

WESTGATE SHOPPING CENTER

353-G W MAIN STREET

WOODLAND, CA

FOR LEASE

3,023 SF TURN-KEY RESTAURANT SUITE

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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FEATURES:

- 3,023 SF turn-key restaurant suite with FF&E
- Anchored by high-volume Raley’s Supermarket - which is the dominant grocer in West Woodland
- 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

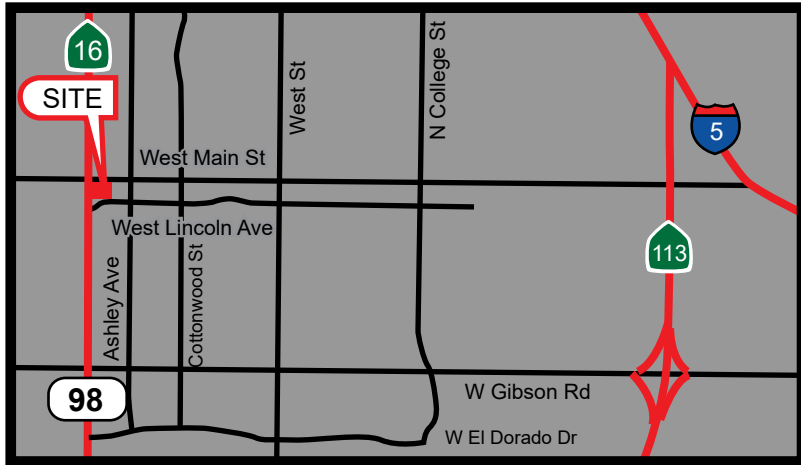
PROPERTY DETAILS:

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 RATE:

353-G 3,023 SF \$7,709.00 (\$2.55 PSF, NNN)

NNN costs are approximately \$0.40 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
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		

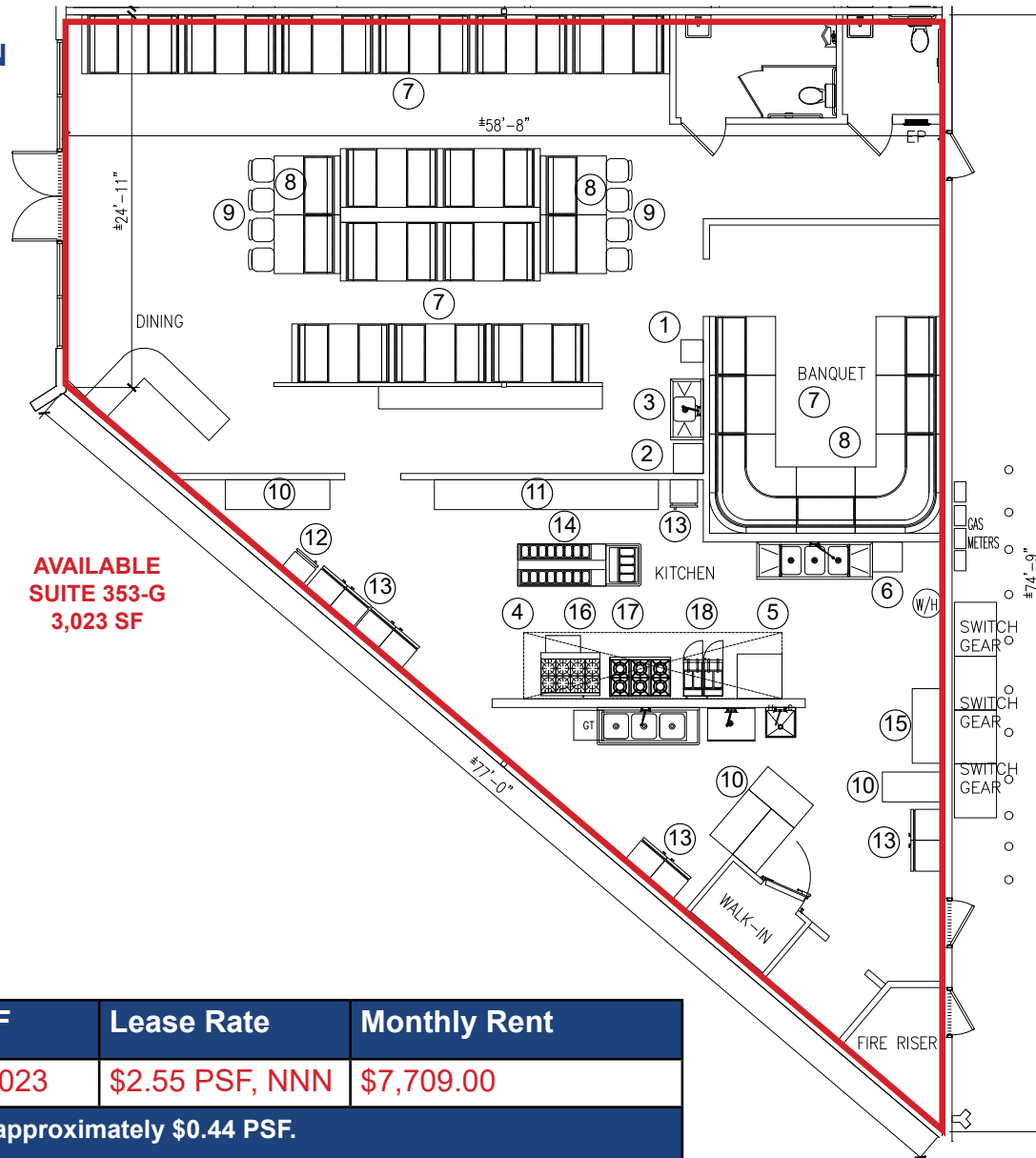
ETHAN CONRAD PROPERTIES, INC.

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

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FLOOR PLAN



AVAILABLE
 SUITE 353-G
 3,023 SF

FF&E			
Attached		Non Attached	
Item Number	Item Name	Item Number	Item Name
1	Soda Machine	7	Booth
2	Ice Maker	8	Table
3	1 Bin Sink	9	Chair
4	Type 1 Hood	10	Steel Rack
5	Oven	11	Warming Station
6	Dish Washer	12	Display Fridge
16	8 Burner Stove	13	Industrial Fridge
17	6 Burner Stove	14	Saladaette
18	Double Fryer	15	Prep Station

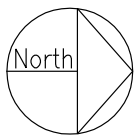
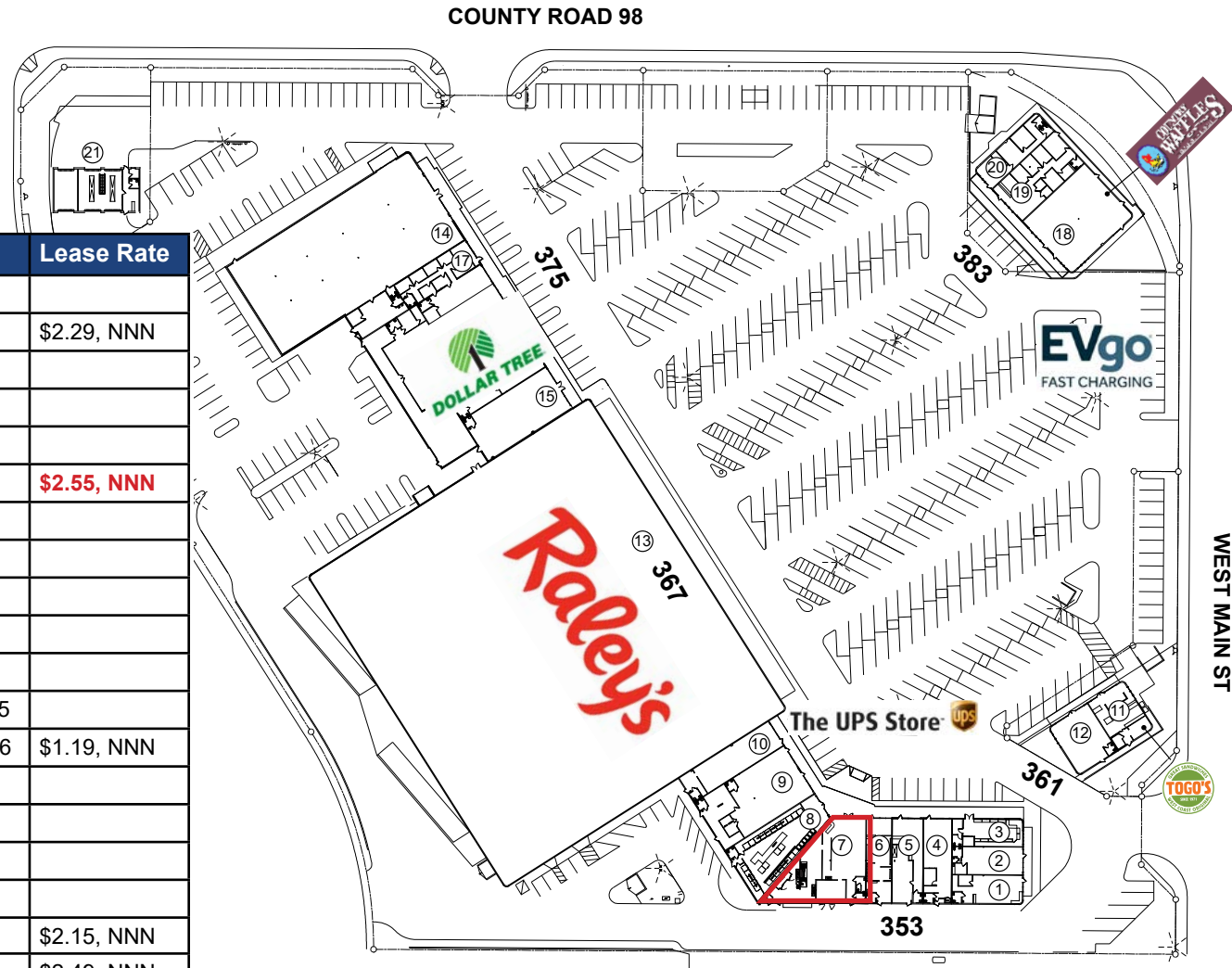
Suite	SF	Lease Rate	Monthly Rent
353-G	3,023	\$2.55 PSF, NNN	\$7,709.00
NNN costs are approximately \$0.44 PSF.			

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SITE PLAN

Suite	Tenant	SF	Lease Rate
1-353A	Woodland Nails	1,026	
2-353B	AVAILABLE	968	\$2.29, NNN
3-353C	Woodland Smoke Shop	983	
4-353D/E	Pizza Factory	2,515	
6-353F	Precision 6	1,085	
7-353G	AVAILABLE	3,023	\$2.55, NNN
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	
14-375	AVAILABLE	12,056	\$1.19, NNN
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	
19-383C	AVAILABLE	1,894	\$2.15, NNN
20-383D	AVAILABLE	1,105	\$2.49, NNN
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.



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