# BUILD TO SUIT / GROUND LEASE

215 California St. Woodland, CA

NAIPence Capital

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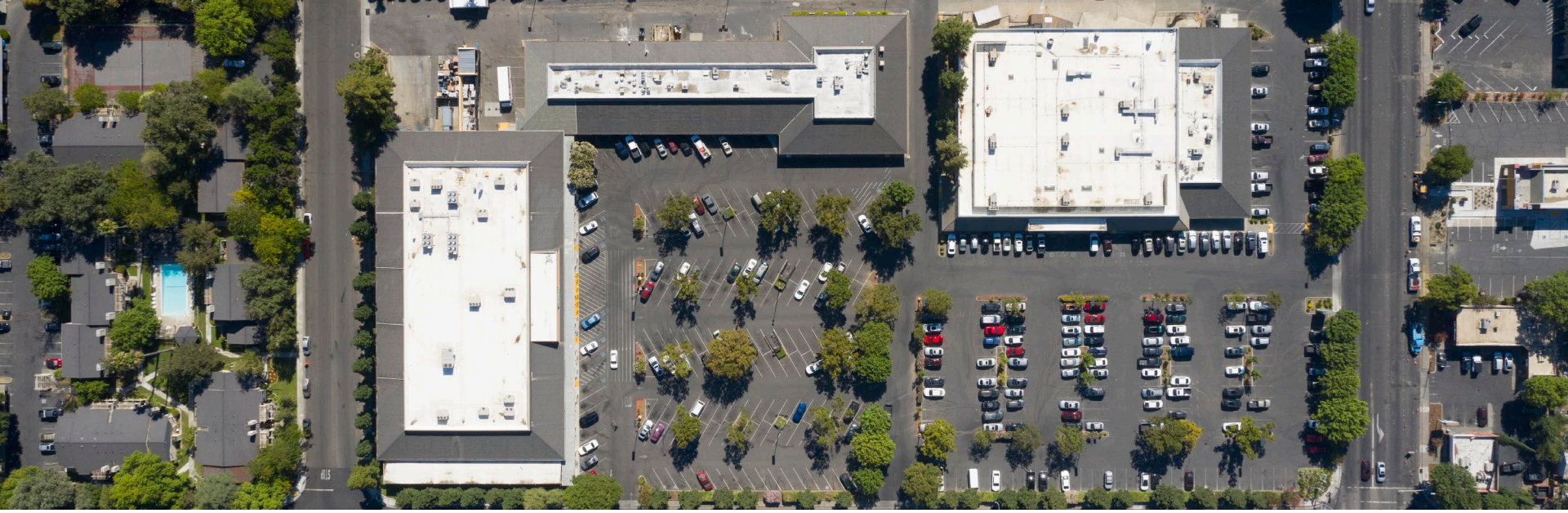

# PROPERTY INFORMATION

| | | |
|---|---|---|
| **Lease Price:** | | *Contact Broker* |
| **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 15 | ± 1,500 SF |
| | Suite 16 | ± 1,750 SF |
| | Pad | ± 30,500 SF |
| **Lease Terms:** | | *Negotiable* |
| **Traffic** | | *California Street± 4.2 K ADT*<br>*West Main Street ± 13.6 K ADT* |

# 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 | |
| 15 | ±1,500 | AVAILABLE | |
| 16 | ±1,750 | AVAILABLE | |
| Pad | ±30,500 | AVAILABLE | |

# MARKET VIEW

O'Reilly AUTO PARTS
DOLLAR TREE
Little Caesars
Walmart
IN-SHAPE
215 California St
Shade Tree Plaza
SITE
7 Suites Available
WEST COURT STREET (± 12.0 K ADT)
WEST MAIN STREET (± 13.6 K ADT)
CALIFORNIA STREET (± 4.2K ADT)
FedEx
Marshalls
DUTCH BROS
BANK OF AMERICA
KFC
Carl's Jr.
Chevron
Tires
LES SCHWAB
Arby's
Auto Zone
AutoZone Auto Part
Donut Star
usbank
U.S. Bank Branch
Corkwood
Takeout · Delivery
Outreach Church of Christ

# DEMOGRAPHICS

## POPULATION

| | 1 mi | 3 mi | 5 mi |
|---|---|---|---|
| 2020 Estimated Population: | 21,411 | 54,038 | 64,811 |
| 2025 Projected Population: | 22,135 | 55,607 | 66,774 |
| 2010 Census Population: | 20,162 | 48,269 | 52,012 |
| 2025 Projected Growth: | 0.7% | 0.6% | 0.6% |

## HOUSEHOLDS

| | 1 mi | 3 mi | 5 mi |
|---|---|---|---|
| 2020 Estimated Households: | 7,717 | 18,580 | 21,908 |
| 2025 Projected Households: | 8,057 | 19,331 | 22,829 |
| 2010 Census Households: | 7,267 | 17,424 | 19,877 |
| 2025 Projected Growth: | 0.9% | 0.8% | 0.8% |

## INCOME

| | 1 mi | 3 mi | 5 mi |
|---|---|---|---|
| 2020 Estimated Average HHI | $81,653 | $101,171 | $104,905 |
| 2020 Estimated Median HHI | $62,046 | $75,099 | $80,865 |
| 2020 Estimated Per Capita | $29,537 | $34,854 | $35,634 |

## RACE & ETHNICITY

| | 1 mi | 3 mi | 5 mi |
|---|---|---|---|
| 2020 Estimated White | 58.2% | 60.7% | 61.1% |
| 2020 Estimated Black/African American | 1.8% | 1.6% | 1.8% |
| 2020 Estimated Asian/Pacific Islander | 5.5% | 7.0% | 8.2% |
| 2020 Estimated American Indian/Native Alaskan | 1.6% | 1.4% | 1.2% |
| 2020 Estimated Hispanic | 65.5% | 61.4% | 56.3% |
| 2020 Estimated Other Races | 4.1% | 4.6% | 5.2% |

## BUSINESSES

| | 1 mi | 3 mi | 5 mi |
|---|---|---|---|
| 2020 Estimated Total Businesses: | 772 | 1,759 | 1,941 |
| 2020 Estimated Total Employees: | 7,428 | 21,124 | 24,159 |

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