



For Lease : Woodlands Crossroads Space

1392 E. Main Street, Suite C, Woodland, CA

- High Visibility Location
- Extensive Window Line
- Next to Sherwin-Williams
- Anchors include: Orchard Supply Grocery Outlet, Tractor Supply & Office Depot
- 1,192 sf. of end cap retail in pad building

Offering Summary

Available Sq Ft:	1,192 +/- sf
Initial Base Rent:	\$1.99 \$2.50 psf
Lease Type:	NNN
Min. Lease Term:	3 Years
Available:	Now

Contact:

Bob Knez
(415) 446-4220
bob@hlcre.com
Lic#: 00640535

HL Commercial Real Estate
www.hlcre.com



For Lease : Woodlands Crossroads Space

1392 East Main Street, Suite C, Woodland, CA, 95776

Property Description:

Subject is a pad building in the Woodlands Crossroads Center. Recognizable national and regional tenants, including Tractor Supply Co., Ross, Grocery Outlet and Office Depot are the anchors.

Location Description:

Located at the intersection of East Main Street and Mator Road in Woodland, California. Due to its high visibility and prominent location with frontage on East Main Street, the Shopping Center was designed combining functionality with architectural embellishment to better serve this Sacramento Valley community. The building was finished with an emphasis on shade elements and building articulation.

Space Information/Features:

Total Available Square Feet:	1192 +/- sq. ft.
Retail Type:	All ok except, No pizza or Mexican food
Signage:	2 fascia walls for tenant
Parking:	3.44:1000 sf, plus easement for main Shopping center lots

Building Information/Features:

Total Building Square Feet:	1,192 +/- sq. ft.
Year Constructed:	2001
Zoning Designation:	CC - Community Commercial
Fire Sprinklers:	yes
Heating & Air Conditioning:	yes
Flood Zone Designation:	Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

Lease Terms:

Initial Base Rent:	\$2,375 (\$1.99 psf) w/ 3% annual increases, plus 1 option equal to # of years in initial term
Lease Type:	NNN (2025 = \$975/mo)
Lease Term:	3-5 Years
Tenant Expenses:	Tenant pays all separated metered utilities and NNN charges. This space also shares HVAC unit with adjacent space and shares cost of electric meter for the HVAC only.

Contact:

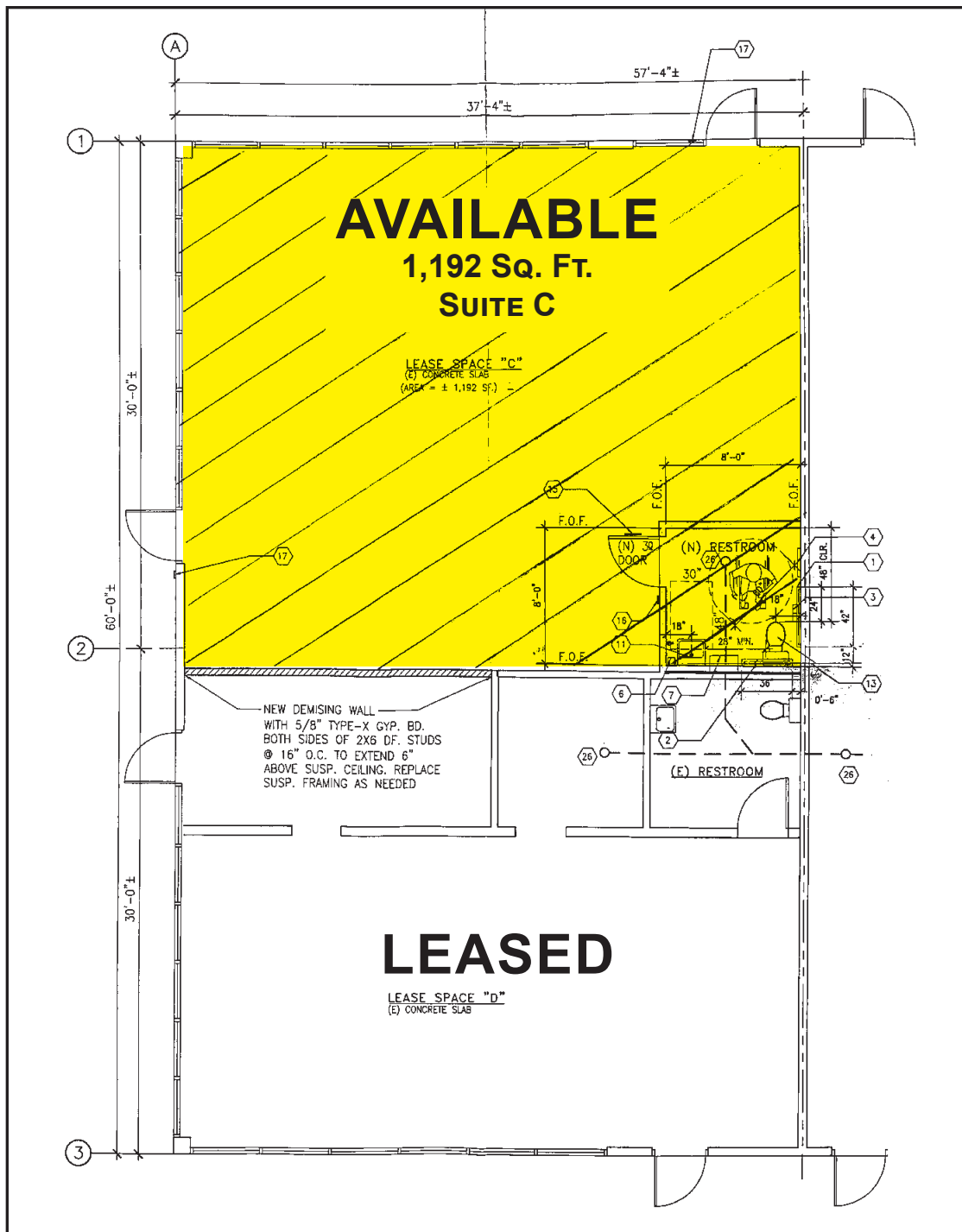
Bob Knez
(415) 446-4220
bob@hlcre.com
Lic#: 00640535

HL Commercial Real Estate
www.hlcre.com



For Lease : Woodlands Crossroads Space

1392 East Main Street, Suite C, Woodland, CA, 95776



Contact:

Bob Knez
(415) 446-4220
bob@hlcre.com
Lic#: 00640535

HL Commercial Real Estate
www.hlcre.com



For Lease : Woodlands Crossroads Space

1392 East Main Street, Suite C, Woodland, CA, 95776



Contact:

Bob Knez
(415) 446-4220
bob@hlcre.com
Lic#: 00640535

HL Commercial Real Estate
www.hlcre.com



Our Company



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.

Higher Level Commercial Real Estate

70 Mitchell Blvd., Ste. 202
San Rafael, CA 94903
www.hlcre.com



Bob Knez
(415) 446-4220
bob@hlcre.com
Lic#: 00640535