

FOR SALE
639 5th Street
Woodland, CA

Offered At
\$425,000

Contact: Ron Caceres

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(530) 537-8153

Ron@Caceresrealestate.com

Co-Broker: Tim Schimmel

Broker# 01762217

(530) 383-3030

Tim@caceresrealestate.com

www.caceresrealestate.com



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OVERVIEW OF PROPERTY

- Parcel – Approx 7,200 SF
- Building – Approx 720 SF
- Shop – Approx 800 SF

Features of Property

- Close to Downtown
- Possible Second Unit
- Office Space
- Yard Space
- Shop Space
- Storage Space
- Close to Woodland PD
- Perfect for Owner User
- Gated



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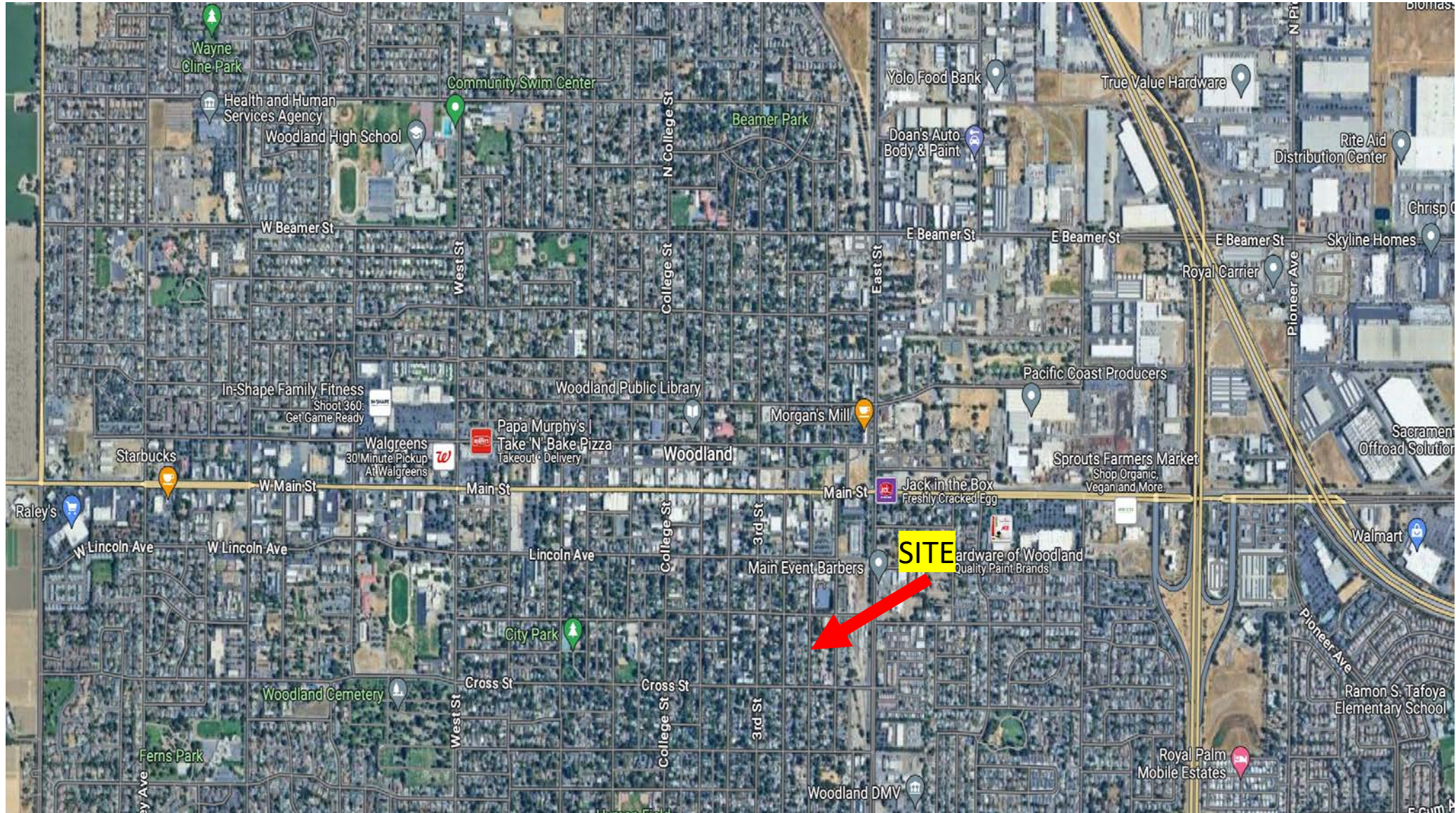


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Approx 720 sqft
Office,
Approx 800 sqft
Shop,
Approx 320 sqft
Storage

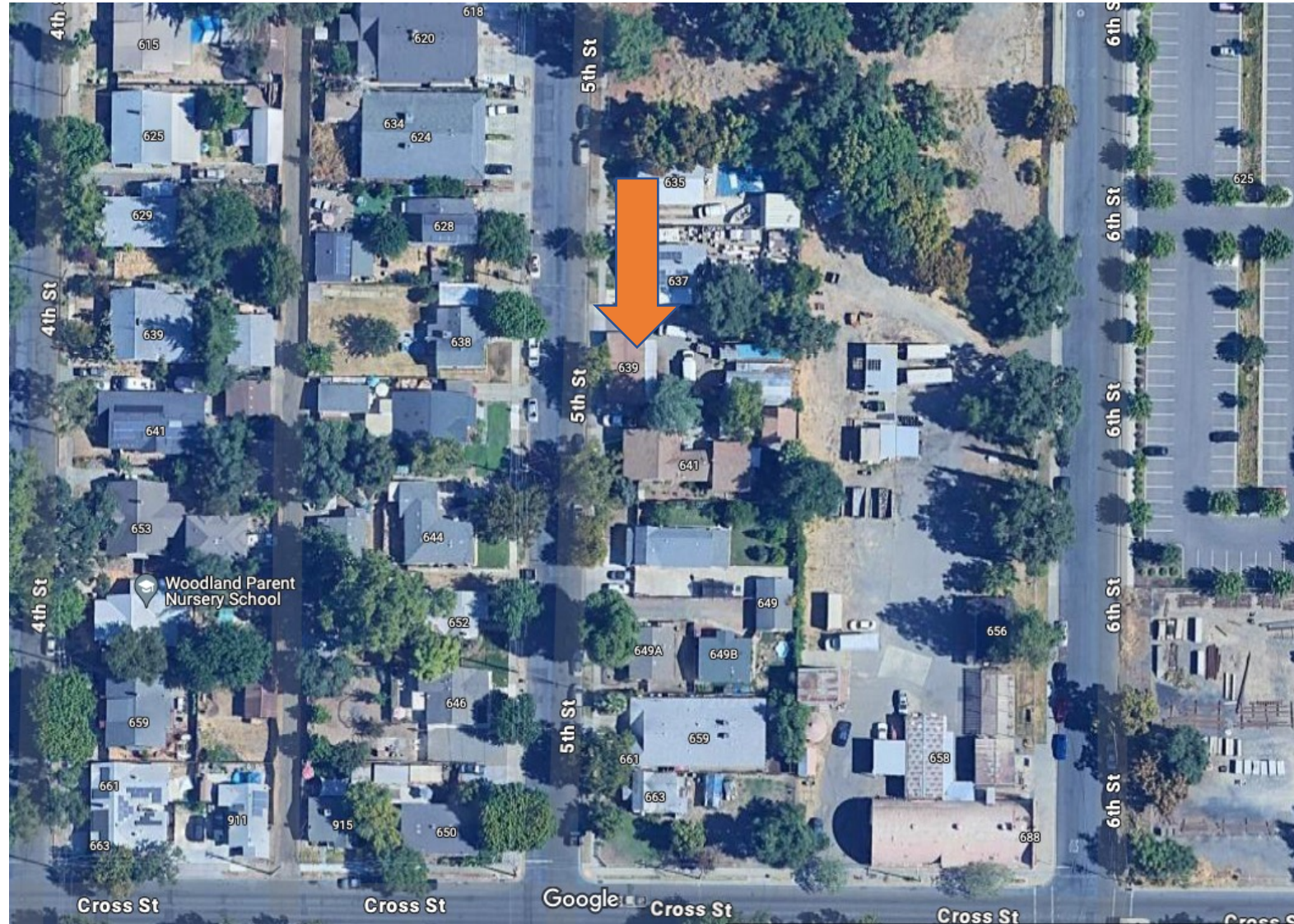
Zoned Mixed Use-
East Street

Perfect for Owner
User



Location

- The subject property is located in Yolo County, just South of downtown Woodland on 5th Street between Oak and Cross Streets.
- Woodland is located within the greater Sacramento Region. The city, which was incorporated in 1871, is one of four local jurisdictions in Yolo County and serves as the County seat. The City sits at the intersection of Interstate 5 and State Route 113; located just 20 miles northwest of the State Capital, Sacramento; eight miles east of the Sacramento International Airport; 12 miles north of the University of California, Davis campus; and 83 miles northeast of San Francisco.
- In 2020, Woodland, CA had a population of 59.8k people with a median age of 36.1 and a median household income of \$71,477. Between 2019 and 2020 the population of Woodland, CA grew from 59,710 to 59,759, a 0.0821% increase and its median household income grew from \$69,612 to \$71,477, a 2.68% increase.



Photos of Subject





Photos of Subject

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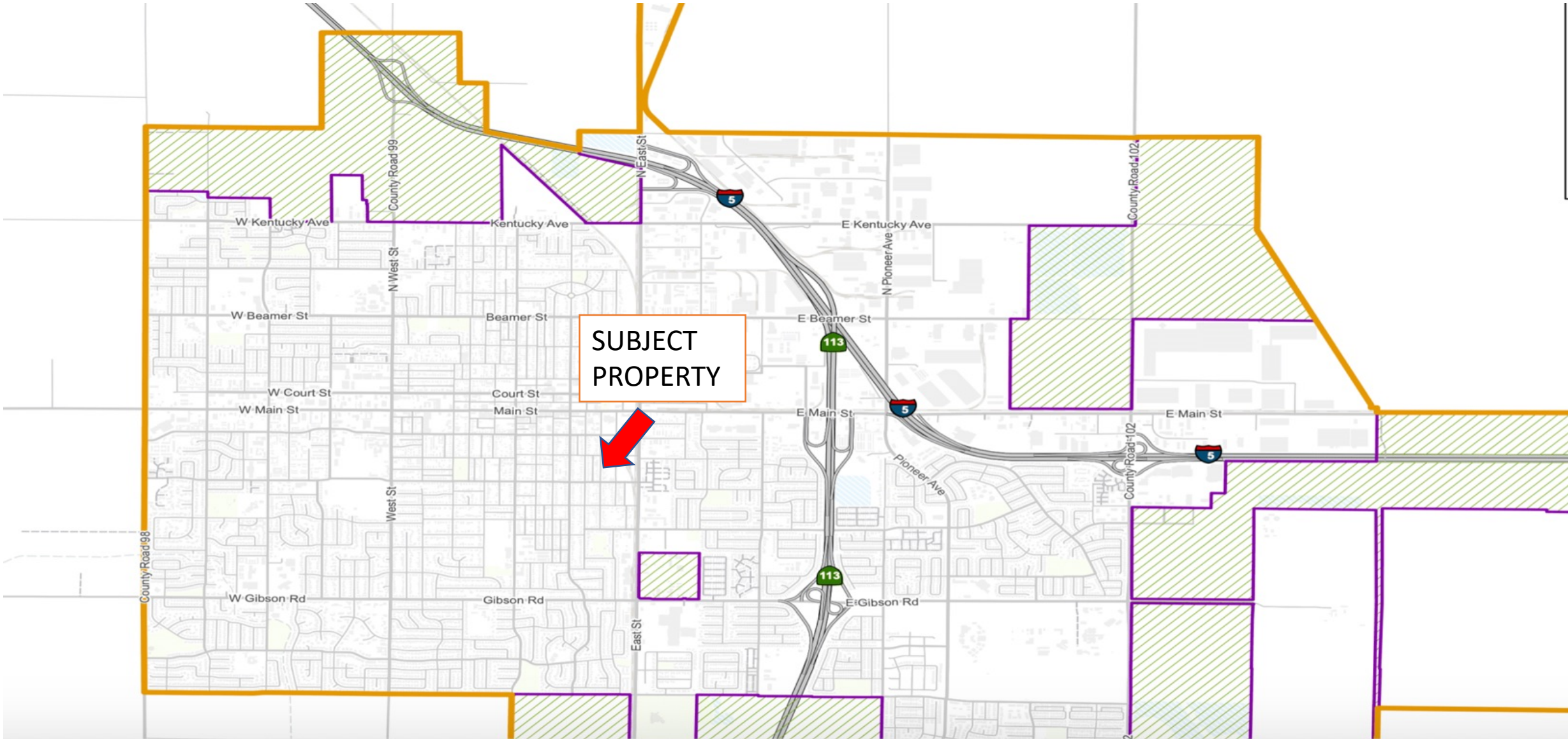
MAX GROSS	32 500 KG 71 650 LB
TARE	3 750 KG 8 270 LB
PAYLOAD	28 750 KG 63 380 LB
CUBE	67.5 CUM 2 384 CU FT

HANJIN SHIPPING CO. LTD



Police Department
& Downtown
Just Blocks
Away

CITY OF WOODLAND



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