

YOLO COUNTY, CALIFORNIA | WOODLAND

California & Main Retail Center

106-108 W Main St & 350-374 California St | Woodland, CA 95695

\$4,559,000

ASKING PRICE

6.8%

CAP RATE AT ASKING

25,969

TOTAL SQUARE FEET

100%

OCCUPIED

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Caceres Real Estate



A Fully Occupied Retail Center at Woodland's Premier Commercial Corner

California & Main Retail Center is a 25,969 square foot multi-tenant retail shopping center anchoring the signalized corner of West Main Street and California Street in Woodland, California. All six suites are 100% occupied under primarily NNN / reimbursement-based lease structures, delivering immediate in-place income from day one.

The center's L-shaped configuration maximizes frontage on both corridors while providing ample surface parking. Tenants benefit from the exceptional visibility of one of Woodland's busiest intersections, and the property's modern standing-seam metal roof and updated common areas reflect recent capital investment by the current ownership.

The tenant mix is anchored by community-serving uses: dental care (Amara Dental Center), children's enrichment (The Kid's Clubhouse, 7,300 SF), Subway-branded / franchise-operated food service, Mexican restaurant use (Double Up Que Sabirrios), personal services (King's Barbershop), and discount retail (Woodland Thrift Center).

This offering provides stable in-place income with contractual rent growth and multiple tenant extension provisions. Several renewal/extension rights include caps, mutual-agreement requirements, or other lease-specific mechanics; buyers should review leases and estoppels during diligence.

Woodland is the Yolo County seat (pop. 61,854) and the commercial hub for Yolo County's 227,607 residents. Median household income of \$90,180 underpins durable retail demand across this submarket.

PROPERTY DETAILS

| | |
|------------------|--|
| Property Name | California & Main Retail Center |
| Address | 106-108 W Main St & 350-374 California St |
| City, State | Woodland, CA 95695 |
| County | Yolo County |
| GLA | 25,969 SF |
| Tenants | 6 (100% Occupied) |
| Lease Type | Primarily NNN / Reimbursement-Based |
| WALT | ~3.1 Years |
| Corner | Signalized Intersection |
| Parking | Surface, Ample |
| Asking Price | \$4,559,000 |
| Price per SF | \$175.56 |
| Current Cap Rate | 6.8% |



100% Occupied with Diversified Income

All six suites are leased to a mix of food service, dental, children's enrichment, discount retail, and personal service tenants. Tenant reimbursements and expense recoveries are governed by the leases and seller-provided rent overview.



Signalized Corner on Woodland's Primary Corridor

California & Main Retail Center occupies the hard corner of West Main Street and California Street, Woodland's dominant commercial artery. Maximum traffic visibility, easy ingress and egress, and a superior location advantage over all non-corner retail in the submarket.



Fresh 5-Year Dental Lease

Amara Dental Center occupies 3,319 SF with a current term through March 31, 2031 and annual rent growth during the current term. The lease includes one additional five-year option at market value with 120 days' notice.



Built-In Rent Growth and Extension Provisions

Multiple leases include scheduled rent increases or renewal/extension provisions. Several extension rights include caps, mutual-agreement requirements, automatic renewal mechanics, or lease-specific notice requirements.



Woodland Thrift Center Renewal Mechanics

Woodland Thrift Center occupies 11,200 SF and expires December 31, 2027. Extension rent is set to market value but capped at a 15% increase over the prior year, with 3% annual increases thereafter.



Yolo County Seat with Captive Trade Area

As the seat of Yolo County (227,607 residents), Woodland anchors a captive trade area with limited new retail competition. The county's agricultural economy and proximity to Sacramento (25 miles) sustain both local demand and regional consumer traffic through this corridor.



The following reflects seller-provided 2026-2028 P&L / pro forma figures and the seller-provided rent overview. The NOI shown below is property NOI before owner-specific expenses and excludes debt service, owner charges, bank charges, travel, automobile, commissions, and owner asset-management expenses.

SECTION 1: 2026-2028 INCOME & EXPENSE PRO FORMA

| Income & Expense Item | 2026 | 2027 | 2028 |
|---|---------------------|---------------------|---------------------|
| INCOME | | | |
| Rent / Lease Income | \$464,704.76 | \$479,035.50 | \$493,406.67 |
| Total Income | \$464,704.76 | \$479,035.50 | \$493,406.67 |
| PROJECTED PROPERTY EXPENSES / SELLER PRO FORMA STRUCTURE | | | |
| Property Tax | \$51,576.82 | \$53,124.12 | \$54,717.85 |
| Insurance | \$15,371.72 | \$15,832.87 | \$16,307.86 |
| Electricity | \$3,000.00 | \$3,090.00 | \$3,182.70 |
| Fees & Permits | \$150.00 | \$154.50 | \$159.14 |
| Grounds Maintenance | \$10,200.00 | \$10,506.00 | \$10,821.18 |
| Legal & Professional Fees | \$1,738.54 | \$1,790.69 | \$1,844.41 |
| Maintenance & Repair | \$10,000.00 | \$10,300.00 | \$10,609.00 |
| Management Fees | \$20,000.00 | \$20,600.00 | \$21,200.00 |
| Professional Service | \$1,500.00 | \$1,545.00 | \$1,591.35 |
| Security Alarm Monitoring | \$1,500.00 | \$1,545.00 | \$1,591.35 |
| Telephone Expense | \$314.00 | \$323.42 | \$333.12 |
| Trash Collection | \$7,404.00 | \$7,626.12 | \$7,854.90 |
| Water & Sanitation | \$13,800.00 | \$14,214.00 | \$14,640.42 |
| CapEx Reserve | \$18,000.00 | \$18,540.00 | \$19,096.20 |
| Total Projected Expenses | \$154,555.07 | \$159,191.73 | \$163,967.48 |
| Property NOI Before Owner-Specific Expenses | \$310,149.69 | \$319,843.77 | \$329,439.19 |

Expense detail is based on seller-provided 2026-2028 P&L/pro forma. Totals shown tie to seller's source totals and may reflect source rounding. Lease terms, reimbursement mechanics, option exercise status, tenant ledgers, and estoppels should be reviewed during diligence.

| | | | |
|---|---|---|--|
| At \$4,200,000 7.4% Cap Rate | At \$4,400,000 7.0% Cap Rate | At \$4,500,000 6.9% Cap Rate | At \$4,559,000 (Asking) 6.8% Current Cap Rate |
|---|---|---|--|

In-place rent roll based on seller-provided rent overview and available lease documents. Tenant reimbursements and expense recoveries are per leases and seller-provided rent overview.

| Tenant | Suite | SF | % Bldg | Base/Mo | NNN/Mo | Total/Mo | \$/SF Base | \$/SF NNN | Exp. Date | Options |
|-------------------------|-------|---------------|-------------|-----------------|-----------------|-----------------|---------------|---------------|------------|---|
| The Kid's Clubhouse | A | 7,300 | 28.1% | \$7,031.10 | \$3,650.00 | \$10,681.10 | \$0.96 | \$0.50 | 3/31/2030 | 5-year renewal; 15% cap; mutual agreement; 6-mo notice |
| Subway | B | 1,200 | 4.6% | \$2,630.58 | \$600.00 | \$3,230.58 | \$2.19 | \$0.50 | 3/31/2029 | Two 5-year options; auto unless 6-mo non-renewal |
| King's Barbershop | C | 750 | 2.9% | \$1,325.00 | \$375.00 | \$1,700.00 | \$1.77 | \$0.50 | 4/30/2029 | 3-year option at market value; 120-day notice |
| Double Up Que Sabirrios | D | 2,200 | 8.5% | \$4,309.00 | \$1,300.00 | \$5,609.00 | \$1.96 | \$0.59 | 3/31/2030 | Extension considered; market value capped 15%, then 3% annual |
| Amara Dental Center | E | 3,319 | 12.8% | \$5,207.50 | \$1,659.50 | \$6,867.00 | \$1.57 | \$0.50 | 3/31/2031 | 5-year option at market value; 120-day notice |
| Woodland Thrift Center | F | 11,200 | 43.1% | \$5,335.37 | \$5,376.00 | \$10,711.37 | \$0.48 | \$0.48 | 12/31/2027 | Market value capped 15%, then 3% annual |
| TOTAL / AVG | | 25,969 | 100% | \$25,839 | \$12,961 | \$38,799 | \$0.99 | \$0.50 | | |

CONTRACTUAL RENT ESCALATION SCHEDULES

The Kid's Clubhouse

Current total rent: \$10,681.10/mo
 Base: \$7,031.10/mo + NNN: \$3,650/mo
 Term through March 31, 2030
 5-year extension subject to cap and mutual agreement

Double Up Que Sabirrios

Current total rent: \$5,609/mo
 Rent overview split: \$4,309 base + \$1,300 NNN
 Term through March 31, 2030
 Extension considered per 2026 addendum terms

Amara Dental Center (New 5yr Lease)

Current total rent: \$6,867/mo
 Base: \$5,207.50/mo + NNN: \$1,659.50/mo
 Current term through March 31, 2031
 New lease signed March 4, 2026

Subway (Amendment Apr 2021)

Current extension through Mar 31, 2029
 Current base: \$2,630.58/mo + NNN \$600/mo
 Two additional 5-year options; 3% annual increases
 \$40,000 aggregate default liability cap per amendment

King's Barbershop

Current total rent: \$1,700/mo
 Base: \$1,325/mo + NNN: \$375/mo
 Term through April 30, 2029
 3-year extension at market value per addendum

Woodland Thrift Center

Current base: \$5,335.37/mo + NNN \$5,376/mo
 Current total rent: \$10,711.37/mo
 Lease expires: December 31, 2027
 Market value capped at 15%, then 3% annual



The Kid's Clubhouse Suite A | 7,300 SF | 28.1%

Category Children's Education & Enrichment

Current Term Through Mar 31, 2030

Current Rent
\$7,031.10 base + \$3,650 NNN = \$10,681.10/mo total

Extension
Additional 5 years; market rent not exceeding 15% increase; mutual agreement required; 6-month notice.

Amara Dental Center Suite E | 3,319 SF | 12.8%

Category Dental / Medical Office

Current Term Through Mar 31, 2031

Current Rent
\$5,207.50 base + \$1,659.50 NNN = \$6,867/mo total

Option
Additional 5 years at Fair Market Value / market value with 120-day notice.

Subway Suite B | 1,200 SF | 4.6%

Category Subway-branded / franchise-operated food service

Current Term Through Mar 31, 2029

Current Rent
\$2,630.58 base + \$600 NNN = \$3,230.58/mo total

Options
Two 5-year options with 3% annual increases; automatic unless 6-month non-renewal notice.

Lease Note
If an option term is exercised in January, tenant receives a one-time 50% rent reduction for that January month only.

Double Up Que Sabirrios Suite D | 2,200 SF | 8.5%

Category Mexican Restaurant

Current Term Through Mar 31, 2030

Current Rent
\$5,609/mo total. Rent overview split: \$4,309 base + \$1,300 NNN.

Extension
Market value after first 5 years, capped at 15% of prior year, then 3% annual increases.

Lease Note
2026 addendum says extension will be considered after timely payments/cooperative tenancy.

King's Barbershop Suite C | 750 SF | 2.9%

Category Personal Services / Barbershop

Current Term Through Apr 30, 2029

Current Rent
\$1,325 base + \$375 NNN = \$1,700/mo total

Option
Additional 3 years at Fair Market Value / market value; negotiated within 90 days; 120-day notice.

Woodland Thrift Center Suite F | 11,200 SF | 43.1%

Category Thrift / Discount Retail

Current Term Through Dec 31, 2027

Current Rent
\$5,335.37 base + \$5,376 NNN = \$10,711.37/mo total

Extension
Market value after initial term, capped at 15% of prior year, with 3% annual increases thereafter.

Woodland Thrift Center Extension Structure

Woodland Thrift Center occupies 11,200 SF, or approximately 43.1% of the property, with a current term ending December 31, 2027. Current total rent is approximately \$10,711.37 per month, including base rent and NNN reimbursement. After the initial five-year term, rent is set to market value but not to exceed a 15% increase over the prior year, with 3% annual increases thereafter.

43%

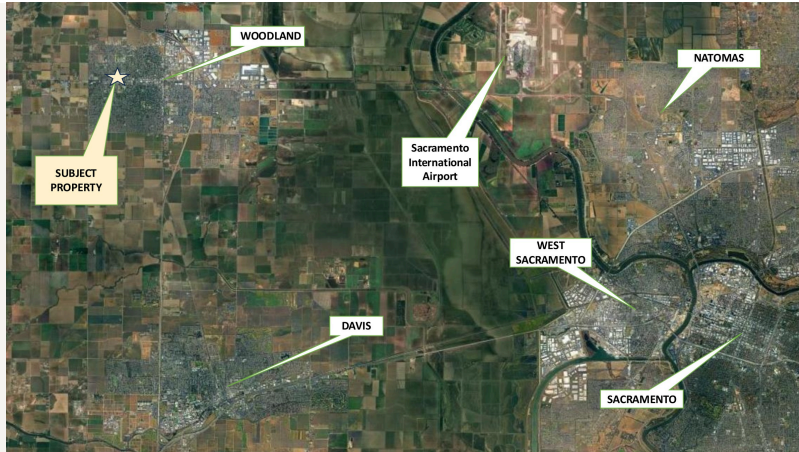
OF BUILDING SF

Dec 2027

LEASE EXPIRATION

15%

RENEWAL INCREASE CAP



61,854
WOODLAND POPULATION

\$90,180
MEDIAN HOUSEHOLD INCOME

227,607
YOLO COUNTY POPULATION

25 mi
DISTANCE TO SACRAMENTO

Retail Market Context

Woodland's retail corridors serve local residents, downtown users, and regional traffic moving between Sacramento, Davis, I-5, and Highway 113. Buyers should evaluate competing supply, tenant demand, and achievable rent levels during diligence.

Investment Grade Metrics

This property is offered at a 6.8% current cap rate based on seller-provided property NOI before owner-specific expenses and the \$4,559,000 asking price.

Population Growth

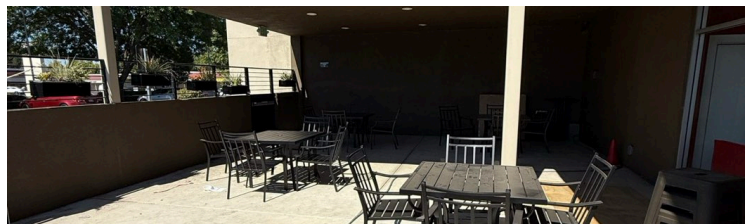
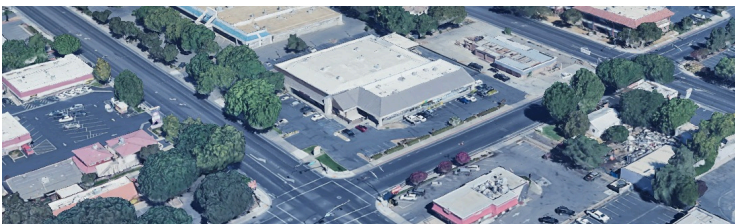
Woodland is the county seat of Yolo County and serves as a local commercial hub between Sacramento and Davis, with West Main Street connecting downtown Woodland, surrounding neighborhoods, and regional routes.

About Woodland, California

Woodland is the county seat of Yolo County and the dominant commercial hub between Sacramento and Davis. West Main Street runs directly in front of the property, connecting the city's eastern and western retail districts at one of the corridor's highest-visibility intersections. Woodland's economy is anchored by agriculture, government, healthcare, and professional services, with proximity to UC Davis (10 miles) and Sacramento International Airport (15 miles). Its retail corridors are relatively resilient to e-commerce displacement.

Area Proximity

| | |
|----------------------------|------------|
| Downtown Woodland | ~0.3 miles |
| Woodland Memorial Hospital | ~0.8 miles |
| Yolo County Courthouse | ~0.5 miles |
| UC Davis Campus | ~10 miles |
| Sacramento CBD | ~25 miles |
| Sacramento Intl. Airport | ~15 miles |
| I-5 / Highway 113 | ~1 mile |





California & Main Retail Center

CORNER OF W MAIN ST & CALIFORNIA ST | WOODLAND, CA 95695



Caceres Real Estate

EXCLUSIVELY REPRESENTED BY

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