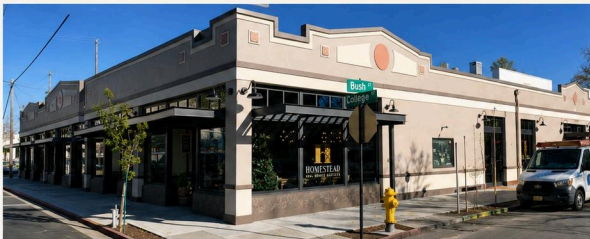


# THE MEIER BUILDING OM

## INVESTMENT SUMMARY



### THE OPPORTUNITY

The Meier Building is a 22,005 rentable square foot historic mixed-use commercial property in downtown Woodland, renovated in 2016-2017. This trophy asset combines long-term tenancy, durable construction, historic character, and near-term value-add upside—delivering stable cash flow with compelling growth potential.

### PROPERTY HIGHLIGHTS

- Award-winning historic rehabilitation
- Seismically updated with steel framing during the 2016-2017 renovation
- Nine occupied income streams diversified across insurance, healthcare, orthodontics, real estate, photography, ceramics, and storage
- Built-in 2-3% annual rent escalations
- Prime downtown Woodland location one block north of Main Street and adjacent to civic amenities
- Industrial-chic character with storefront entries, exposed structural elements, and steel trellis canopy
- Near-term upside through lease-up of Lease 2B (1,046 RSF) and potential higher-value use for 505 Bush storage (866 RSF)



BEST HISTORIC PRESERVATION AWARD 2018  
City of Woodland Historical Preservation Committee

### PROPERTY OVERVIEW

	<b>ADDRESS</b> 427-435 College Street & 505-509 Bush Street Woodland, California 95695	
	<b>YEAR BUILT / RENOVATED</b> 1921 / 2016-2017	
	<b>BUILDING SIZE</b> 22,005 RSF	
	<b>OCCUPANCY</b> 95% (9 occupied income streams plus 1 available suite)	
	<b>ANCHOR TENANT</b> WSR Insurance   9,202 RSF   Lease through Dec. 2032	
	<b>IN-PLACE CAP RATE</b> <b>6.28%</b>	<b>STABILIZED CAP RATE</b> <b>6.71%</b>
	<b>AWARD</b> Best Historic Preservation Award 2018	

**ASKING PRICE**  
**\$5,995,000**

**BUILDING SIZE**  
**22,005 RSF**

**STABILIZED CAP RATE**  
**6.71%**

**OCCUPANCY**  
**95%** (9 occupied income streams plus 1 available suite)

PRESENTED BY:

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