

# FOR LEASE


# APPLE VILLAGE

1780 E MAIN ST, WOODLAND, CA



E. MAIN ST.  
±32,500 ADT

±1,250 - 3,275 SF RETAIL SPACE AVAILABLE

3D Tour  
Click Here 

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**ROME**  
REAL ESTATE GROUP

# APPLE VILLAGE

SUITE	SIZE	LEASE RATE	SPACE NOTES
100	±2,025 SQ. FT.	Inquire with broker	Former Gamestop
200	±1,250 SQ. FT.	Inquire with broker	Former Coldstone
100-200	±3,275 SQ. FT.	Inquire with broker	Suites 100 & 200 combined

## PROPERTY HIGHLIGHTS:


- **Power-Retail Anchor Cluster:** Walmart Supercenter and Home Depot funnel a nonstop flow of destination shoppers, while Applebee's next door drives strong dinner-hour traffic—built-in footfall that competitors can't buy.
- **32,500 VPD Frontage on East Main:** A commanding 283-foot storefront faces ±32,500 vehicles daily on Woodland's busiest retail corridor—delivering billboard-level visibility without the billboard cost.
- **Two-Minute Access to I-5 & SR-113:** North-south traffic from Interstate 5 meets east-west commuters from State Route 113 just two minutes away, creating the perfect pit stop for shopping, dining, and daily errands.
- **Signalized, Pylon-Promoted Entry:** A full traffic signal, left-turn pocket, and prominent pylon sign make access effortless—keeping shoppers and delivery vans flowing in and out with ease.
- **Front-Door Convenience Parking:** Fifty-four striped stalls (4.8 per 1,000 SF) sit just steps from every storefront—ideal for quick pickup, longer visits, and ADA-friendly access.
- **Upscale, Expanding Trade Area:** Woodland's population now tops 52,000 with steady annual growth and a median household income of \$80,542.00—an ideal mix of buying power and momentum for retailers.
- **1,500+ Employees Within 1 Mile:** Target (~800 staff) and Walgreens (~700 staff) distribution hubs fuel daily demand with a paid-every-Friday workforce seeking coffee, lunch, and after-shift errands.




**STRONG TRAFFIC COUNTS**  
I-5 AND E MAIN STREET:  
51,368 ADT



AVERAGE  
**\$104,917**  
WITHIN 3 MILES  
**HOUSEHOLD INCOME**



**PROPERTY ZONING**  
COMMUNITY/GENERAL  
COMMERCIAL (C2)  
YOLO COUNTY



**54 DEDICATED SURFACE SPACES**

# FLOOR PLAN - SUITE 100

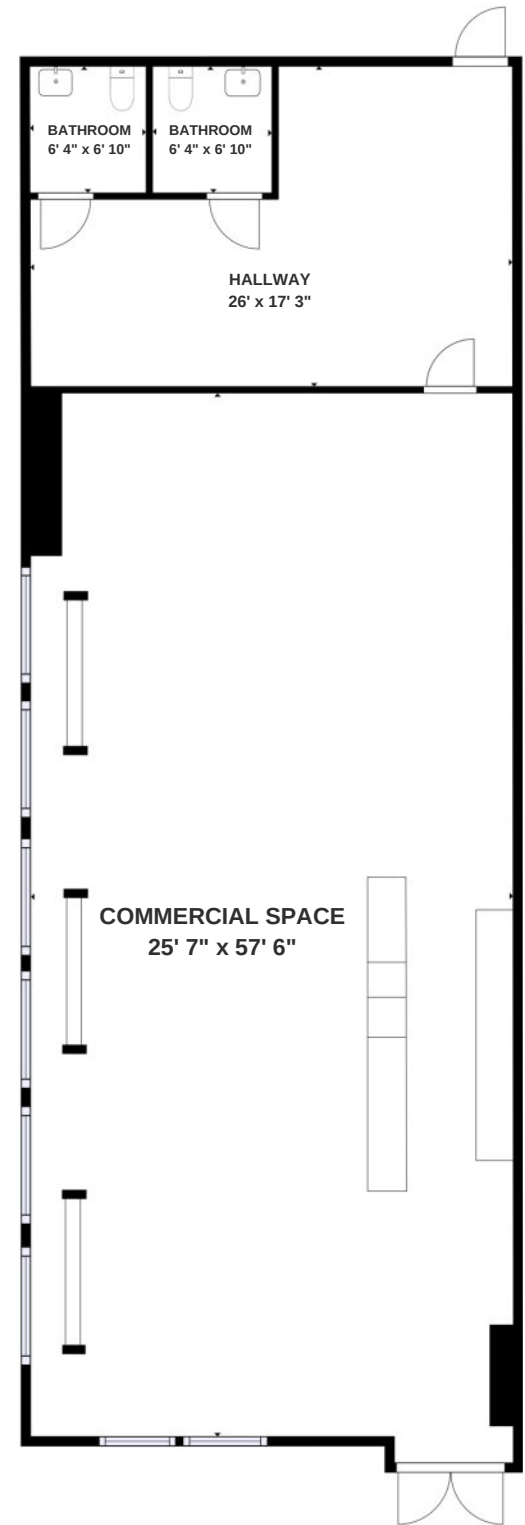
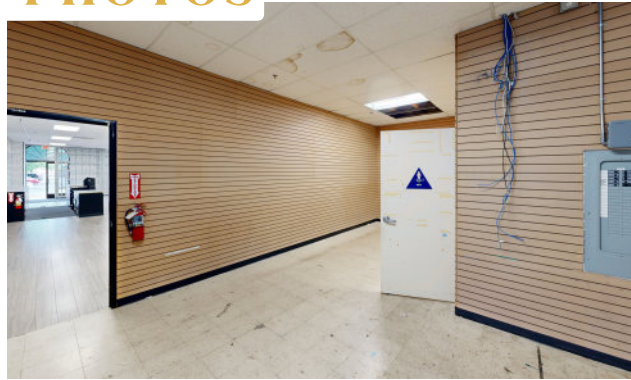
Size: ±2,025 sq. ft.

Lease Rate: Contact Broker

3D Tour  
Click Here



## INTERIOR PHOTOS



# FLOOR PLAN - SUITE 200

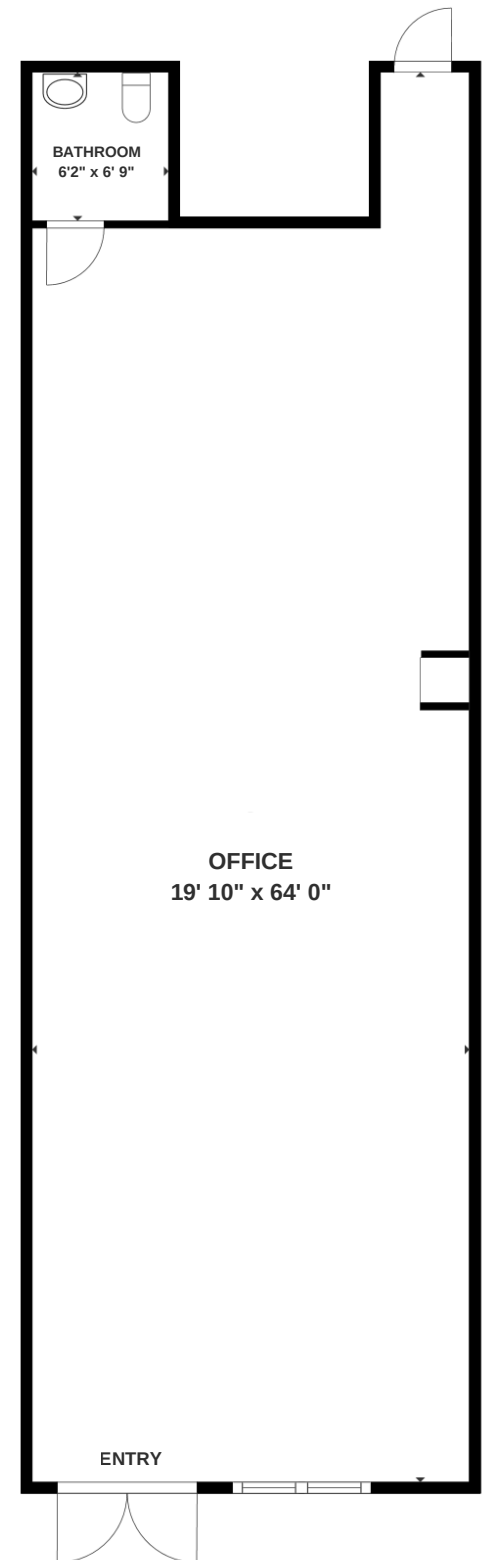
Size: ±1,250 sq. ft.

Lease Rate: Contact Broker

3D Tour  
Click Here



INTERIOR PHOTOS



# APPLE VILLAGE SITE PLAN

E. MAIN STREET: 32,500 ADT

PYLON SIGN

SUITE 100 AVAILABLE  
±2,025 SQ. FT.

SUITE 200 AVAILABLE  
±1,250 SQ. FT.



Treasure Dragon  
Restaurant



ACCESSIBLE  
PATH OF  
TRAVEL

10 11 12 13 14 15

21 22 23 24 25

29 30 31 32 33

40 41 42 43

44  
45  
46  
41  
48  
44  
50  
51  
52  
53



# EXTERIOR PHOTOS



# DEMOGRAPHIC SUMMARY REPORT

1780 E MAIN ST, WOODLAND, CA 95776



## POPULATION 2024 ESTIMATE

3-MILE RADIUS	52,384
5-MILE RADIUS	64,060
10-MILE RADIUS	152,162

## POPULATION 2029 PROJECTION

3-MILE RADIUS	53,364
5-MILE RADIUS	65,105
10-MILE RADIUS	154,562



## HOUSEHOLD INCOME 2024 AVERAGE

3-MILE RADIUS	\$104,917.00
5-MILE RADIUS	\$102,750.00
10-MILE RADIUS	\$111,838.00

## HOUSEHOLD INCOME 2024 MEDIAN

3-MILE RADIUS	\$80,542.00
5-MILE RADIUS	\$78,951.00
10-MILE RADIUS	\$78,486.00



## POPULATION 2024 BY ORIGIN

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	22,007	27,880	73,821
BLACK	936	1,138	3,439
HISPANIC ORIGIN	25,141	30,473	46,333
AM. INDIAN & ALASKAN	474	578	941
ASIAN	5,982	6,658	27,264
HAWAIIAN/PACIFIC ISLANDER	80	94	234
OTHER	22,906	27,712	46,464

# IMMEDIATE VICINITY RETAIL AERIAL



**ARCO**  **Denny's** 

**Walmart**  Neighborhood Market **IN-SHAPE**  HEALTH CLUBS  
**O'Reilly**  AUTO PARTS **DOLLAR TREE**  **GUADALAJARA** 

**PACIFIC COAST PRODUCERS** 

Dense Industrial/  
Business  
Park

**TARGET**   
Distribution Center  
**Walgreens**   
Distribution Center

PROPERTY  
LOCATION



**Raley's**   
O-N-E MARKET  
**TOGO'S**   
GREAT SANDWICHES  
SINCE 1971  
WEST COAST ORIGINAL

**RITE AID**  **SUBWAY**  **CVS pharmacy**   
**Starbucks**  **KFC**  **Chevron** 

**ACE Hardware**  **ROSS DRESS FOR LESS**   
**DUTCH BROS**  **SHERWIN WILLIAMS** 

**SONIC**  **Walmart**  Save money. Live better. **COSTCO WHOLESALE**   
**FOOD 4 LESS**  **IN-N-OUT BURGER**   
**Denny's**  **TACO BELL**  **THE HOME DEPOT**  **Marshalls** 

**pho namdo**   
**BEL AIRO**  **jamba**   
**aisle 1**  **KUJI ASIAN GRILL**  **Little Caesars Pizza** 

# CONTACT US!

FOR MORE INFORMATION ABOUT  
THESE RETAIL SUITES



*Chase Burke*

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