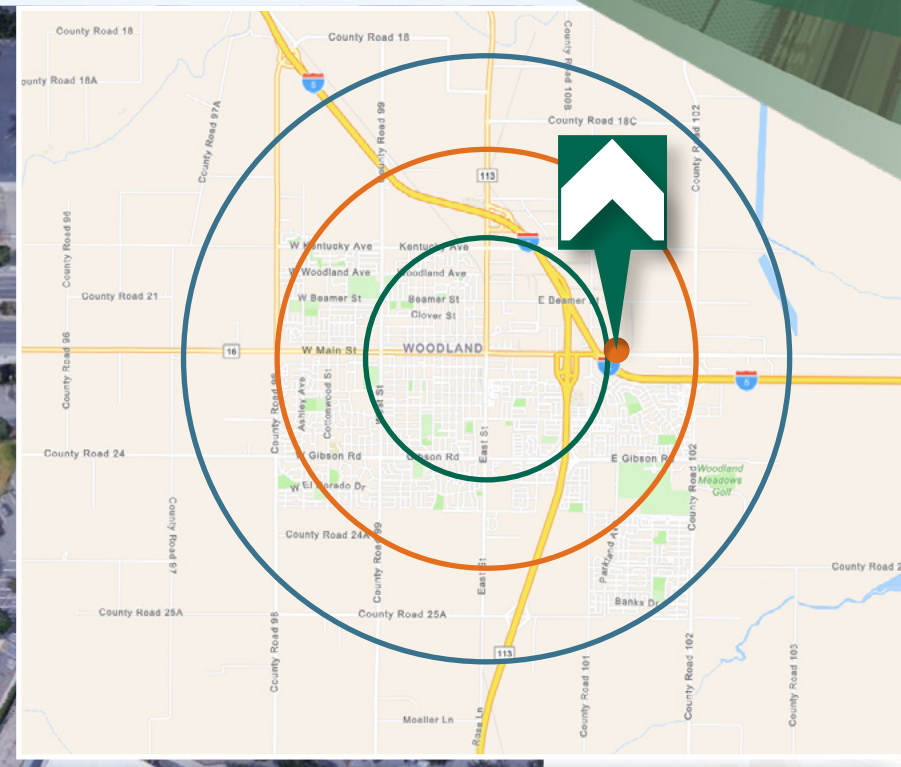
TRI Commercial Real Estate Services 532 Gibson Drive, Suite 200, Roseville, CA 95678





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**AERIAL**  
1680 E Main Street  
Woodland, CA 95776



WOODLAND DEMOGRAPHICS*	1 MILE	2 MILES	3 MILES
Population	22,790	45,434	54,951
Households	8,251	15,997	18,849
Average Household Income	\$82,390	\$95,503	\$101,587
Median Age	35.6	36.6	35.8
Total Businesses	809	1,455	1,759
Daytime Demographics 16+	16,050	31,330	40,216
White Collar Workers	43.1%	45.8%	47.4%
Blue Collar Workers	56.9%	54.2%	52.6%

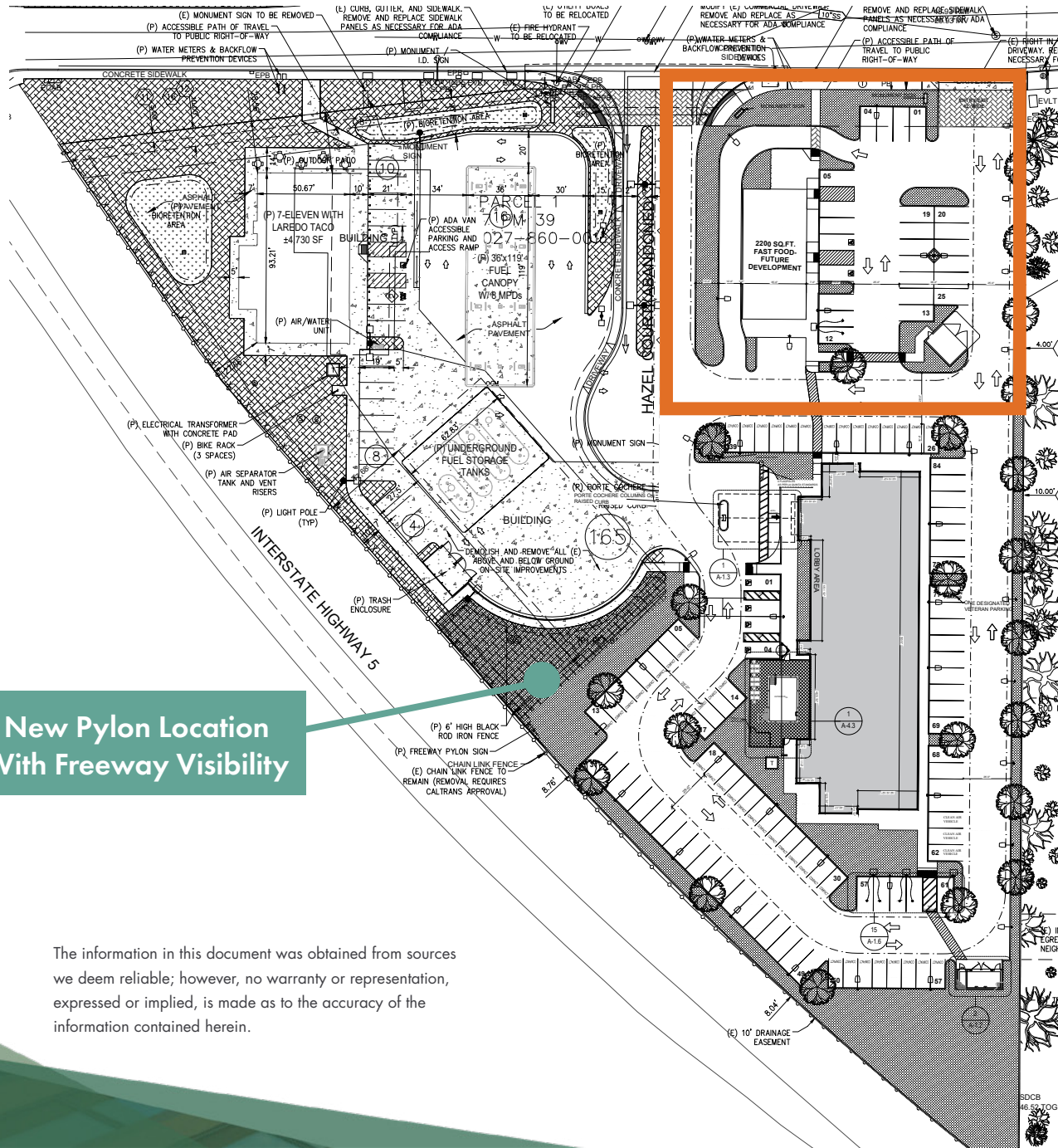
\* Woodland Demographics - Base point is the center of the city, including the entire city of Woodland.

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.



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**SITE PLAN**  
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## PROPERTY DETAILS

- 7-Eleven and La Quinta Anchors
- QSR/Drive-Thru with I-5 Exposure
- Pylon Signage Available for User, Design Subject to City Approval

## CITY OF WOODLAND

Woodland is the county seat of Yolo County, located in California's Central Valley. Woodland is located 20 miles northwest of Sacramento at the intersection of Interstate 5 and State Route 113. To the south is the City of Davis, with its University of California campus. The Sacramento International Airport is eight miles to the east. Waterways include the Yolo Bypass and Sacramento River to the east, Willow Slough to the southeast, and Cache Creek to the north.

Due to its proximity to major transportation nodes, Woodland has also become increasingly important as a manufacturing and distribution center.

- City of Woodland Website

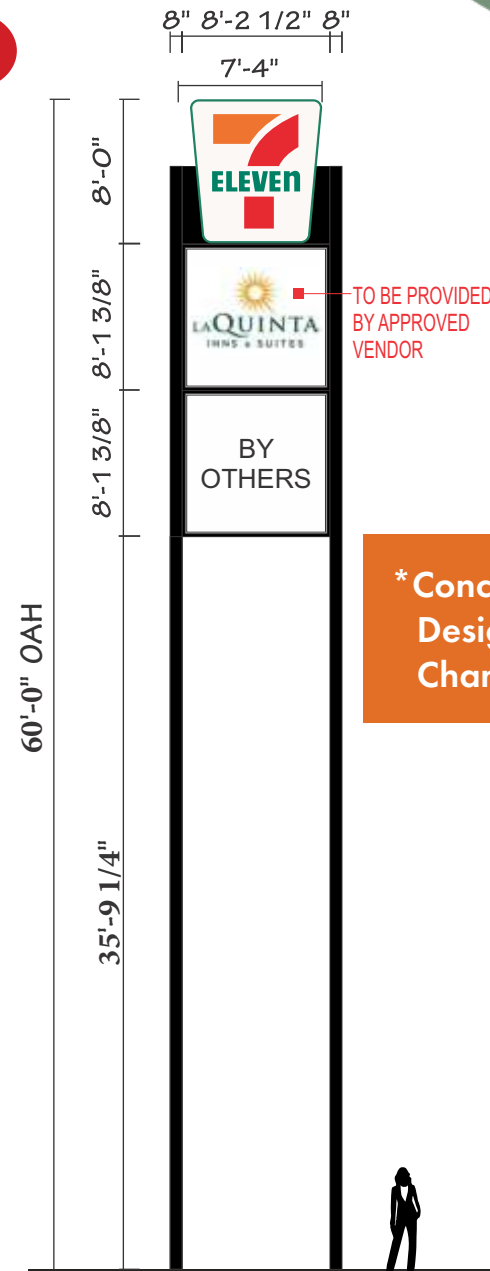
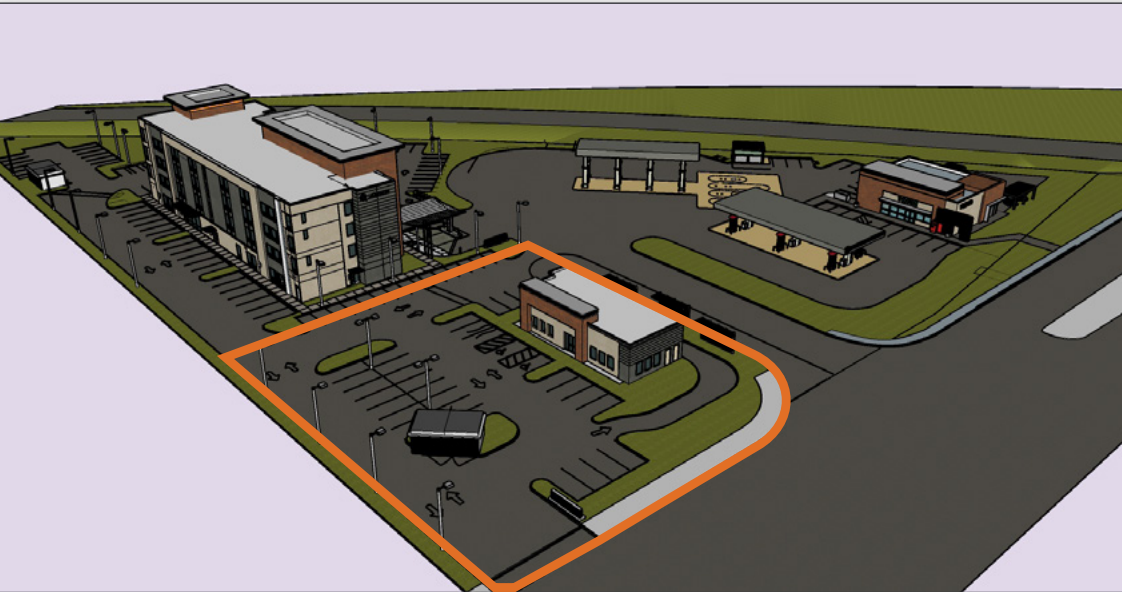
**New Pylon Location  
With Freeway Visibility**

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## CONCEPTUAL PLANS

1680 E Main Street  
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\* Conceptual Pylon  
Design, Subject to  
Change Per City Review



# FOR SALE DRIVE - THRU PAD

RETAILER MAP  
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