



Caceres Real Estate

# THE MEIER BUILDING

427-435 COLLEGE STREET &  
505-509 BUSH STREET,  
WOODLAND, CA

PRICE: \$6,250,000





# SUBJECT PROPERTY

- + The Meier Building is a recently renovated 1921 single-story historic mixed-use building of approximately 22,000 square feet. The concrete and steel building was extensively remodeled & rehabilitated in 2016-17 to include new, state-of-the-art energy efficient heating and cooling, new roof, all new plumbing and electrical systems.
- + The building is fully leased. Current building tenants include WSR Insurance Company, Nick Sadek Real Estate, Portalupi Orthodontics, Valley Vista Eye Care, Nor-Cal Performance Physical Therapy, AC Photographers and Earthbound Ceramic.

# HIGHLIGHTS

- ❑ Award winning building
- ❑ 1921 former automotive building extensively renovated
- ❑ Low maintenance concrete and steel building
- ❑ Single-ply “cool” roof
- ❑ Unique “industrial chic” look with high ceilings
- ❑ Located in heart of downtown Woodland one block from Main St.
- ❑ Public Parking lot directly across the street
- ❑ Great mix of tenant types
- ❑ Possible upside from converting storage spaces to other uses



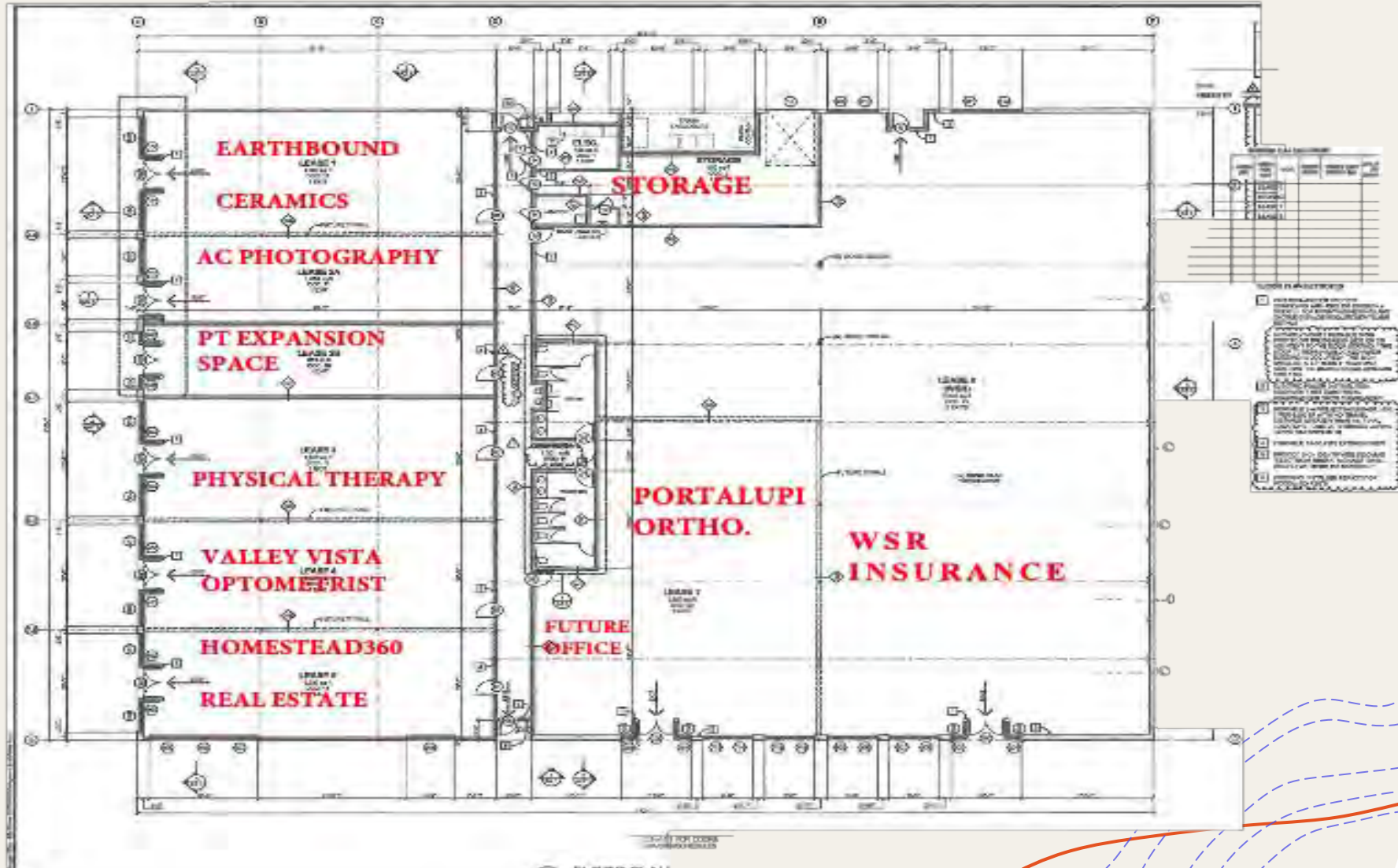
# LOCATION

+ The property is located in Woodland, Yolo County, California. Woodland was incorporated in 1871 and is located 20 miles northwest of Sacramento in the heart of the Central Valley. To the south is the city of Davis with its University of California campus. The Sacramento International airport is 10 miles to the east. Woodland has a strong historic heritage which is reflected in an impressive stock of historic buildings in its downtown area and surrounding neighborhoods. Woodland's agricultural setting is largely responsible for the community's distinct identity and plays an important economic role in Woodland due to its proximity to major transportation nodes. Woodland has also become increasingly important as a manufacturing and distribution center. The city has grown to a population of more than 60,000 people in its agricultural setting. The city encompasses approximately 10.5 square miles and is located approximately 420 miles north of Los Angeles and 75 miles east of San Francisco.

+ Woodland enjoys access to a well-developed transportation system. Interstate 5, which runs through Woodland, is the major overland route up and down the West Coast. Interstate 80, 10 miles south and east of Woodland is the major east/west route connecting northern California to points east. The San Francisco Bay areas within an hours drive via State Highway 113 connecting to Interstate 80. Passenger rail service is available either in Davis or in Sacramento. The Sacramento international airport is located less than 10 minutes east of Woodland via Interstate 5.



# FLOOR PLAN



# SUBJECT PHOTOS



# SUBJECT PHOTOS



# AERIAL PHOTO





# PROFORMA



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+ Estimated Gross Scheduled Income (Annual)	\$498,077
+ Less Expenses:	
+ Property Taxes (based upon 1% of sales price)	(\$62,500)
+ Insurance	(\$10,000)
+ Utilities	(\$ 3,600)
+ Water Garbage Sewer	(\$ 6,000)
+ Repairs & Maintenance	(\$ 3,600)
+ Janitorial	(\$ 7,200)
+ Fire Alarm monitoring	(\$ 1,800)
+ Pest Control	(\$ 1,800)
+ Management/Accounting/Taxes	(\$23,900)
+ TOTAL EXPENSES:	(\$120,400)
+ NET INCOME	\$ 377,677



**Caceres Real Estate**

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