



# SHADE TREE PLAZA **BUILD-TO-SUIT / GROUND LEASE**

215 California St. Woodland, CA



PRESENTED BY:

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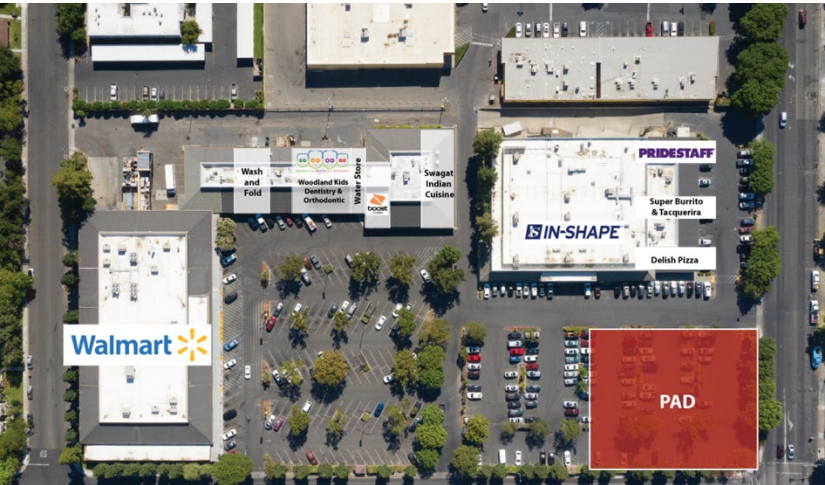
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# LEASE SUMMARY



## PROPERTY HIGHLIGHTS

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

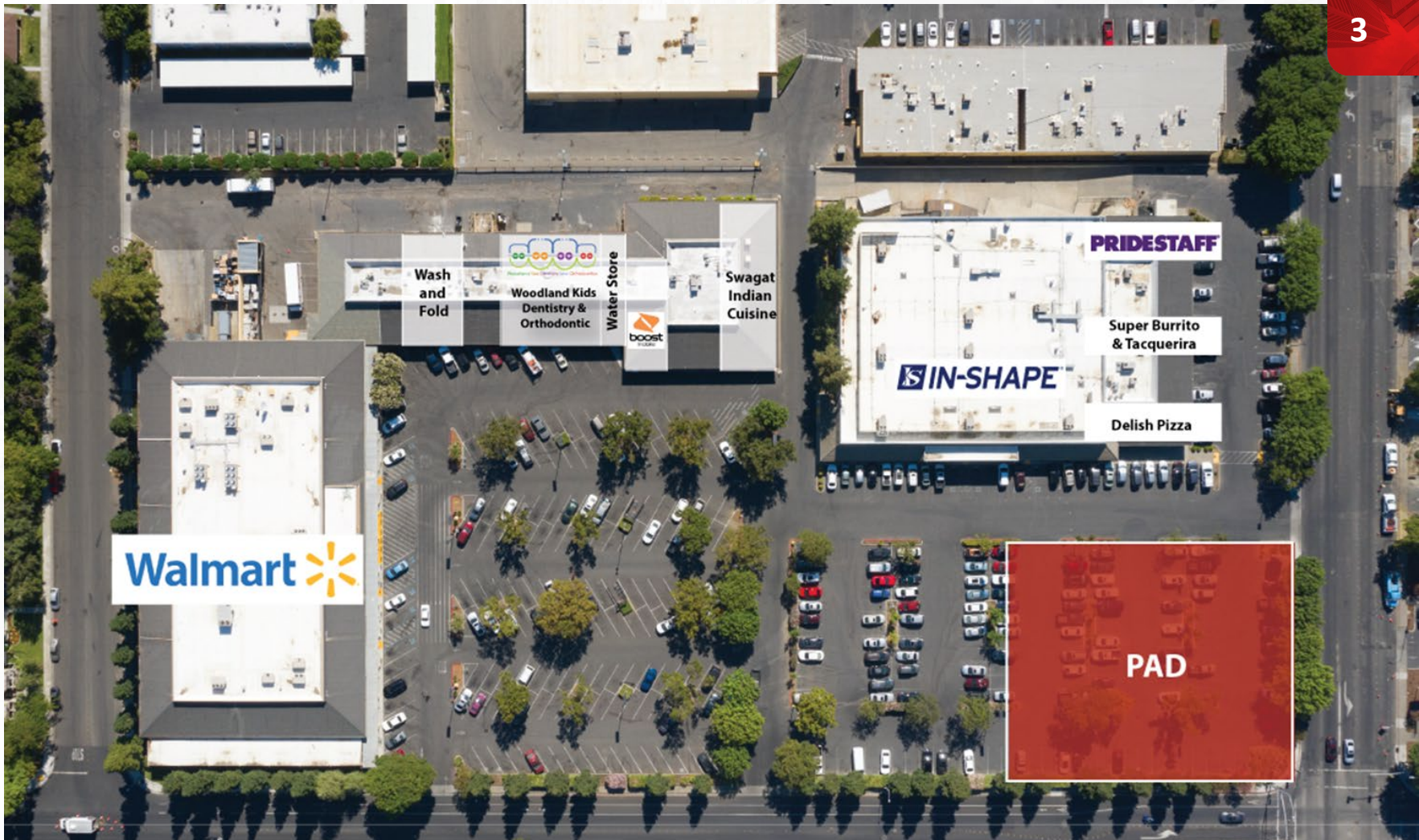
- Ground Lease OR Build-to-Suit Pad opportunity at signalized intersection
- Newly Updated Retail Center with Walmart Neighborhood Market and In-Shape Health Club anchors
- Centrally located in Woodland near Central Business District, Main Street and Woodland High School
- Nearby retailers include La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

## PROPERTY INFORMATION

<b>LEASE RATE</b>	Contact Broker
<b>AVAILABLE PAD</b>	± 30,500 SF / 0.70 ACRES
<b>LEASE TERMS</b>	Negotiable
<b>TRAFFIC</b>	California Street ± 4.2 K ADT West Main Street ± 13.6 K ADT



# SITE PLAN





# MARKET VIEW



**O'Reilly**  
AUTO PARTS  
**DOLLAR TREE**

**Walmart**

215 California St.  
**Shade Tree Plaza**  
**SITE**  
7 Suites Available

**Little Caesars**

**IN-SHAPE**

**FedEx** **WING STOP** **Marshalls**  
**BR** **DUTCH BROS** **KFC** **BANK OF AMERICA**  
baskin Robbins **76** **Chevron** **Carls Jr.**  
**Arby's** **Walgreens** **McDonald's** **Tires LES SCHWAB**  
**AutoZone**

**WEST COURT STREET (± 12.0 K ADT)**  
**CALIFORNIA STREET (± 4.2K ADT)**  
**WEST MAIN STREET (± 13.6 K ADT)**

**usbank**  
U.S. Bank Branch

**Corkwood**  
Takeout • Delivery

**Outreach Church of Christ**



# DEMOGRAPHICS | 3 MILE RADIUS



**2022 Estimated Population:** 54,038  
**2027 Projected Population:** 55,607  
**2010 Census Population:** 48,269  
**2027 Projected Growth:** 0.6%

## POPULATION



**2022 Estimated Total Businesses:** 1,759  
**2022 Estimated Total Employees:** 21,124

## BUSINESSES



**2022 Estimated Average HHI:** \$101,171

## INCOME



**2022 Estimated White:** 60.7%  
**2022 Estimated Black/African American:** 1.6%  
**2022 Estimated Asian/Pacific Islander:** 7.0%  
**2022 Estimated American Indian/  
Native Alaskan:** 1.4%  
**2022 Estimated Hispanic:** 61.4%  
**2022 Estimated Other Races:** 4.6%

## RACE & ETHNICITY



**2022 Estimated Households:** 18,580  
**2027 Projected Households:** 19,331  
**2020 Census Households:** 17,424  
**2027 Projected Growth:** 0.8%

## HOUSEHOLDS

# NAI Northgate

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# THANK YOU