

FOR LEASE

RETAIL

6-70 W Court St, Woodland, CA 95695

Anchor and Shop Space in La Superior Grocery Center



EXCLUSIVELY LISTED BY
NANorthgate

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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

WEST COURT PLAZA



The Best of Thrift Store
 Apna Bazaar - Indian Grocery Store
 Taqueria Guadalajara
 La Michoacana Plus - Ice Cream Shop
 Dulce Vida by Quetzal - Dessert Shop
 Philthy Clean Tattoo & Piercings
 Elite Nails
 Beauty Concepts - Beauty Salon



SITE



California St: ± 6,122 ADT

W Court St: ± 11,035 ADT



AERIAL VIEW

Walmart

boost
mobile

La
Superior
SUPERMERCADOS
Ahorros Superiores!

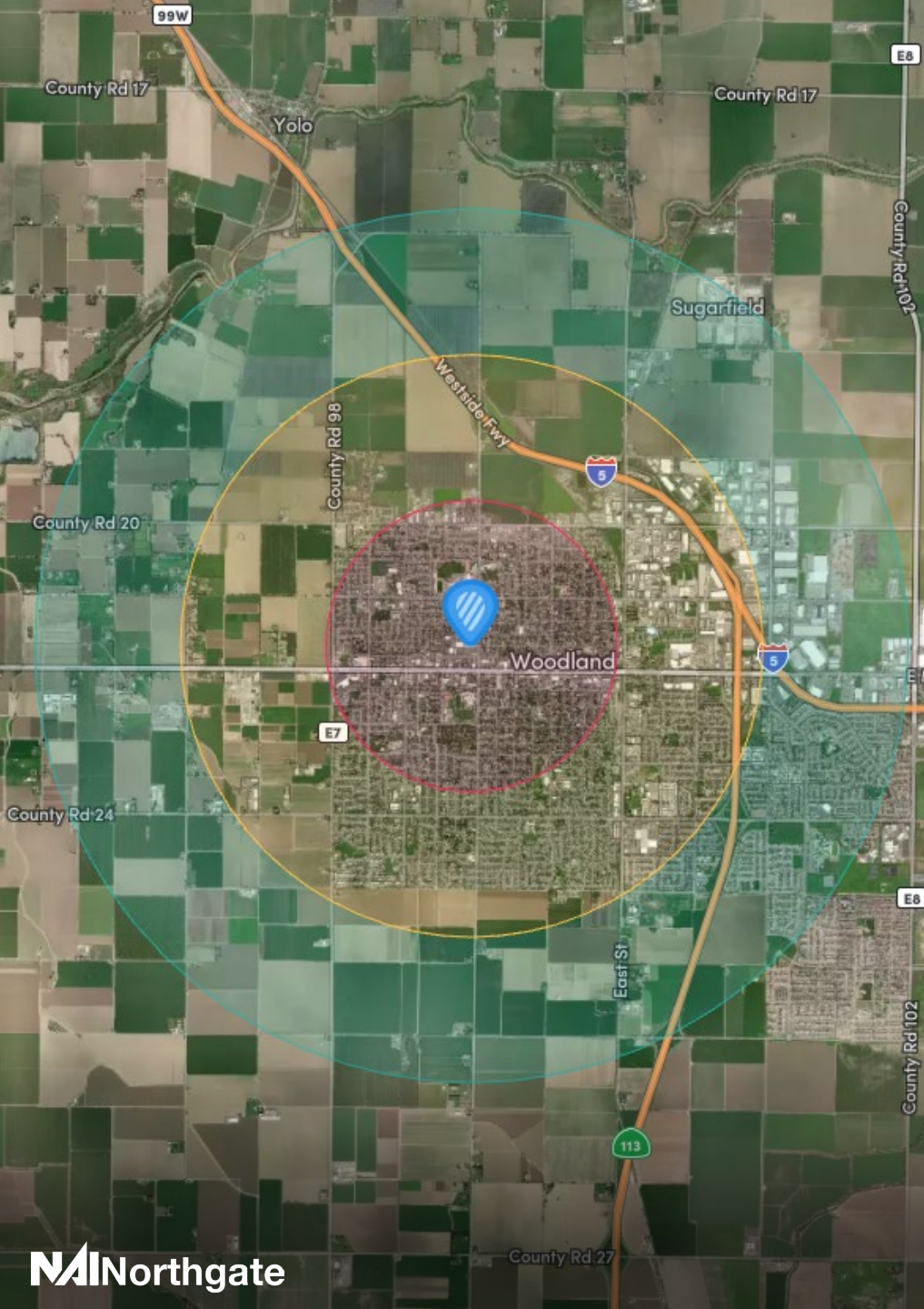
DOLLAR TREE

IN-SHAPE
FITNESS

California St: $\pm 6,122$ ADT

W Court St: $\pm 11,035$ ADT

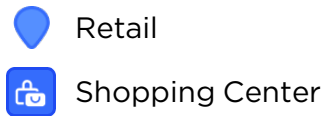




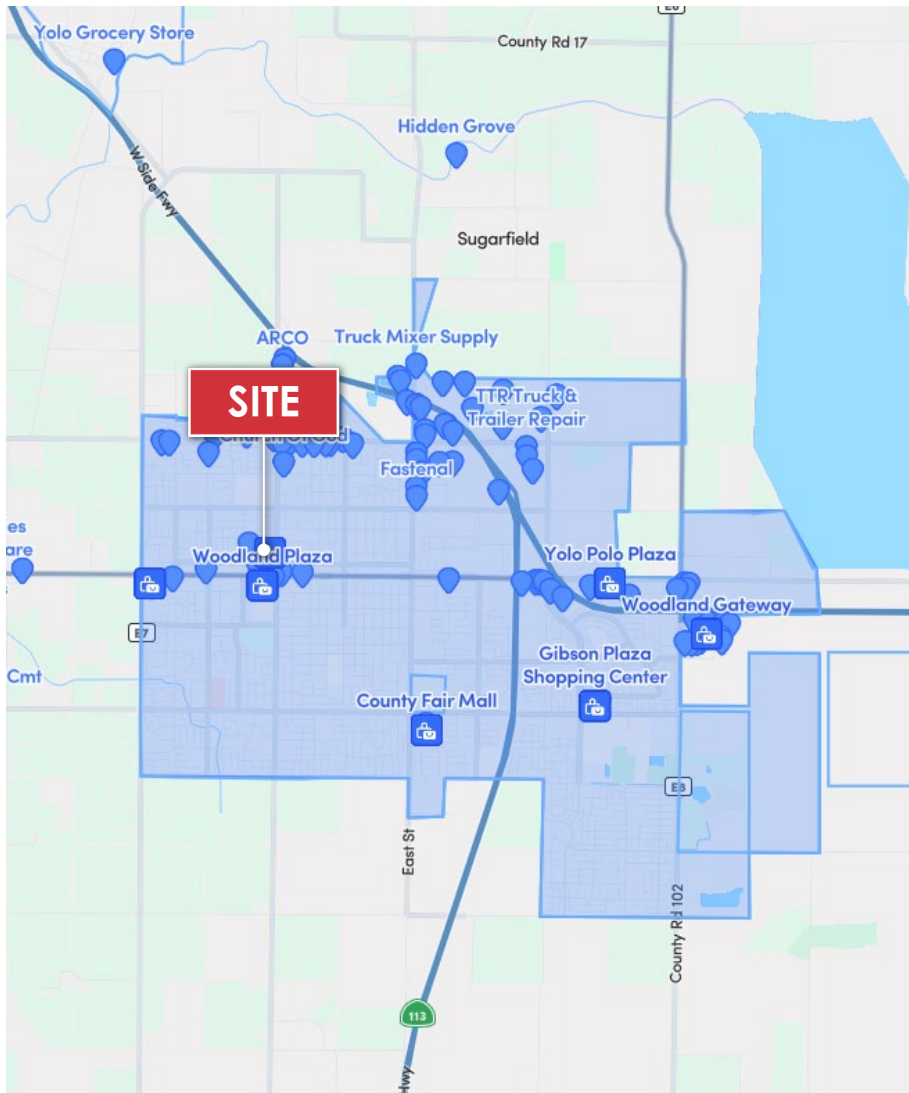
DEMOGRAPHICS - 2025

| | 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 |

CITY OVERVIEW



WOODLAND, CA



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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