

TAKE A TOUR



THE
EDWARDS
COMPANY
commercial real estate services

For further information,
contact:

Andrea Sessions

916-277-8122

andrea@theedwardsco.com

Lic # 01434048

PARTNER **XTEAM**
RETAIL ADVISORS



WOODLAND GATEWAY

SEC County Rd 102 & Interstate 5
Woodland, CA

PAD & SHOP SPACE AVAILABLE



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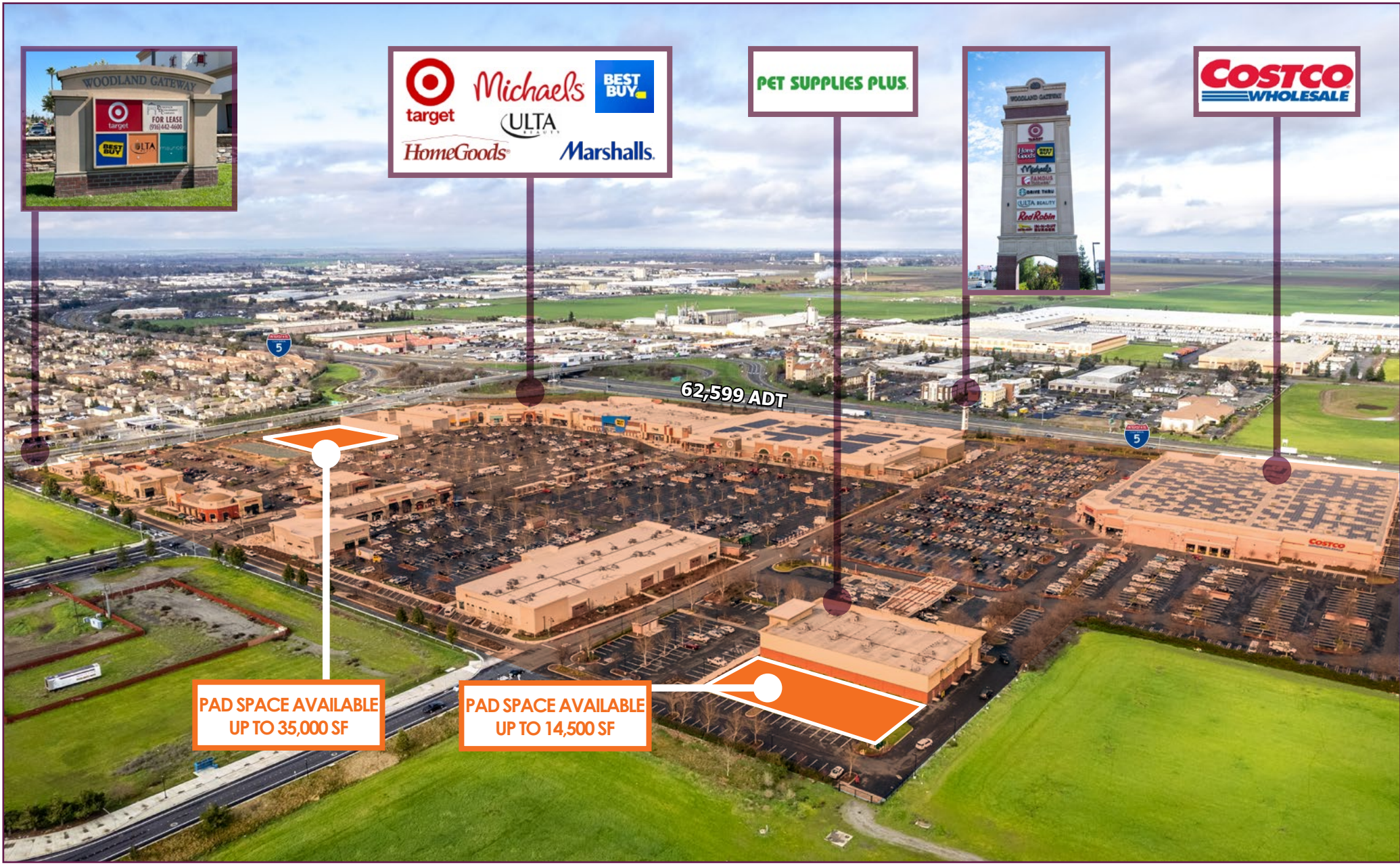
WOODLAND GATEWAY | PROJECT PROFILE



- 550,000 SF GLA Retail (Phase 1)
- Woodland is Yolo County's Government Seat
- Average Combined Daily Traffic: 110,000 ADT
- Primary Trade Area Population: 165,200
- Only super regional shopping center node



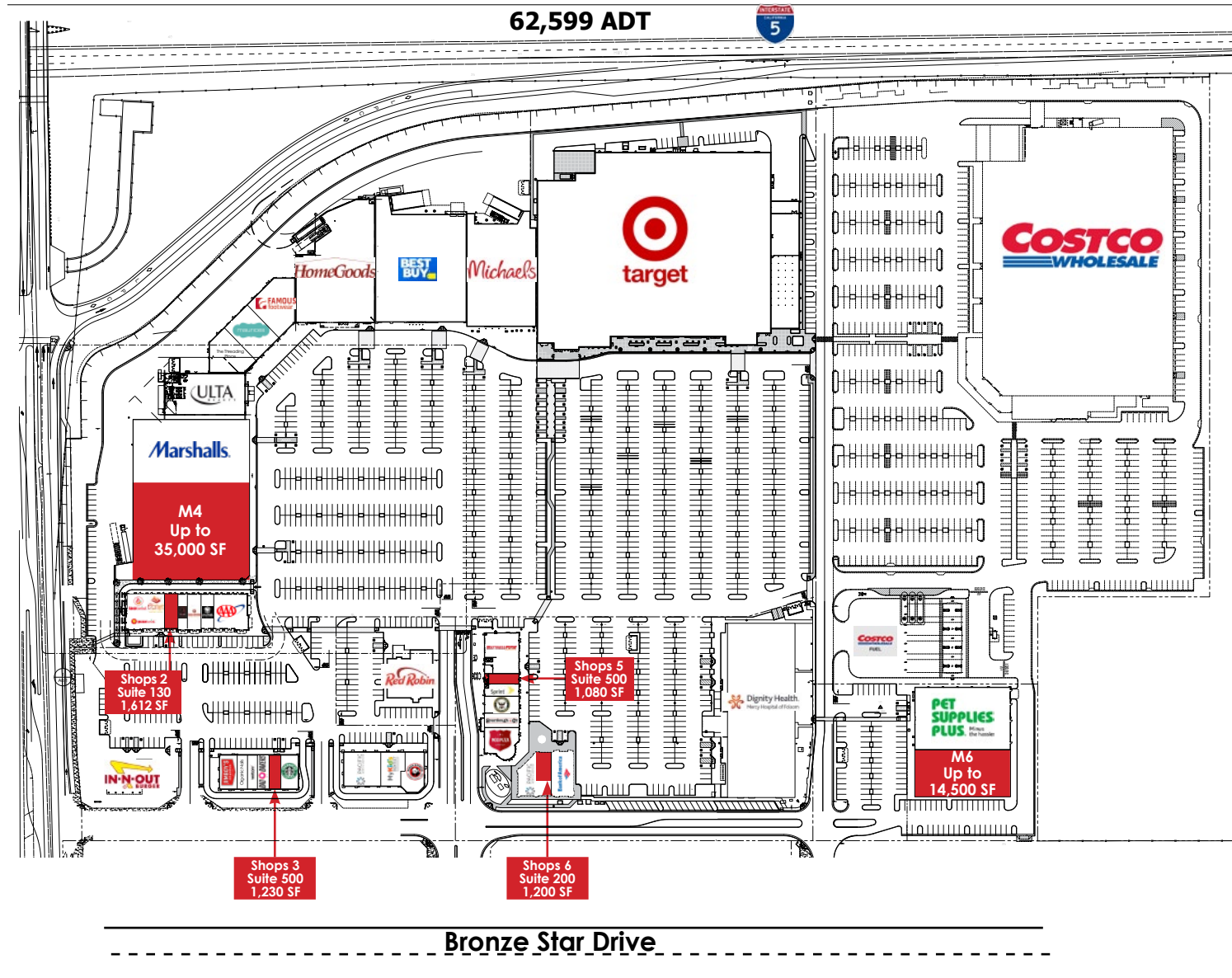
WOODLAND GATEWAY | SITE OVERVIEW



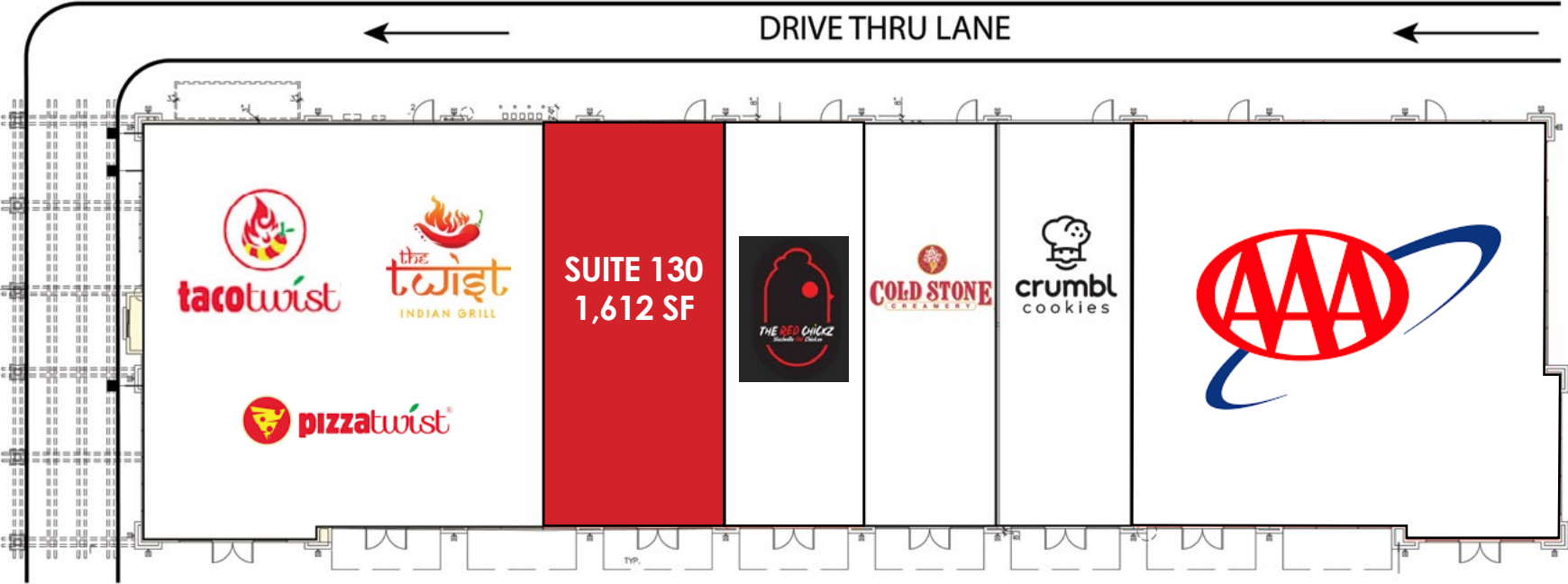
WOODLAND GATEWAY | SITE PLAN



SUITE	TENANT	SF
M4	VACANT	35,000
M6	VACANT	14,500
SHOPS 1		
200	The Threading Place	1,100
300	Maurices	4,300
400	Famous Footwear	5,228
SHOPS 2		
100-120	Taco/Pizza/Naan Twist	3,620
130	AVAILABLE	1,612
140	Red Chickz	1,200
150	Coldstone	1,200
160	Crumble Cookies	1,200
170-180	AAA	3,675
SHOPS 3		
100	Jimboy's	1,800
200	Organic Nails	1,077
300	Verizon	1,128
400	Bad Bakers	1,140
500	AVAILABLE	1,230
600	Starbucks	1,670
SHOPS 4		
100	Woodland Smiles	3,405
300	My Kid's Dentist	1,251
500	Panda Express	2,354
SHOPS 5		
100	MOD Pizza	2,805
200	Sourdough & Co	1,313
300	USA Recruiting Co	1,739
400	Sprint	1,260
500	AVAILABLE	1,080
600	Mattress Firm	4,220
SHOPS 6		
100	Pacific Dental	3,029
200	AVAILABLE	1,200
500	Bank of America	2,400






SHOPS 2 | 1,612 SF AVAILABLE



SHOPS 3 | 1,230 SF AVAILABLE



EXISTING OUTDOOR PATIO		Organic Nails	verizon✓		SUITE 500 1,230 SF	





Bronze Star Drive

SHOPS 5 | 1,080 SF AVAILABLE

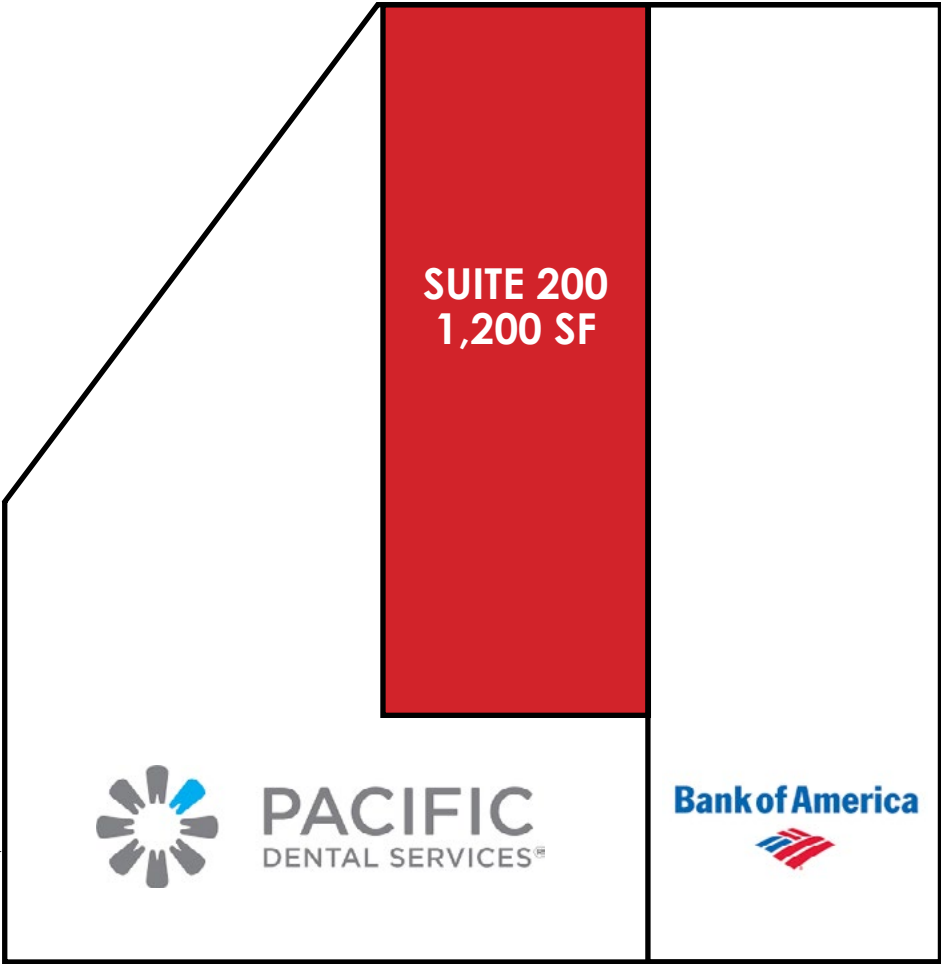


Bronze Star Drive



	 		SUITE 500 1,080 SF	MATTRESSFIRM
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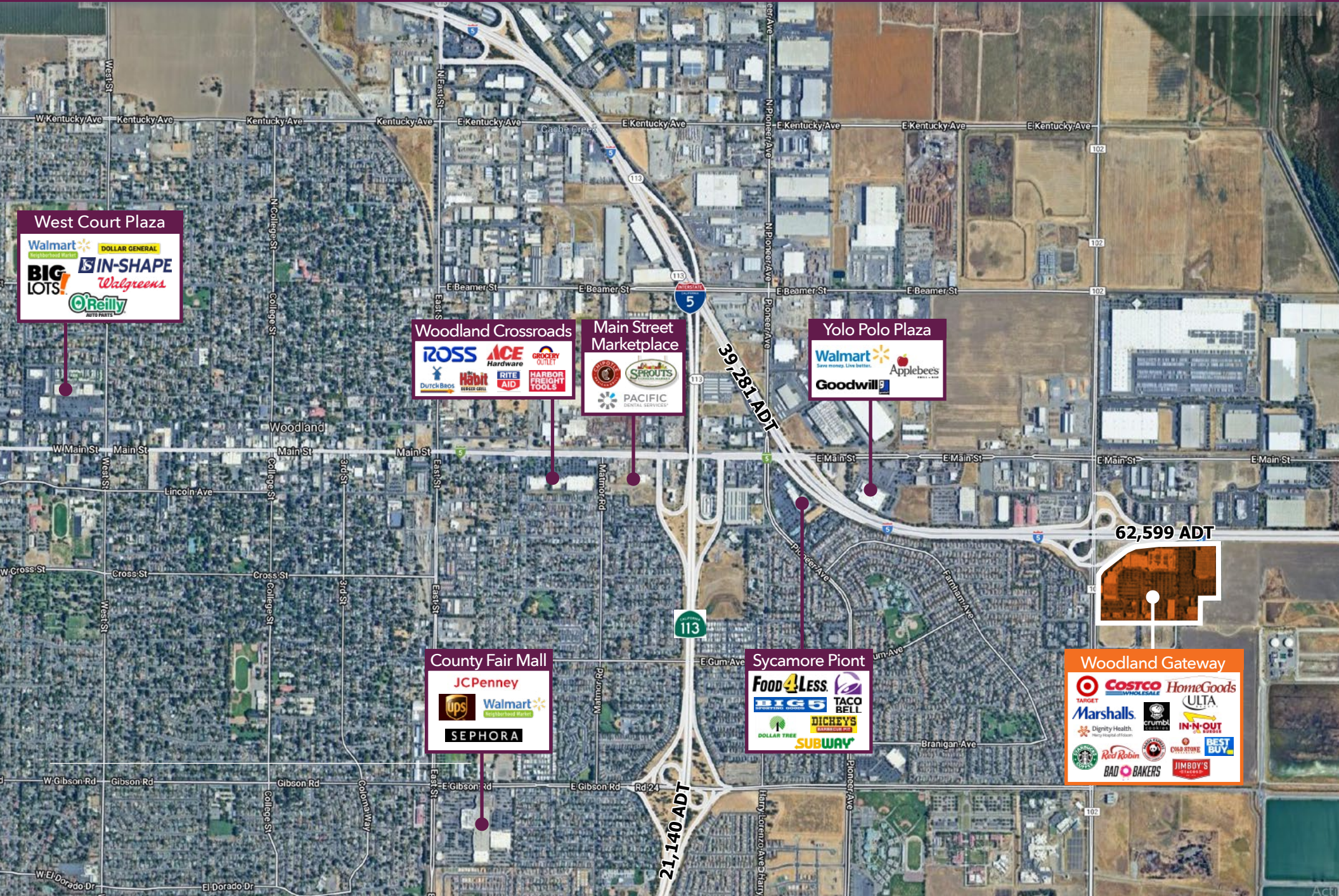
SHOPS 6 | 1,200 SF AVAILABLE



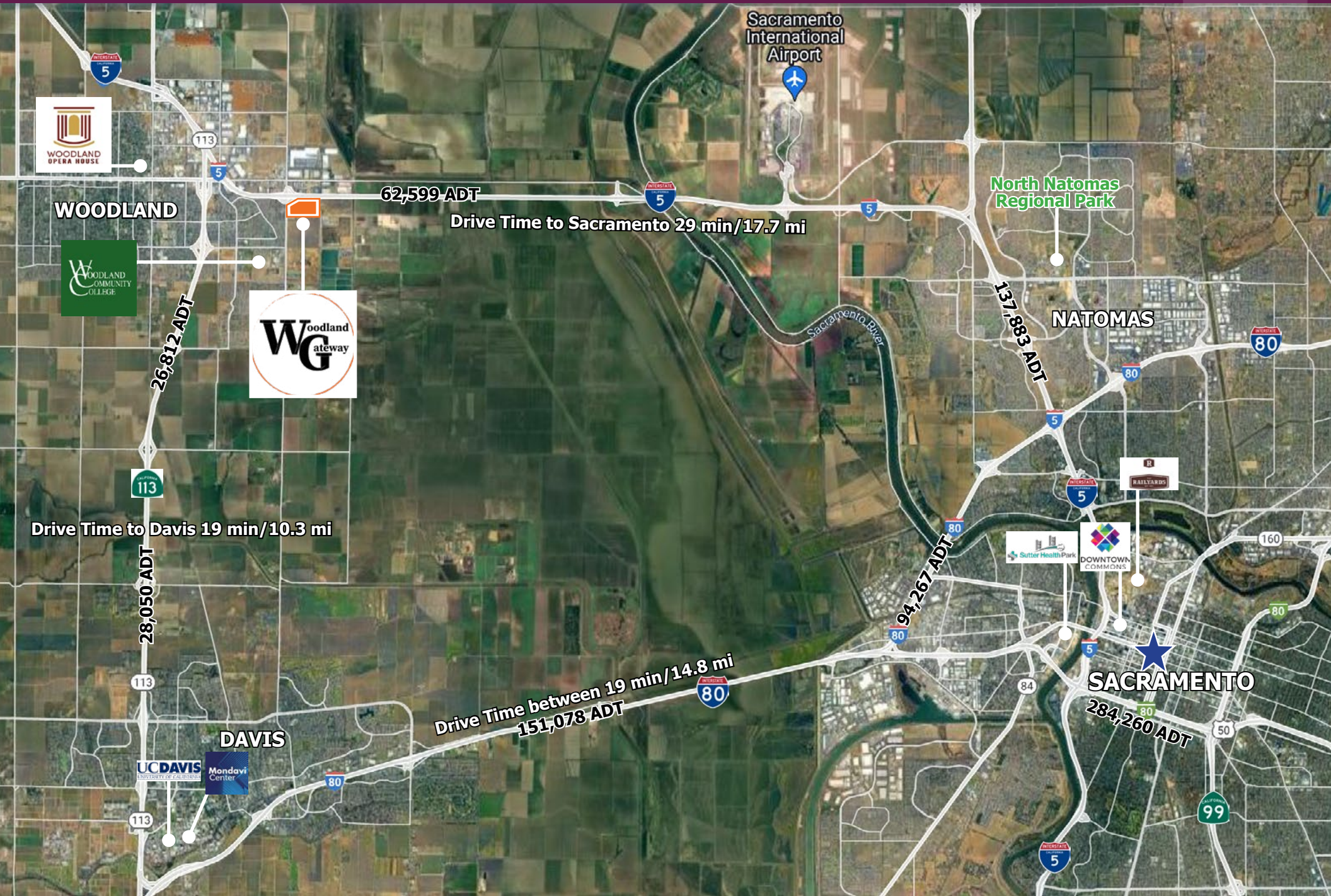
Bronze Star Drive

NEARBY AMENITIES

E



REGIONAL OVERVIEW



DEMOGRAPHICS

E

3 Mile Radius

38,976
POPULATION

3.6
AVE HH SIZE

\$130,826
AVE HH INCOME

34.8
MEDIAN AGE



HOME OWNERSHIP



4,990
RENTERS

7,691
OWNERS



EDUCATION

21.2%
HS GRAD

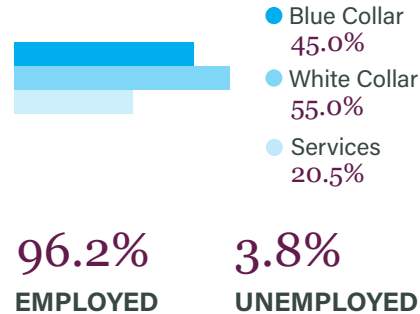
63.2%
SOME COLLEGE

8.6%
ASSOCIATES

35.4%
BACHELORS



EMPLOYMENT



AVERAGE MONTHLY HOUSEHOLD SPENDING

53.1%
HOUSING

14.5%
FOOD

18.1%
VEHICLE

3.6%
FURNITURE

3.6%
APPAREL

1.3%
PERSONAL CARE

4.6%
TRAVEL

5.8%
ENTERTAINMENT



RACE & ETHNICITY

White 47.1%

Asian 14.6%

American Indian 1.5%

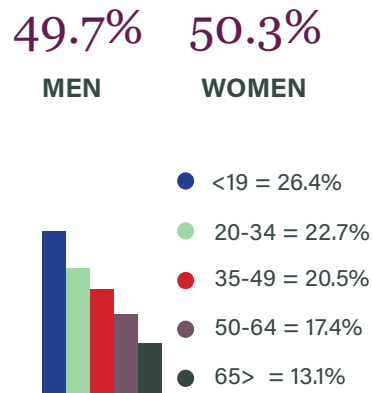
African-American 2.5%

Hispanic 39.1%

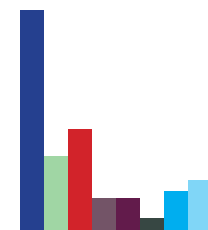
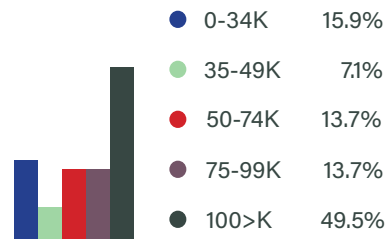
Two or More Races 15.1%



GENDER & AGE



INCOME BY HOUSEHOLD





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Lic # 01434048

Another landmark
project by:

