

**FOR SALE**  
**639 5<sup>th</sup> Street**  
**Woodland, CA**

**Offered At**  
**\$349,900**

Contact: Ron Caceres  
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## OVERVIEW OF PROPERTY

- Parcel – Approx 7,200 SF
- Building – Approx 720 SF
- Shop – Approx 800 SF

### Features of Property

- Close to Downtown
- Possible Second Unit
- Office Space
- Yard Space
- Shop Space
- Storage Space
- Close to Woodland PD
- Perfect for Owner User
- Gated



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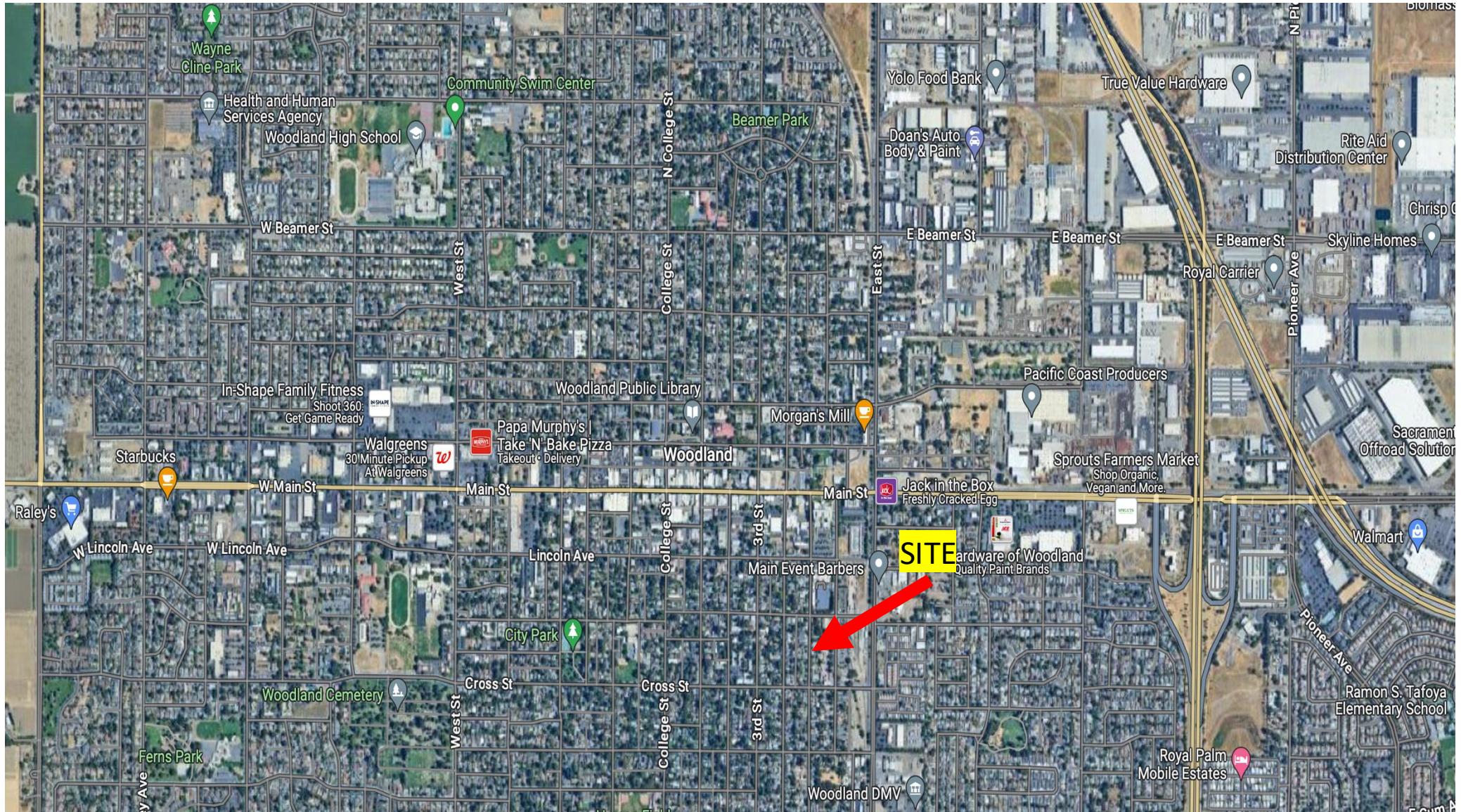


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Approx 720 sqft  
Office,  
Approx 800 sqft  
Shop

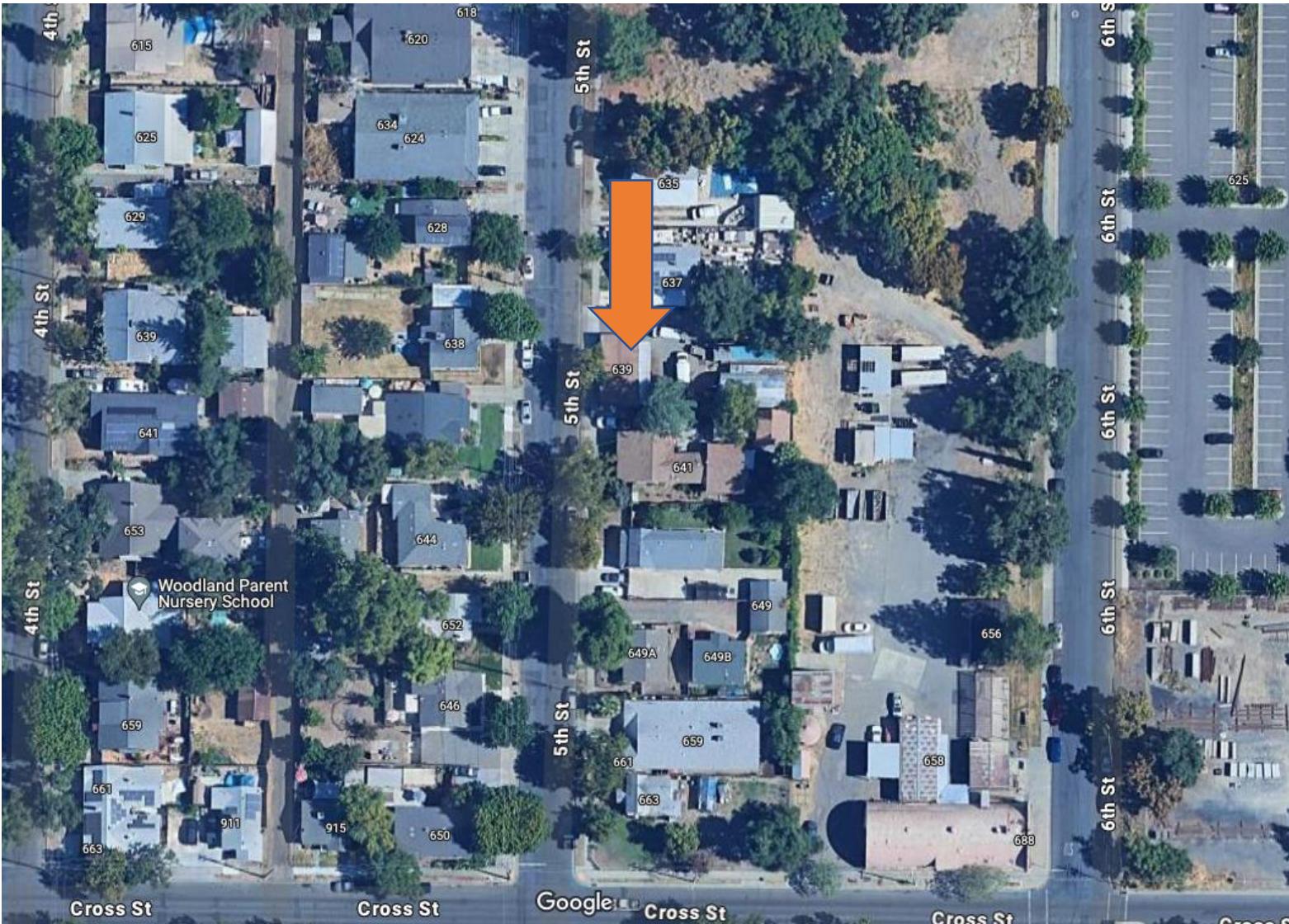
Zoned Mixed Use-  
East Street

Perfect for Owner  
User



# Location

- The subject property is located in Yolo County, just South of downtown Woodland on 5<sup>th</sup> Street between Oak and Cross Streets.
- Woodland is located within 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.
- In 2020, Woodland, CA had a population of 59.8k people with a median age of 36.1 and a median household income of \$71,477. Between 2019 and 2020 the population of Woodland, CA grew from 59,710 to 59,759, a 0.0821% increase and its median household income grew from \$69,612 to \$71,477, a 2.68% increase.



## Photos of Subject



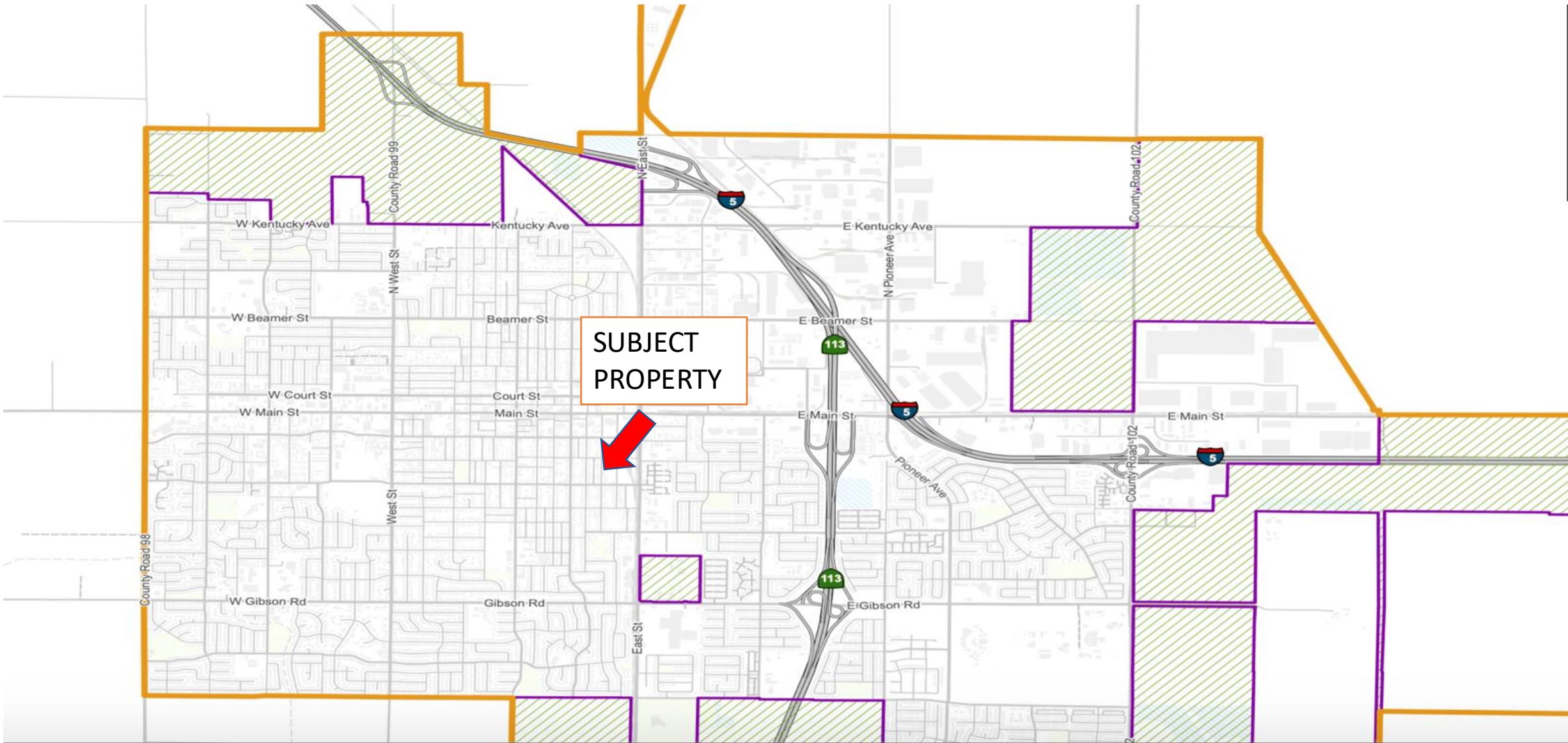
# Photos of Subject





Police Department  
& Downtown  
Just Blocks  
Away

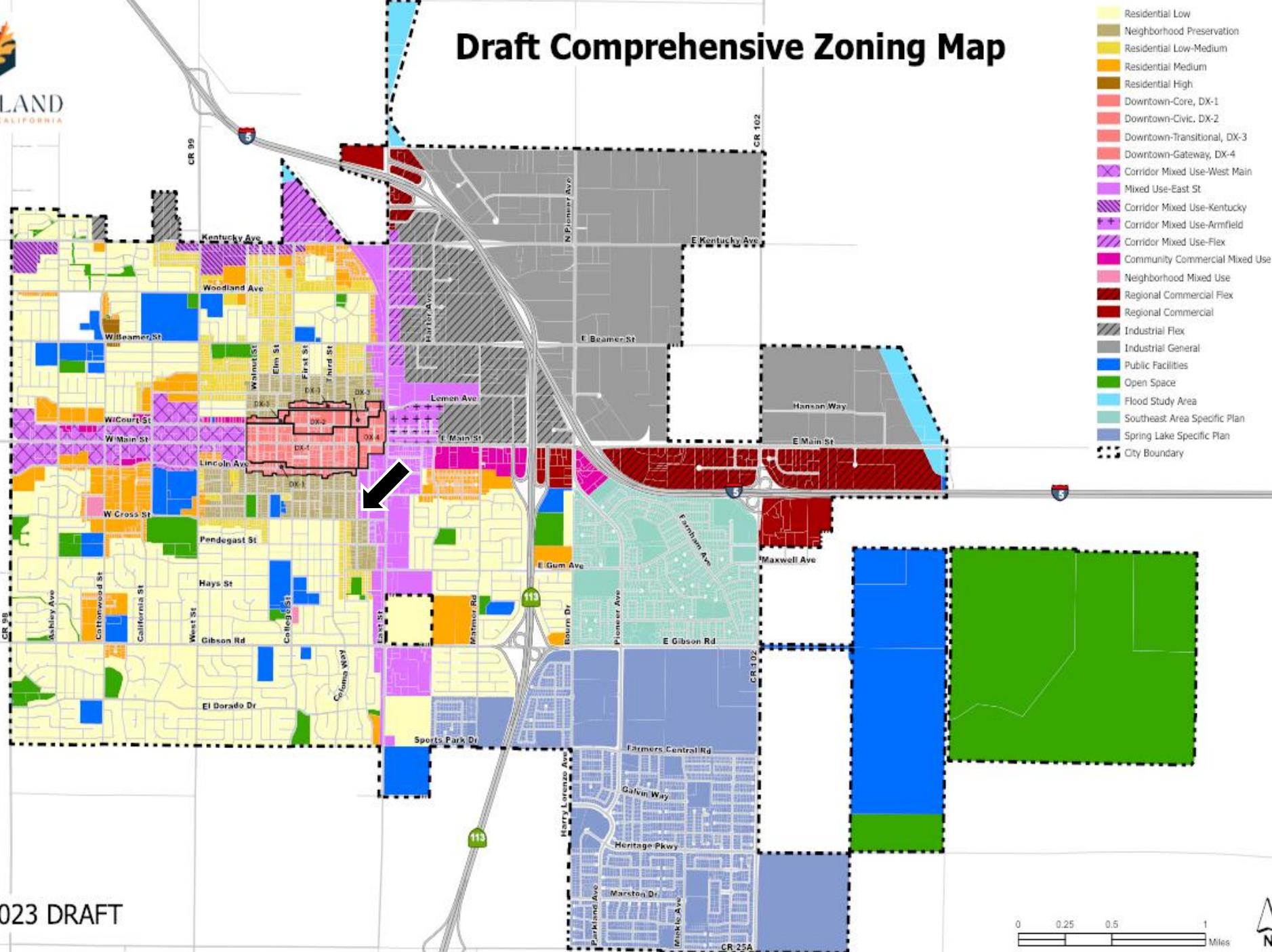
# CITY OF WOODLAND





CITY OF  
WOODLAND  
CALIFORNIA

# Draft Comprehensive Zoning Map



9/14/2023 DRAFT

0 0.25 0.5 1  
Miles



Offered By:

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