FOR LEASE

RETAIL

1434-1460 E Main St, Woodland, CA 95776

Availability in Sprouts-Anchored Center, Heavy Traffic & Freeway Access



EXCLUSIVELY LISTED BY

NORTHGATE

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HIGHLIGHTS

- New 2023 center anchored by Sprouts and Chipotle
- Suite 2 has a grease trap, ready for restaurant users
- Pad 1 fronts E Main St for ground lease or build-to-suit
- Signalized corner with ±28,739 ADT on E Main St
- Shares trade area with Costco, Target and The Home Depot
- 63,893 residents within 3 miles; $111.5K avg HH income

PROPERTY OVERVIEW

ADDRESS	1434-1460 E Main St, Woodland, CA 95776	
PROPERTY TYPE	Retail Multi-Tenant	
LEASE PRICE	Contact Broker	
LEASE TYPE	NNN	
AVAILABLE SPACE	Suite 1 Suite 2 Pad 1	2,975 SF 1,500 SF 1,600 SF
ZONING	Community Commercial Mixed Use (CCMU)	
TRAFFIC	E Main Street Hwy 113	± 28,739 ADT ± 11,556 ADT

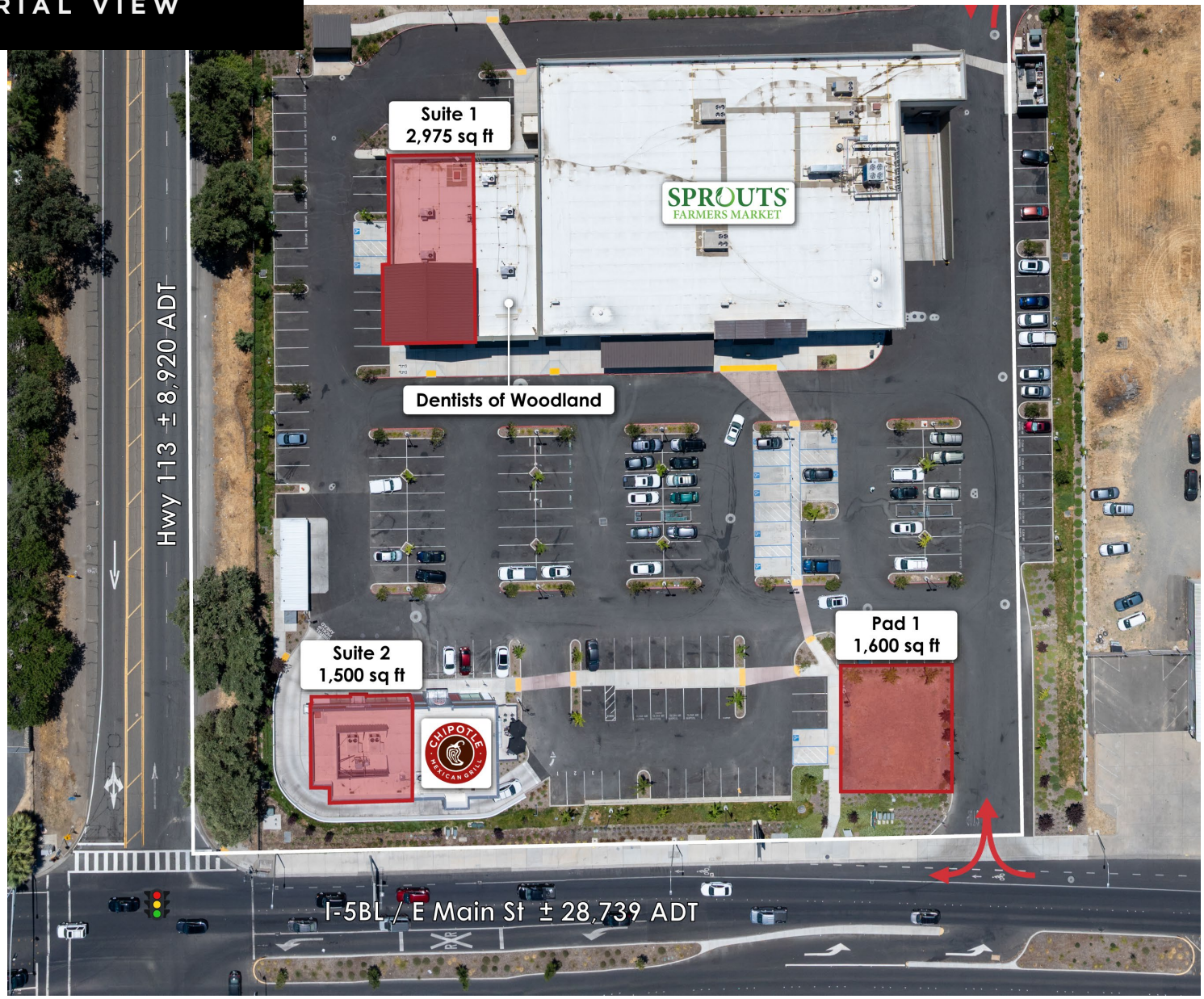
MARKET OVERVIEW



MARKET OVERVIEW



AERIAL VIEW



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PHOTOS – SUITE 1



SUITE 1
2,975 sq ft





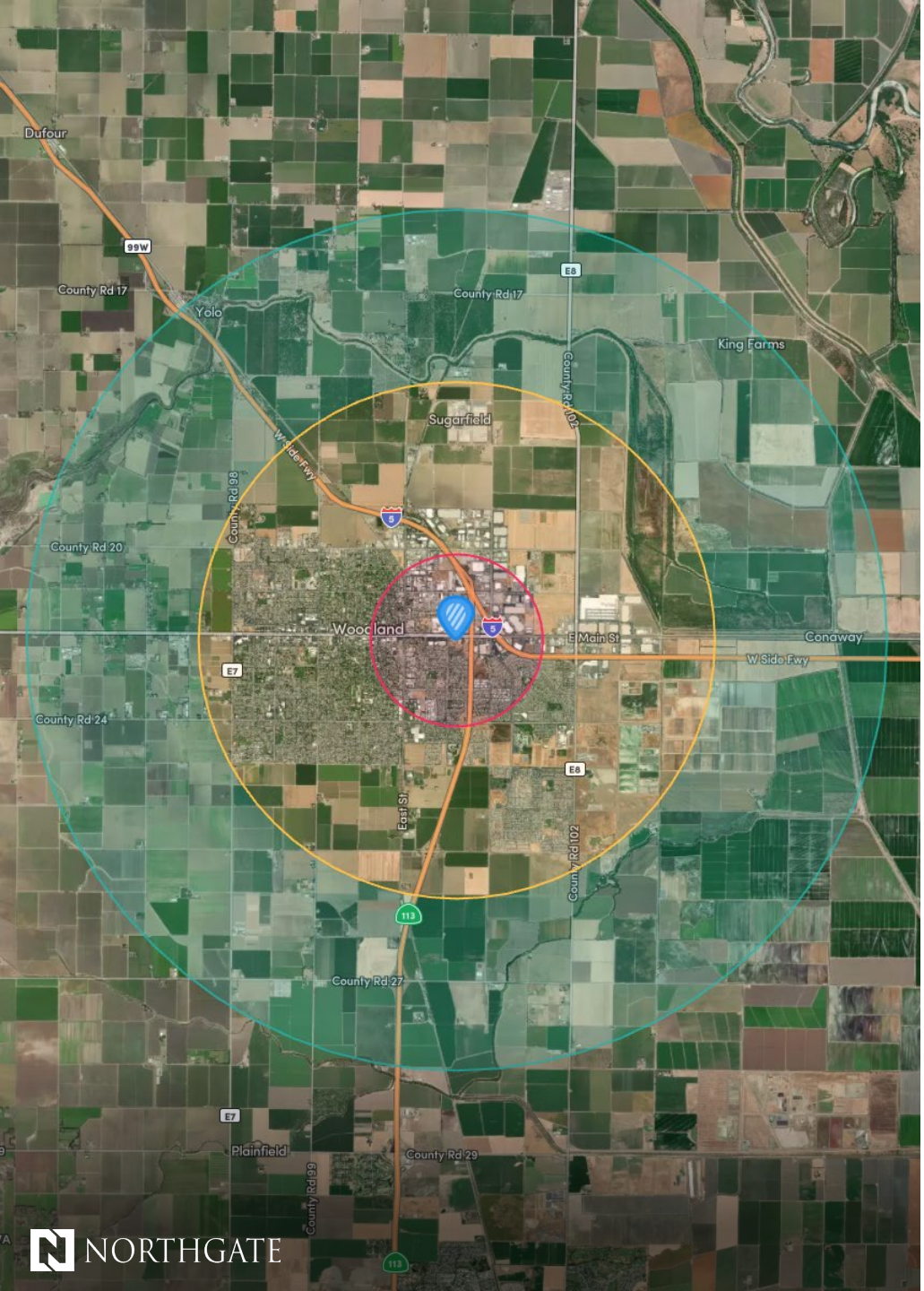
PHOTOS – SUITE 2



SUITE 2
1,500 sq ft



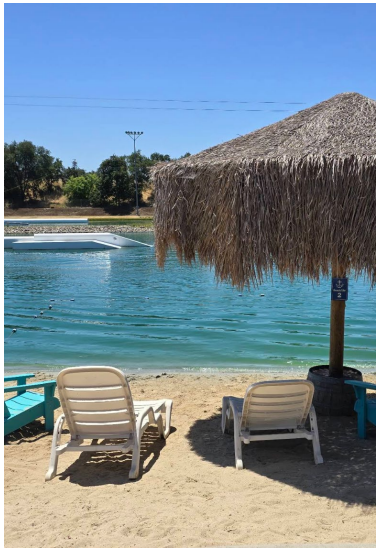




DEMOGRAPHICS – 2025

	1 MILE	3 MILES	5 MILES
Population	16,550	63,893	65,541
Projected Population (5 Yr)	17,261	68,227	69,959
Average Age	38	39	39
Households	5,267	21,833	22,390
White Population	5,370	26,882	27,731
Black Population	315	1,330	1,345
Am Indian Population	374	1,290	1,324
Asian Population	1,705	5,929	5,993
Other Population	5,523	15,351	15,699
Hispanic Population	60.14%	49.97%	49.90%
Average HH Income	$100.6k	$111.5k	$111.5k
High School Graduates	8,603	35,986	36,886
College Graduates	3,302	15,542	15,863
Total Employees	8,087	31,540	32,286







Strategic Northern California Location

Located just 20 miles northwest of Sacramento, Woodland offers proximity to major urban centers while maintaining a distinct small-town charm ideal for business and community life.

Ag and Industry Hub

With deep roots in agriculture and a growing industrial base, Woodland supports a diverse local economy, bolstered by logistics, food processing, and advanced manufacturing sectors.

Educated Workforce

Woodland benefits from access to nearby institutions like UC Davis and Woodland Community College, providing businesses with a steady pipeline of skilled and educated talent.

Charming Environment

Known for its historic downtown and tree-lined streets, Woodland blends a welcoming atmosphere with access to nearby nature, parks, and recreational amenities.

Excellent Connectivity

Positioned near I-5, Highway 113, and Sacramento International Airport, Woodland offers streamlined transportation for goods, services, and commuters alike.

Community-Oriented Living

Woodland takes pride in its strong community ties, cultural festivals, and quality of life, making it an attractive location for businesses and residents seeking a close-knit environment.

NORTHGATE

Investment Sales | Leasing | Asset Management | Property Management



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