

**WESTGATE SHOPPING CENTER**  
**353 - 383 W MAIN STREET**  
**& 895 W LINCOLN AVE**  
**WOODLAND, CA**

FOR LEASE  
968 SF - 12,056 SF RETAIL AND  
RESTAURANT SUITES

**ETHAN CONRAD**  
PROPERTIES INC.



**COMPLETELY REMODELED**

**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

**Race Merritt**  
DRE: #01700659  
race@ethanconradprop.com

**Ravjeet Basi**  
DRE: #02087094  
basi@ethanconradprop.com

**916.779.1000**

**FEATURES:**

- Anchored by high-volume Raley's Supermarket - which is the dominant grocer in West Woodland
- 12,056 SF junior anchor space available
- 3,023 SF turn-key restaurant suite available
- Excellent co-tenancy, including DollarTree, Togo's, Edward Jones and Country Waffles
- Easy ingress and egress
- Monument signage available
- Abundant parking
- Volta and EVgo EV charging stations onsite



**PROPERTY DETAILS:**

The Westgate Shopping Center is approximately a 111,783 SF neighborhood center that is strategically located to serve the core of the western Woodland trade area that has very limited competition. The shopping center is situated on the west side of the city of Woodland along two main arterials and also benefits from great access and visibility from the signalized corner of two main arterials.

The property is anchored by the high volume and very busy Raley's Supermarket, which is the dominant grocer in the area, and has an excellent tenant mix of complimentary uses.



Tenants save up to 10% vs traditional utility costs.

**LEASE RATES:**

\$1.19 - \$2.29 PSF, NNN

NNN costs are approximately \$0.44 PSF.

**DEMOGRAPHICS:**

|                                | <b>1 Mile</b>          | <b>3 Mile</b> | <b>5 Mile</b> |
|--------------------------------|------------------------|---------------|---------------|
| 2025 Total Population (est):   | 13,472                 | 48,517        | 68,667        |
| 2025 Average HH Income:        | \$89,824               | \$112,217     | \$128,809     |
| Traffic Count @ W Main Street: | 13,236 & Rd 98: 18,005 |               |               |

**ETHAN CONRAD PROPERTIES, INC.**

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
 www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

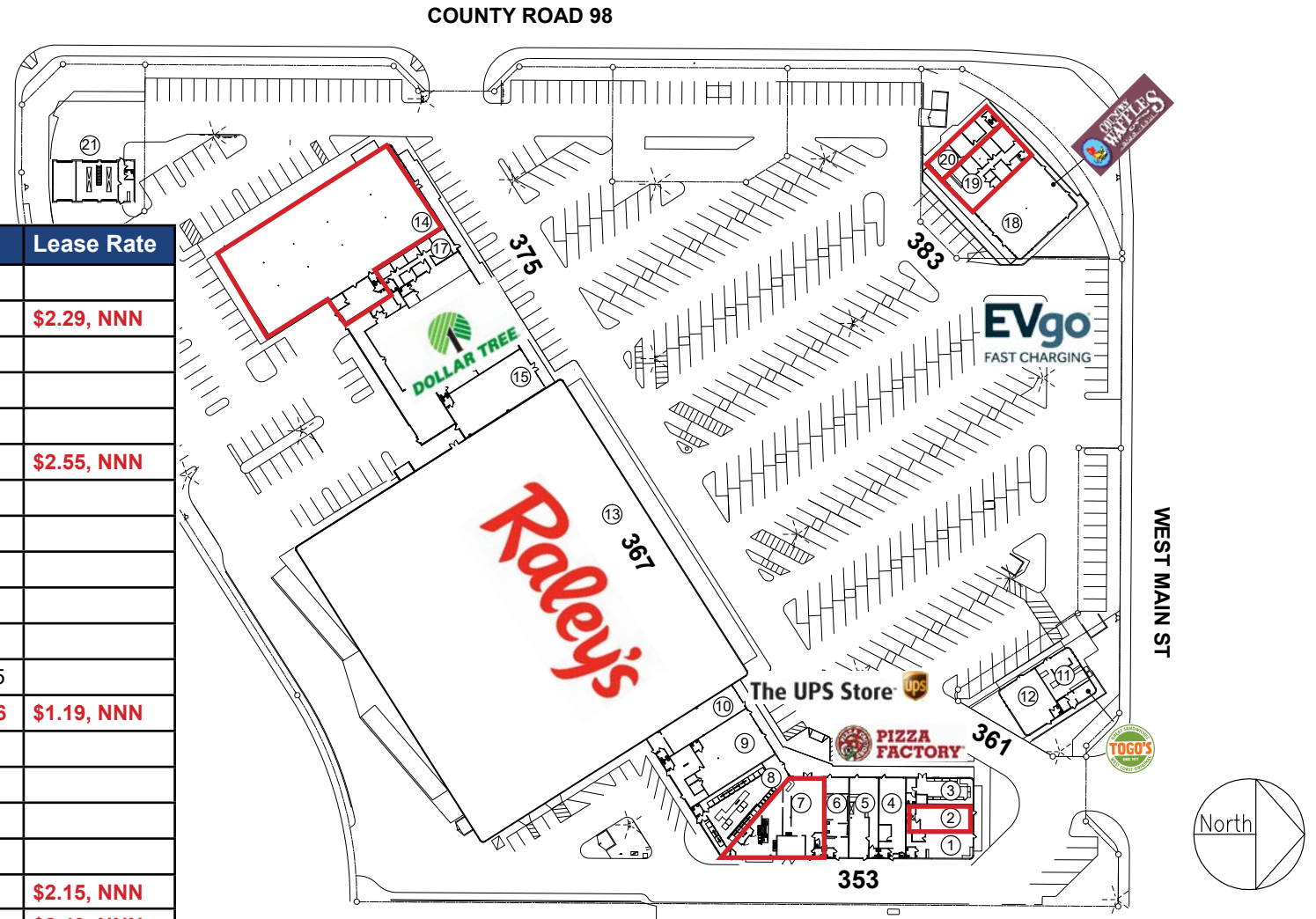
# FOR LEASE

# WESTGATE SHOPPING CENTER 353 - 383 W MAIN STREET & 895 W LINCOLN AVE WOODLAND, CA

## SITE PLAN

| Suite          | Tenant                | SF            | Lease Rate         |
|----------------|-----------------------|---------------|--------------------|
| 1-353A         | Woodland Nails        | 1,026         |                    |
| <b>2-353B</b>  | <b>AVAILABLE</b>      | <b>968</b>    | <b>\$2.29, NNN</b> |
| 3-353C         | Woodland Smoke Shop   | 983           |                    |
| 4-353D/E       | Pizza Factory         | 2,515         |                    |
| 6-353F         | Precision 6           | 1,085         |                    |
| <b>7-353G</b>  | <b>AVAILABLE</b>      | <b>3,023</b>  | <b>\$2.55, NNN</b> |
| 8-353H         | Speedy Wash           | 2,350         |                    |
| 9-353J         | Woodland Western Wear | 3,003         |                    |
| 10-353K        | The UPS Store         | 1,495         |                    |
| 11-361A        | Togo's                | 1,194         |                    |
| 12-361B        | Williams Dental Care  | 1,301         |                    |
| 13-367         | Raley's               | 60,115        |                    |
| <b>14-375</b>  | <b>AVAILABLE</b>      | <b>12,056</b> | <b>\$1.19, NNN</b> |
| 15-375A        | Sol Mexican Cuisine   | 2,409         |                    |
| 16-375B/C      | DollarTree            | 8,285         |                    |
| 17-375D        | Philips Chiropractic  | 2,040         |                    |
| 18-383A        | Country Waffles       | 3,055         |                    |
| <b>19-383C</b> | <b>AVAILABLE</b>      | <b>1,894</b>  | <b>\$2.15, NNN</b> |
| <b>20-383D</b> | <b>AVAILABLE</b>      | <b>1,105</b>  | <b>\$2.49, NNN</b> |
| 21-895         | US Oil Changers       | 1,905         |                    |

NNN costs are approximately \$0.44 PSF.  
383-C&D can be combine for 2,999 SF for \$2.09 PSF, NNN.



**ETHAN CONRAD PROPERTIES, INC.**  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

# WESTGATE SHOPPING CENTER

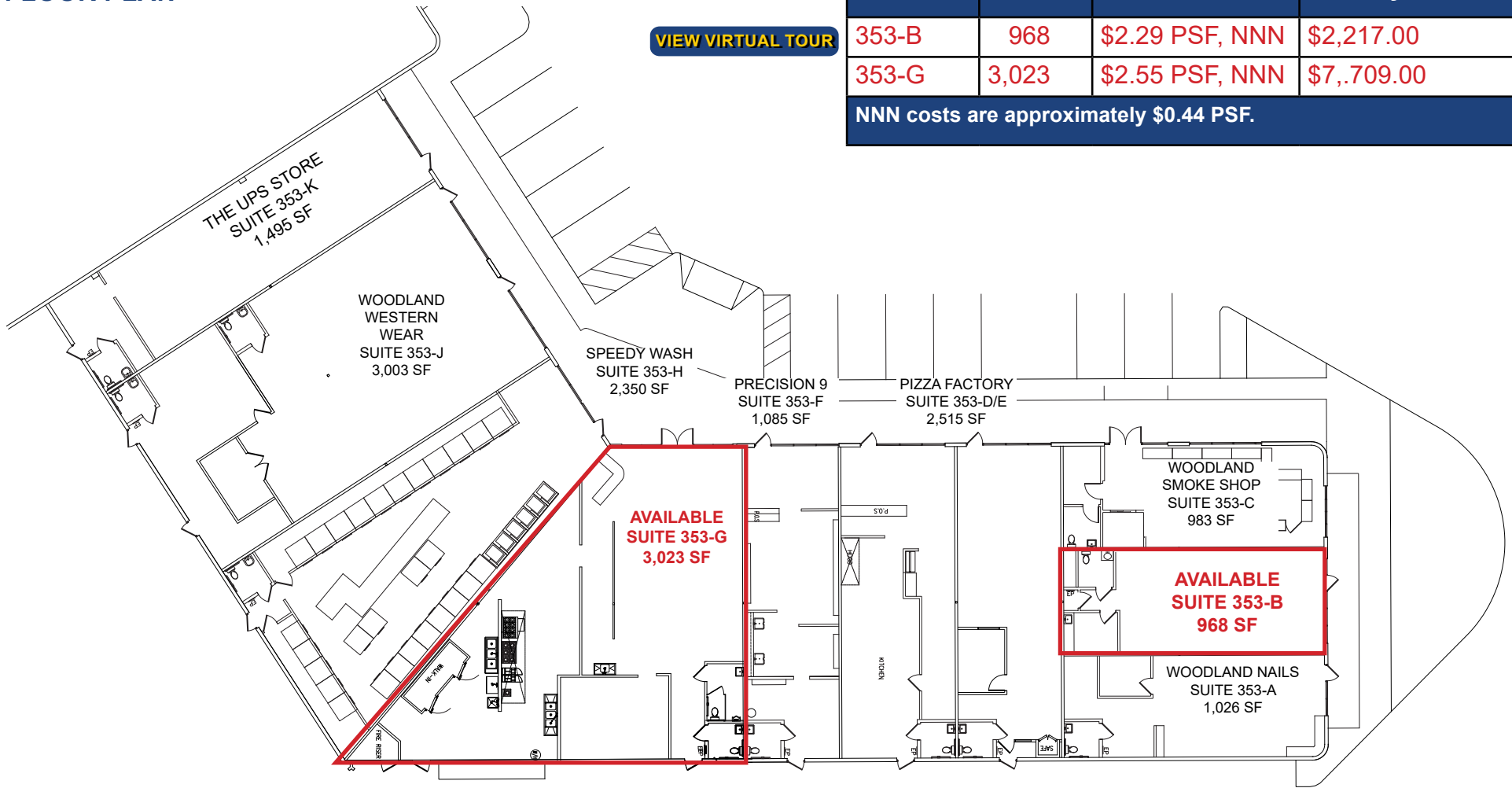
353 - 383 W MAIN STREET & 895 W LINCOLN AVE  
WOODLAND, CA

## FLOOR PLAN

[VIEW VIRTUAL TOUR](#)

| Suite | SF    | Lease Rate      | Monthly Rent |
|-------|-------|-----------------|--------------|
| 353-B | 968   | \$2.29 PSF, NNN | \$2,217.00   |
| 353-G | 3,023 | \$2.55 PSF, NNN | \$7,709.00   |

NNN costs are approximately \$0.44 PSF.



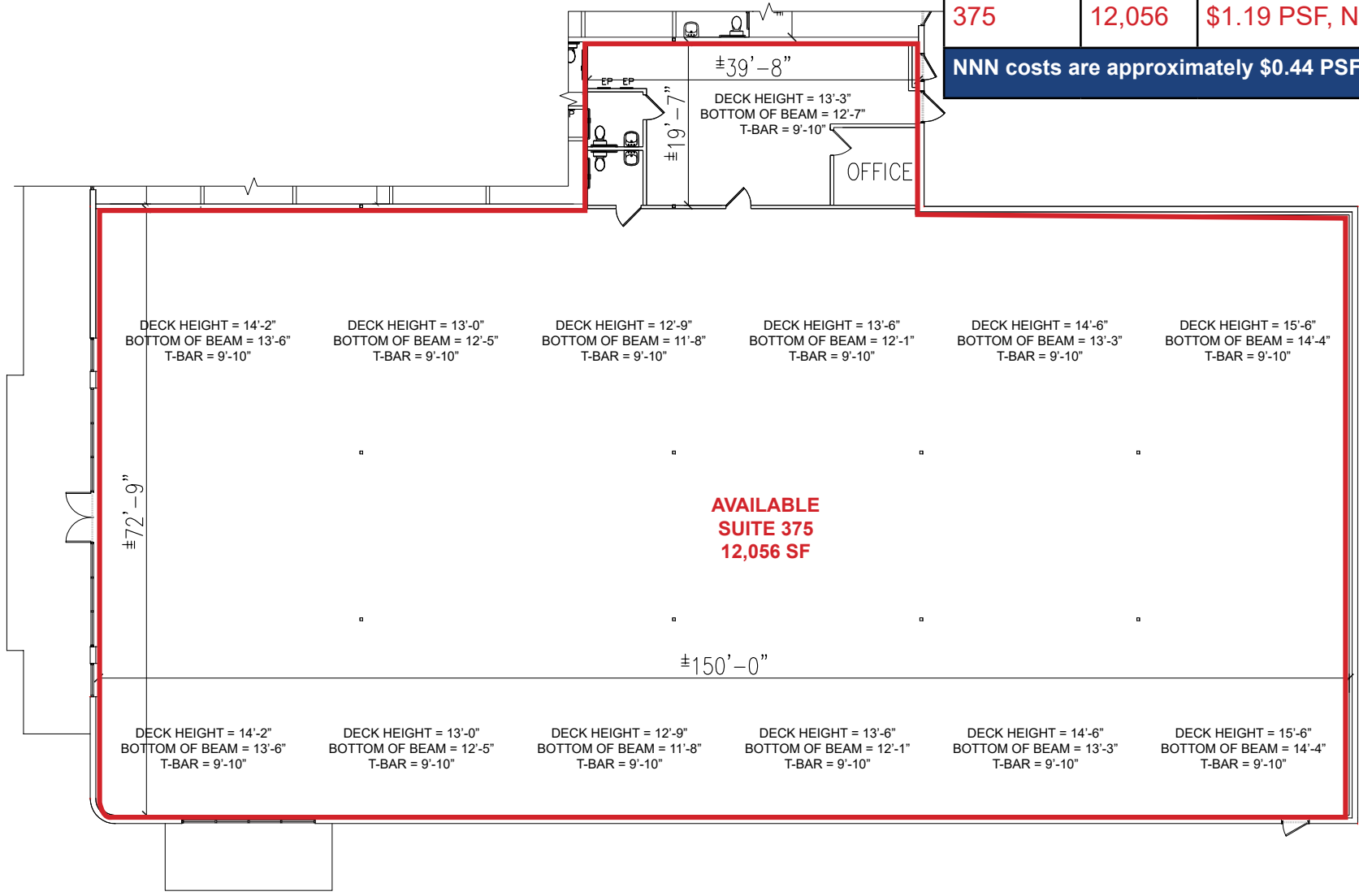
**ETHAN CONRAD PROPERTIES, INC.**  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN

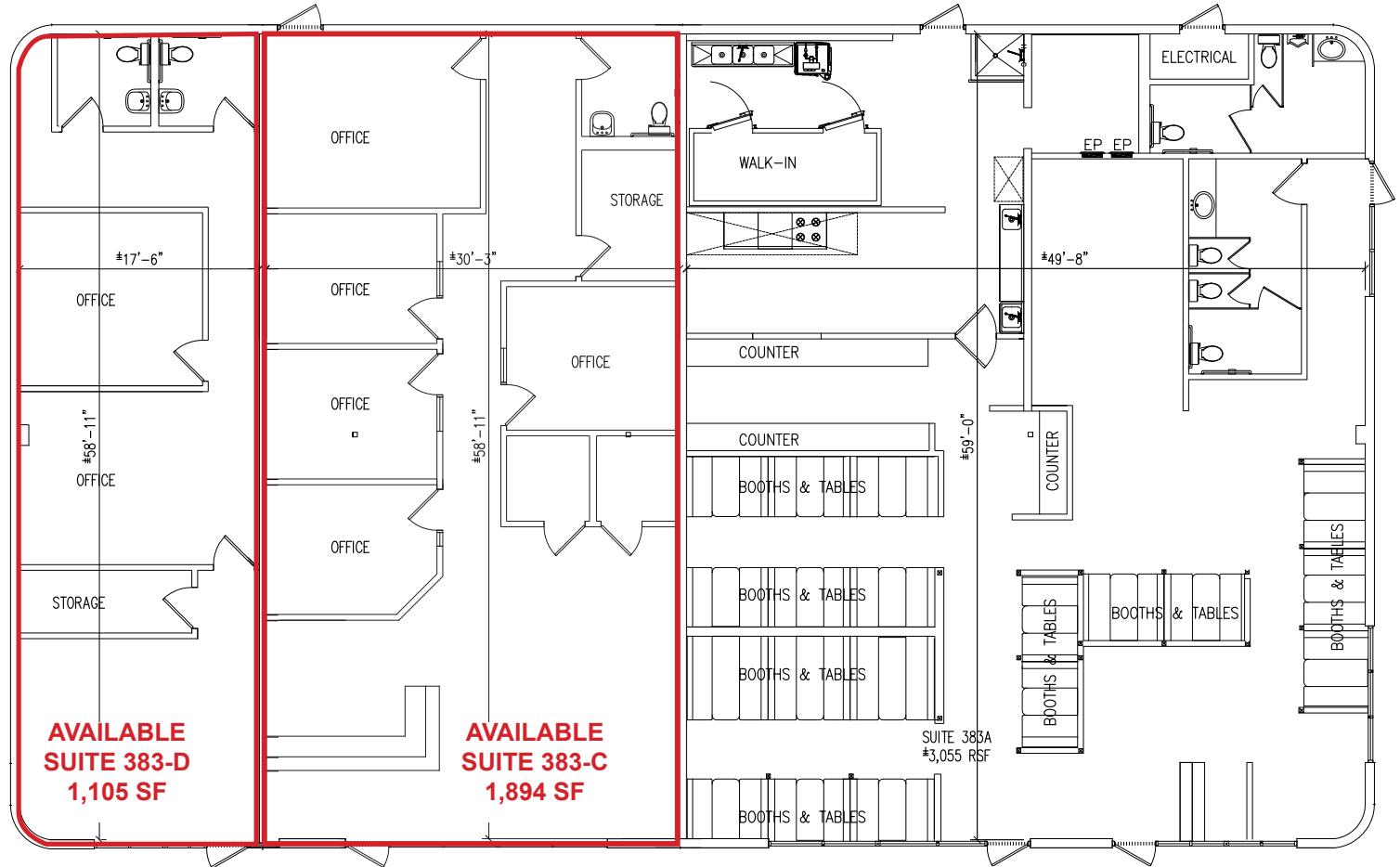
| Suite                                   | SF     | Lease Rate      | Monthly Rent |
|---|--------|-----------------|--------------|
| 375                                     | 12,056 | \$1.19 PSF, NNN | \$14,347.00  |
| NNN costs are approximately \$0.44 PSF. |        |                 |              |

[VIEW VIRTUAL TOUR](#)



The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN



**SUITES 383-C&D  
CAN BE COMBINED FOR  
2,999 SF**

**AVAILABLE  
SUITE 383-D  
1,105 SF**

**AVAILABLE  
SUITE 383-C  
1,894 SF**

VIEW VIRTUAL TOUR

| Suite   | SF    | Lease Rate      | Monthly Rent |
|---------|-------|-----------------|--------------|
| 383-C   | 1,894 | \$2.15 PSF, NNN | \$4,072.00   |
| 383-D   | 1,105 | \$2.49 PSF, NNN | \$2,751.00   |
| 383-C&D | 2,999 | \$2.09 PSF, NNN | \$6,268.00   |

NNN costs are approximately \$0.44 PSF.

**ETHAN CONRAD PROPERTIES, INC.**  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

**WESTGATE SHOPPING CENTER**  
**353 - 383 W MAIN STREET & 895 W LINCOLN AVE**  
WOODLAND, CA



**ETHAN CONRAD PROPERTIES, INC.**

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

[www.ethanconradprop.com](http://www.ethanconradprop.com)

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.