

FOR LEASE

RETAIL

1434-1460 E Main St, Woodland, CA 95776

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



EXCLUSIVELY LISTED BY

NANorthgate

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HIGHLIGHTS

Main Street Marketplace at 1434-1454 E Main Street, Woodland, CA is a new, high-visibility retail center anchored by Sprouts, Chipotle, and Pacific Dental. Located just off I-5 at Hwy 113 and East Main, it offers strong access and traffic. Nearby retailers include Grocery Outlet, Ross, and Tractor Supply. Woodland, part of the growing Sacramento Metro, saw over \$160M in investment in 2023.

- New retail construction (2023) — modern infrastructure and showroom-ready
- Sprouts Farmers Market anchor — draws strong daily foot traffic and brand synergy
- Two premium retail spaces — Two end-cap retail suites remain available for lease: a 1,500 SF outparcel adjacent to Chipotle and a 3,000 SF end cap adjacent Sprouts & Pacific Dental
- 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
- Available for ground lease or build-to-suit

PROPERTY OVERVIEW

ADDRESS	1434-1460 E Main St, Woodland, CA 95776	
PROPERTY TYPE	Retail Multi-Tenant	
LEASE PRICE	Contact Broker	
LEASE TYPE	NNN	
AVAILABLE SPACE	Suite 1	2,950 sq ft
	Suite 2	1,500 sq ft
	Pad 1	1,600 sq ft
BUILDING SIZE	29,275 sq ft	
PARCEL SIZE	3.58 acres	
ZONING	Community Commercial Mixed Use (CCMU)	
APN	066-030-073-000	
TRAFFIC	E Main Street	± 28,502 ADT
	Hwy 113	± 11,556 ADT

MARKET OVERVIEW



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

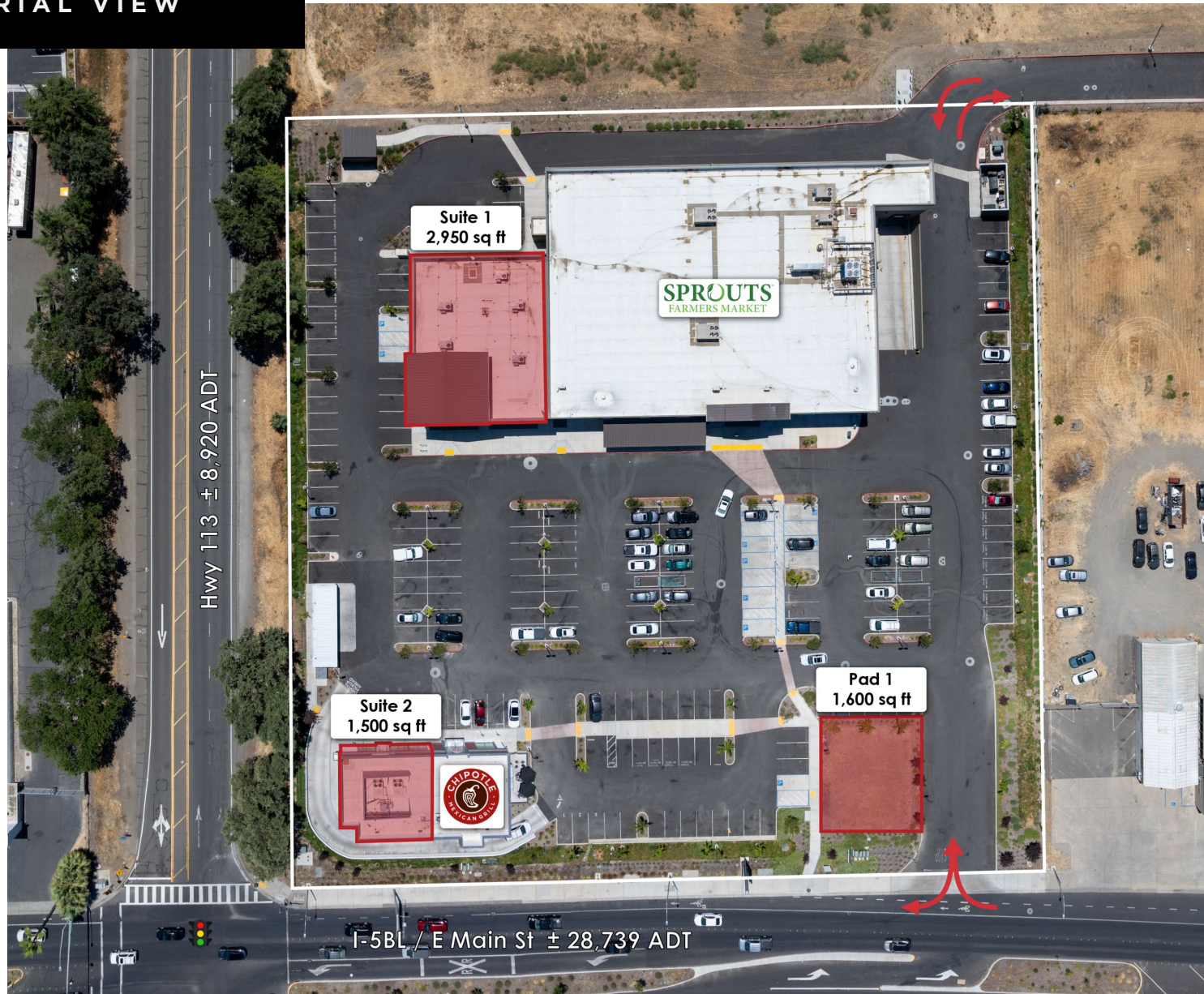


I-5BL / E Main St ± 28,739 ADT



SPROUTS
FARMERS MARKET

AERIAL VIEW



PHOTOS - SUITE 1



SUITE 1
2,950 sq ft

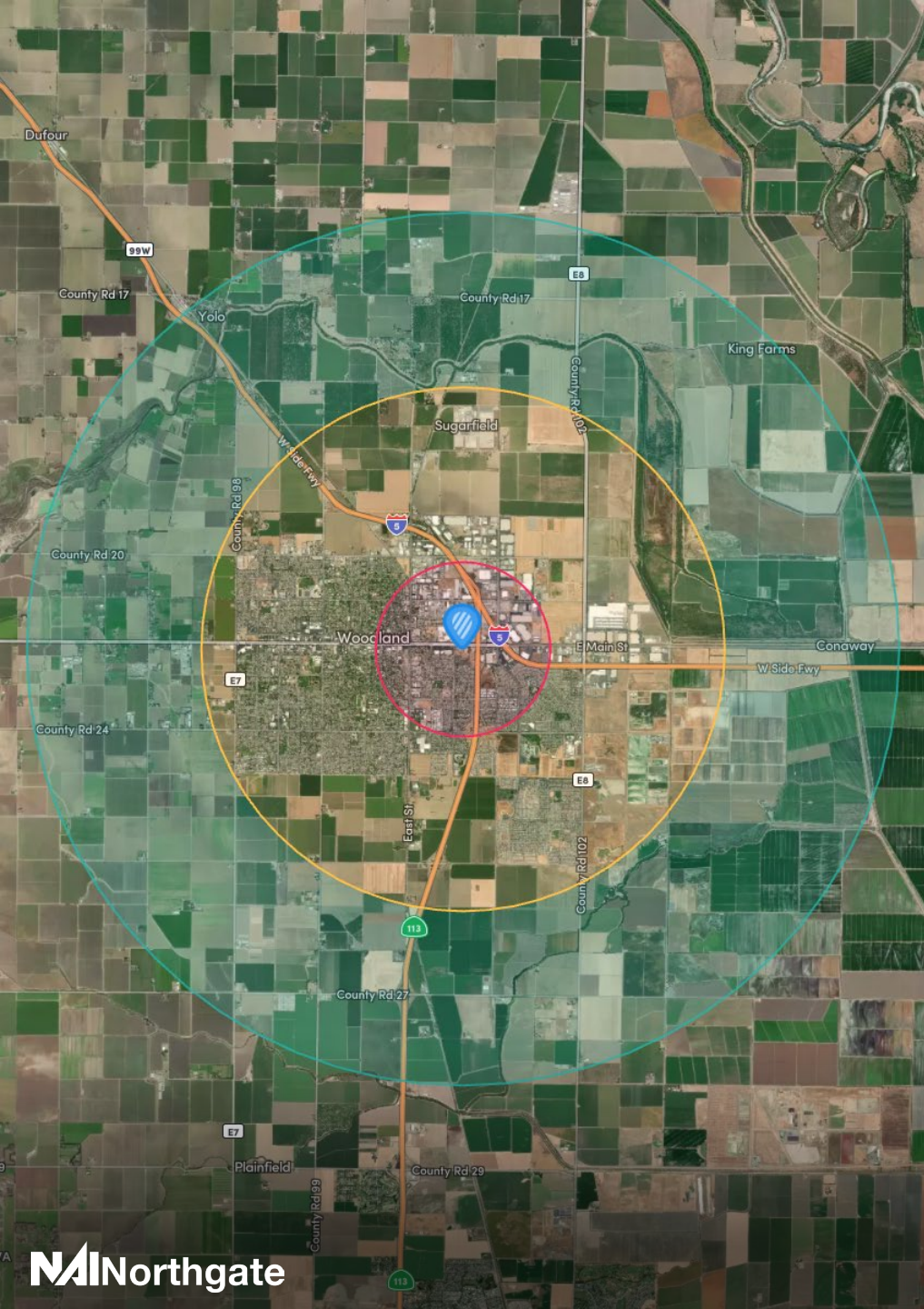


PHOTOS - SUITE 2



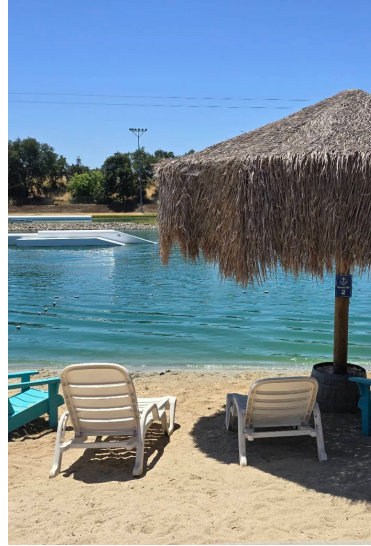
SUITE 2
1,500 sq ft





DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	16,550	63,893	65,541
Projected Population (5 Yr)	17,261	68,227	69,959
Average Age	38	39	39
Households	5,267	21,833	22,390
White Population	5,370	26,882	27,731
Black Population	315	1,330	1,345
Am Indian Population	374	1,290	1,324
Asian Population	1,705	5,929	5,993
Other Population	5,523	15,351	15,699
Hispanic Population	60.14%	49.97%	49.90%
Average HH Income	\$100.6k	\$111.5k	\$111.5k
High School Graduates	8,603	35,986	36,886
College Graduates	3,302	15,542	15,863
Total Employees	8,087	31,540	32,286



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.

NA Northgate

Investment Sales | Leasing | Asset Management | Property Management



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