

FOR LEASE

RETAIL

6-70 W Court St, Woodland, CA 95695

Anchor and Shop Space in La Superior Grocery Center



EXCLUSIVELY LISTED BY

NAI
Northgate

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HIGHLIGHTS

- High-visibility, multi-tenant retail center located in Woodland's core retail corridor with strong surrounding residential density
- Co-tenants include La Superior Hispanic market and Dollar Tree
- Area tenants include Walmart, Walgreens, Dutch Bros, AutoZone, Papa Murphy's & more strengthen the regional pull
- Frontage along W Court Street and California Street provides excellent exposure to over 17,000+ combined vehicles per day, surrounded by residential development
- Ample onsite parking with easy ingress/egress access points offering customer convenience and smooth traffic flow

PROPERTY OVERVIEW

ADDRESS	6-70 W Court St, Woodland, CA 95695	
PROPERTY TYPE	Retail Multi-Tenant	
LEASE PRICE	Contact Broker	
LEASE TYPE	NNN	
AVAILABLE SPACE	Suite 8 (Salon Space)	1,200 sq ft
	Suite 14 (Restaurant)	3,900 sq ft
	Suite 10	4,800 sq ft
	Suite 52	30,000 sq ft
ZONING	Corridor Mixed Use West Main (CMU-WM)	
TRAFFIC	W Court St	± 11,035 ADT
	California St	± 6,122 ADT

MARKET OVERVIEW



AERIAL VIEW

California St: ± 6,122 ADT

Walmart

boost
mobile

IN-SHAPE
FITNESS

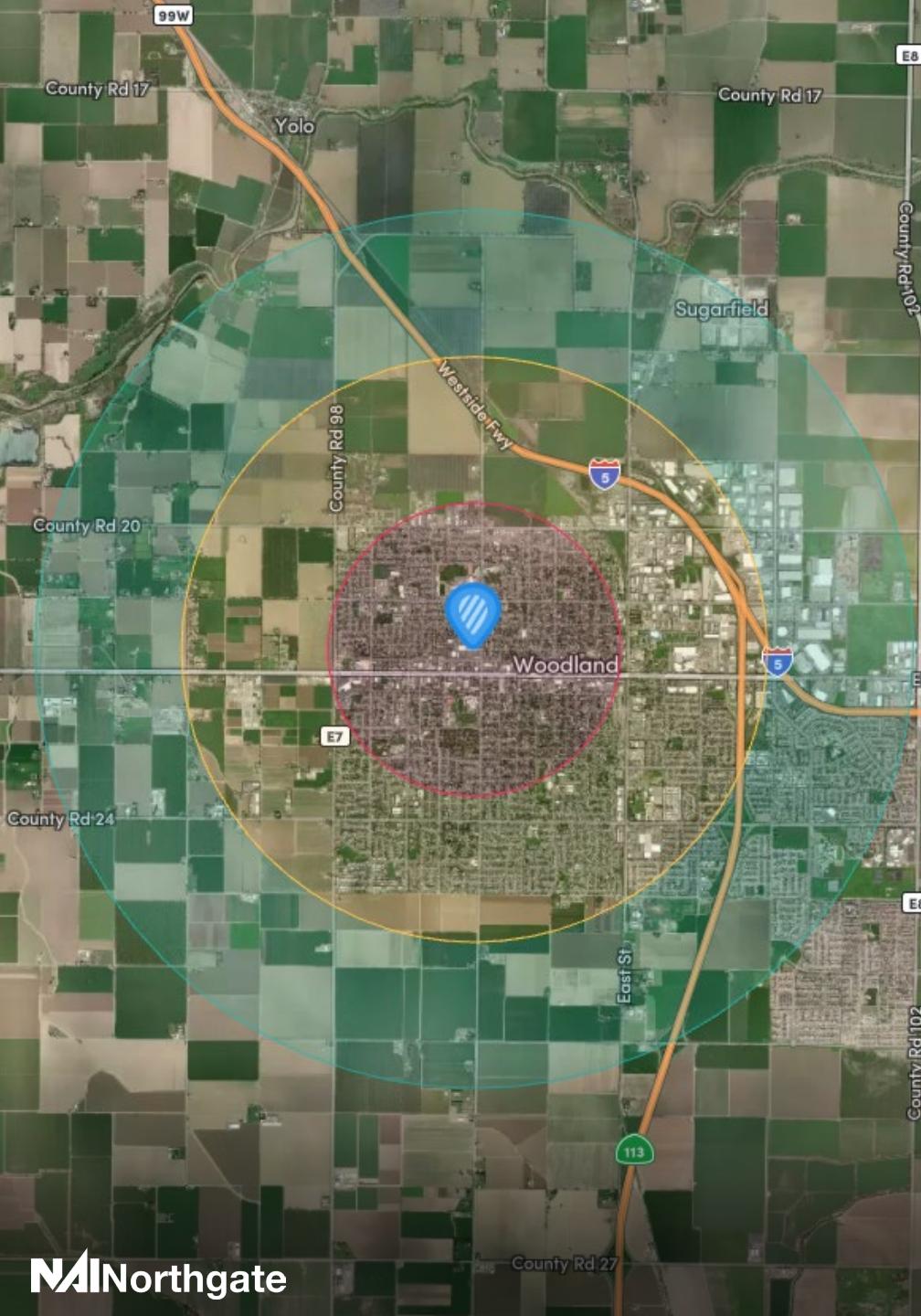
La Superior
SUPERMERCADOS
Ahorros Superiores!

DOLLAR TREE

W Court St: ± 11,035 ADT

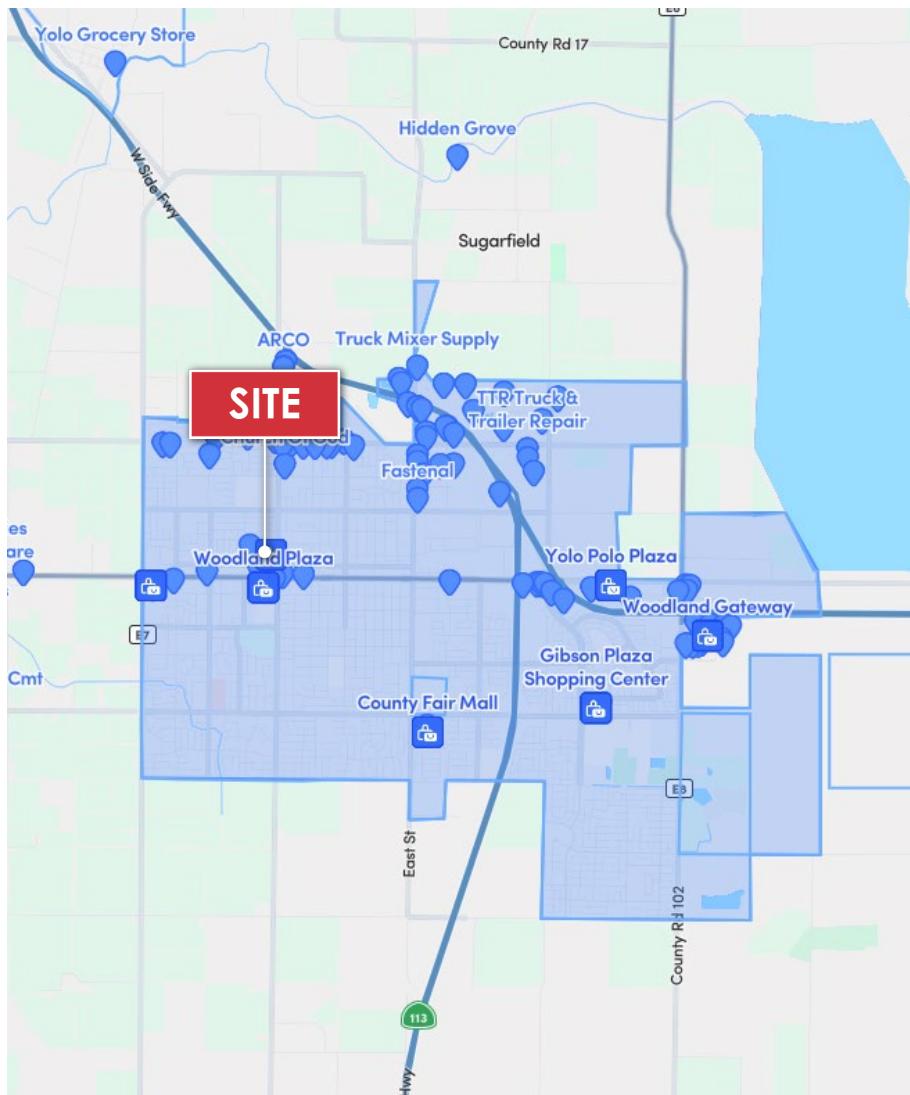


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DEMOGRAPHICS - 2025

	1 MILE	2 MILES	3 MILES
Population	22,771	44,776	55,852
Projected Population (5 Yr)	23,650	46,842	58,756
Average Age	40	40	40
Households	8,297	16,027	19,428
White Population	9,313	19,281	23,128
Black Population	630	1,006	1,366
Am Indian Population	612	1,114	1,295
Asian Population	1,199	2,610	4,529
Other Population	11,017	20,765	25,534
Hispanic Population	57.38%	55.27%	54.35%
Average HH Income	\$84.0k	\$96.7k	\$102.6k
High School Graduates	12,520	24,937	31,181
College Graduates	4,439	9,637	12,472
Total Employees	11,282	22,033	27,529



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.



Investment Sales | Leasing | Asset Management | Property Management



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