

# FOR LEASE

215 CALIFORNIA ST. | WOODLAND, CA  
Shade Tree Plaza



**NICKOLAS SALDIVAR III**  
916.672.4112  
[nick.saldivar@ngcip.com](mailto:nick.saldivar@ngcip.com)  
Lic #01766394

**TENNILLE SALDIVAR**  
925.522.2572  
[tennille.saldivar@ngcip.com](mailto:tennille.saldivar@ngcip.com)  
Lic #01315032

**NAI**Northgate  
LEASING TEAM



# PROPERTY SUMMARY



**AVAILABLE SPACE**  
±800-30,500 SF



**LEASE TERMS**  
Negotiable



**LEASE TYPE**  
NNN



## PROPERTY INFO

**LEASE RATE:** Contact Broker

**LEASE TYPE:** NNN

**ZONING:** Retail/Office

**TRAFFIC:** California Street: 6,478  
W Main Street: 14,822

**AVAILABLE SUITES:**

Suite ½:	± 1,992 SF
Suite 3:	± 1,856 SF
Suite 5:	± 2,575 SF
Suite 10:	± 3,483 SF
Suite 13:	± 800 SF
Suite 16:	± 1,750 SF
Pad:	± 30,500 SF

## PROPERTY HIGHLIGHTS

Shop retail space available for lease in Shade Tree Plaza located in Woodland, CA. Shopping center is newly updated and surrounded by national retailers.

- Build-To-Suit or Ground Lease Pad opportunity at signalized intersection
- Retail/Office spaces available
- Newly Updated Retail Center with Walmart Neighborhood Market and In-Shape Health Club anchors
- Centrally located in Woodland near Central Business District, Main Street and Woodland High School
- Nearby retailers include La Superior Market, Nugget Market, Raley's, Big Lots, Dollar General, Walgreens, Rite Aid, McDonald's, and Baskin Robbins

# SITE PLAN



Suites Available	SF	TENANT	Notes
1/2	±1,992	AVAILABLE	Can Be Combined
3	±1,856	AVAILABLE	Can Be Combined
5	±2,575	AVAILABLE	Features Roll Up Door
10	±3,483	AVAILABLE	
13	±800	AVAILABLE	
16	±1,750	AVAILABLE	
Pad	±30,500	AVAILABLE	



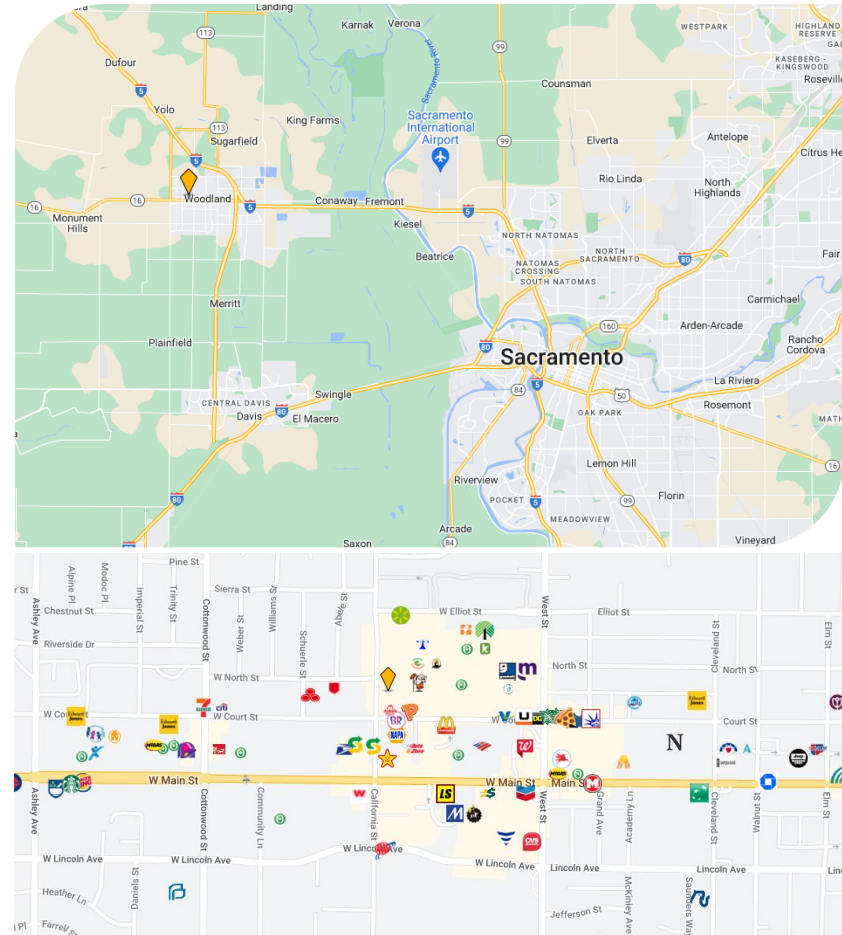
# MARKET AERIALS



# CITY PROFILE

## WOODLAND, CALIFORNIA

- **Growing Population:** Woodland's population has been growing steadily over the years, which means more potential customers for retail businesses. The city's population is expected to continue to grow in the coming years.
- **Accessible Location:** Woodland is located near major highways and interstates, making it easily accessible for both locals and visitors. This can be beneficial for retailers who rely on foot traffic and visibility.
- **Strong Local Economy:** Woodland has a strong local economy with a diverse range of industries, including agriculture, healthcare, and manufacturing. This can lead to increased disposable income and consumer spending.
- **Historic Downtown Area:** Woodland's historic downtown area is a popular destination for locals and tourists alike, with a variety of shops, restaurants, and entertainment options. This can provide a built-in customer base for retailers in the area.
- **Supportive Business Environment:** Woodland has a supportive business environment, with a Chamber of Commerce and other organizations that provide resources and networking opportunities for local businesses.





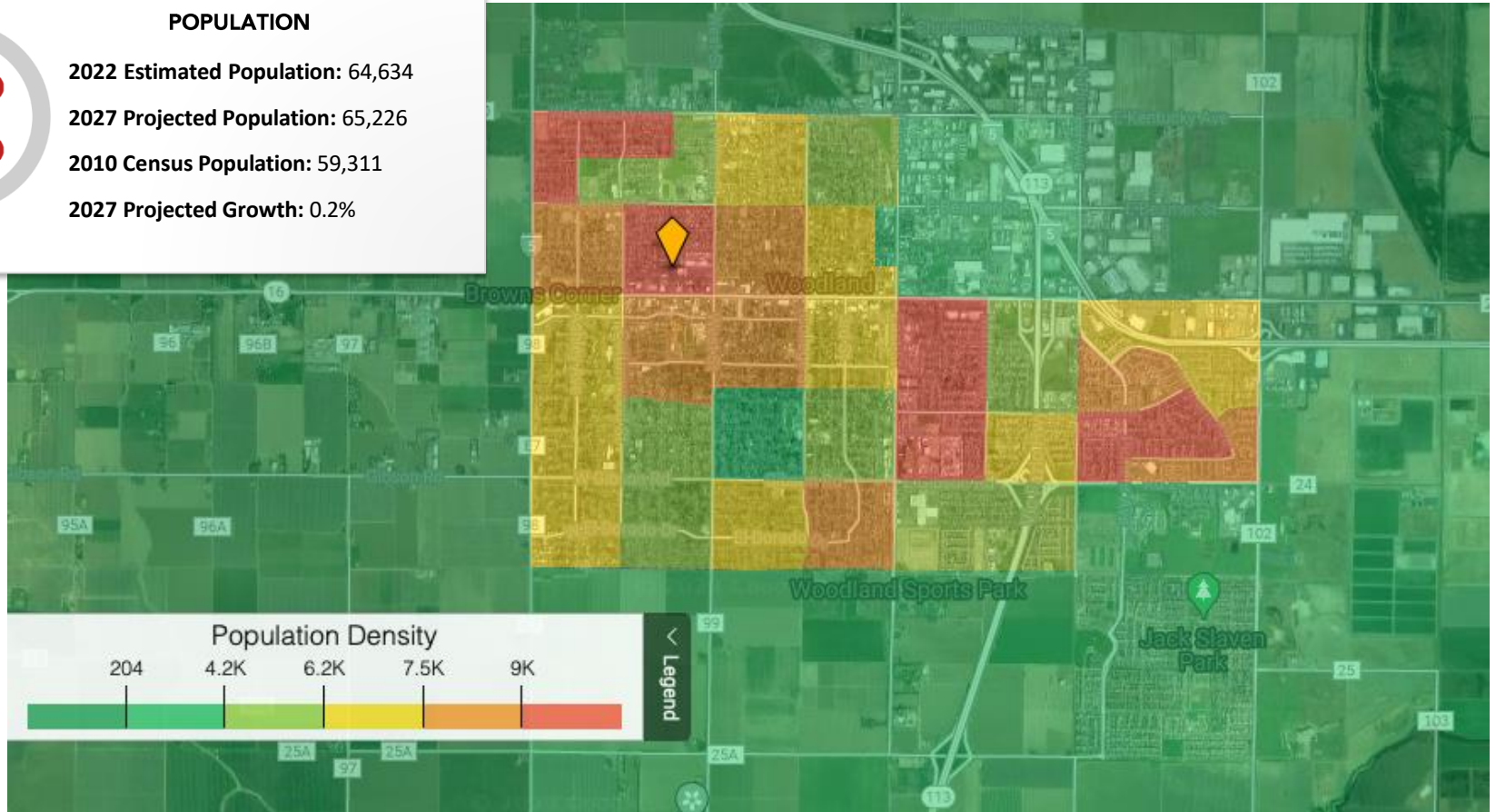
# POPULATION DENSITY

## ■ Woodland, CALIFORNIA

### POPULATION



2022 Estimated Population: 64,634  
2027 Projected Population: 65,226  
2010 Census Population: 59,311  
2027 Projected Growth: 0.2%



# DEMOGRAPHICS 5-MILE RADIUS



RACE & ETHNICITY

2022 Estimated White: 83%

2022 Estimated Black/African American: 0.2%

2022 Estimated Asian/Pacific Islander: 0.8%

2022 Estimated American Indian/  
Native Alaskan: 0.2%

2022 Estimated Hispanic: 48.8%

2022 Estimated Other Races: 0.5%



HOUSEHOLDS

2022 Estimated Households: 21,747

2027 Projected Households: 21,968

2010 Census Households: 20,048

2027 Projected Growth: 0.2%



INCOME

2022 Estimated Average HHI: \$98,133



BUSINESSES

2022 Estimated Total Businesses: 2,675

2022 Estimated Total Employees: 29,012



# NAI Northgate

215 CALIFORNIA STREET | WOODLAND, CA



**NICKOLAS SALDIVAR III**

*Investments Partner*

P: 916.672.4112  
[nick.saldivar@ngcip.com](mailto:nick.saldivar@ngcip.com)

*Lic #01766394*



**TENNILLE SALDIVAR**

*Leasing Associate*

P: 925.522.2572  
[tennille.saldivar@ngcip.com](mailto:tennille.saldivar@ngcip.com)

*Lic #01315032*

© 2024 Northgate Commercial Real Estate. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.