

GIBSON PLAZA
1837 E GIBSON RD
WOODLAND, CA

FOR LEASE
870 SF - 2,176 SF RETAIL AND MEDICAL
OFFICE SUITES

ETHAN CONRAD
PROPERTIES INC.



VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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916.779.1000

FEATURES:

- Shadow anchored by premium full service grocer - Bel Air Supermarket
- Newer construction, high quality bonding
- Dense surrounding residential population
- Strong recent leasing activity
- Excellent visibility and traffic counts
- Neighborhood location/school proximity

PROPERTY DETAILS:

Gibson Plaza is located at the northeast corner of Gibson Road and Pioneer Avenue in Woodland, CA. This ±88,200 SF neighborhood shopping center is anchored by Bel Air and is ideally situated in the Woodland trade area.

The center benefits from strong demographics in the southern portion of the city and is located across the street from Pioneer High School and the Woodland Community College.



LEASE RATES:

Suite K	870 SF	\$1,958.00 (\$2.25 PSF, NNN)
Suite L	1,306 SF	\$2,939.00 (\$2.25 PSF, NNN)

NNN costs are approximately \$0.93 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	18,246	54,101	65,991
2025 Average HH Income:	\$140,735	\$126,077	\$123,264
Traffic Count @ E Gibson Rd:	24,777		

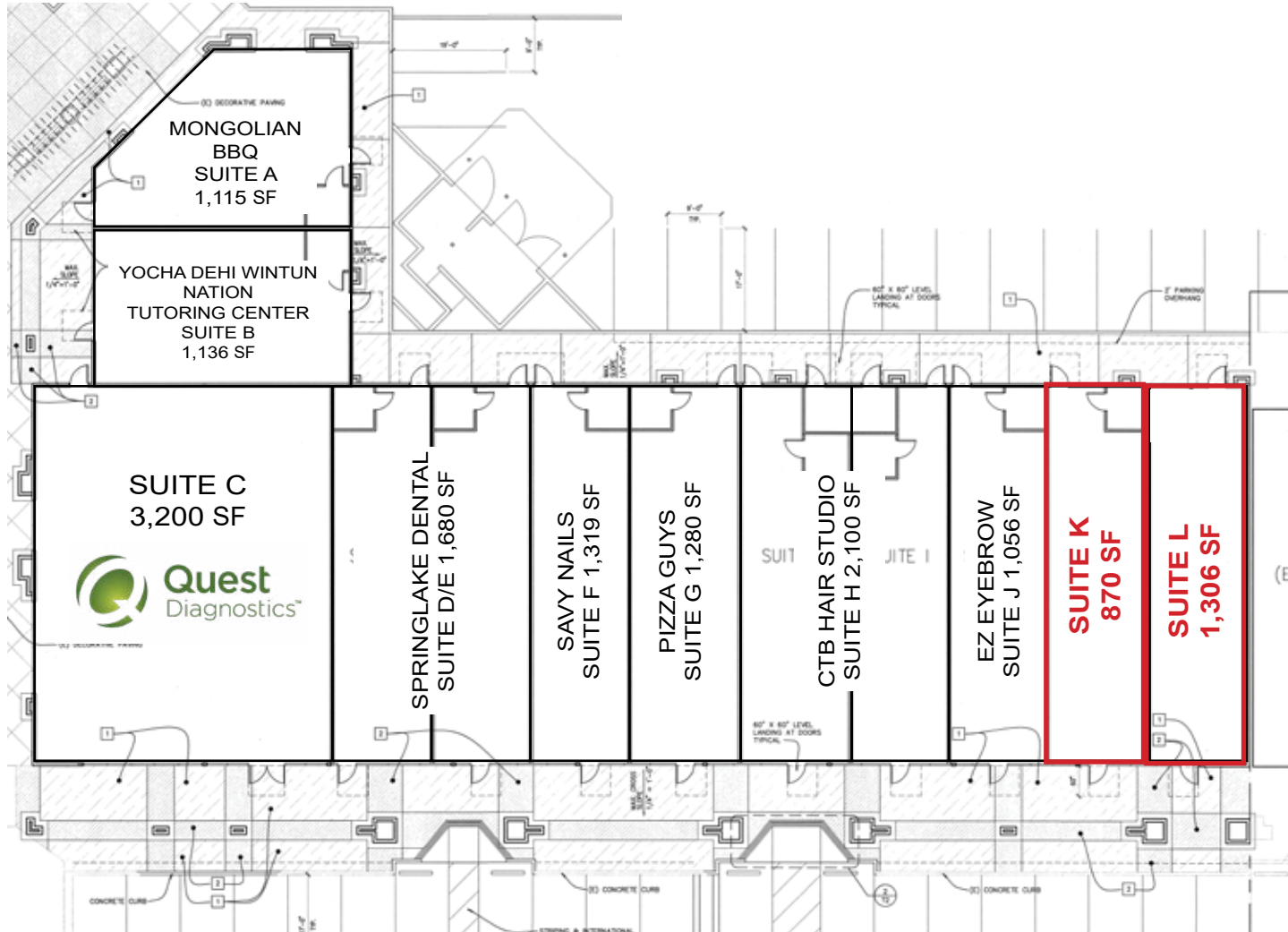
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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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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



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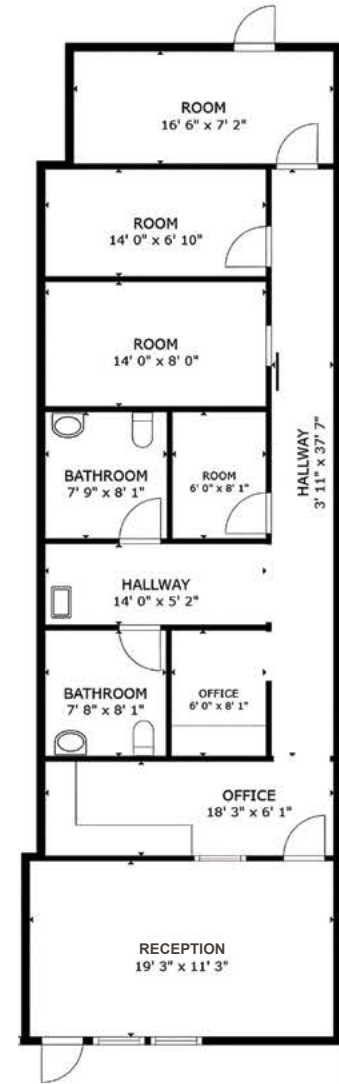
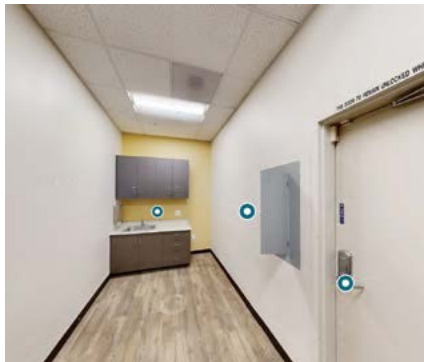
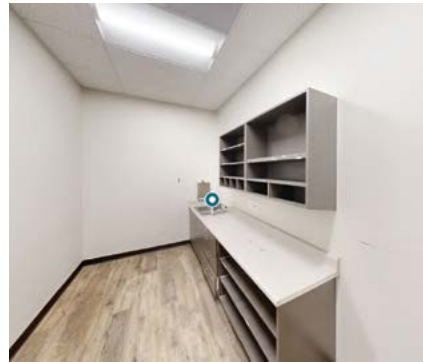
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FLOOR PLAN & PHOTOS

SUITE L
1,306 SF

The suite is a former medical office with reception, five (5) exam rooms, and 2 (two) restrooms.



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SITE PLAN



SUITE	TENANT	SF
1801-A	Kuji Asian Grill	1,200
1801-B	Mr. Pickle's Sandwich	900
1801-C	ProFile Nail Salon	1,200
1801-D	Golden 1 Credit Union	4,200
1837-A	Mongolian BBQ	1,115
1837-B	Yocha Dehe Tutoring	1,136
1837-C	Quest Diagnostics	3,200
1837-D/E	Springlake Dental	1,680
1837-F	Savy Nails	1,319
1837-G	Pizza Guys	1,280
1837-H	CTB Hair Studio	2,100
1837-J	EZ Eyebrow	1,056
1837-K	AVAILABLE	870
1837-L	AVAILABLE	1,306
1849-A	Club Pilates	1,500
1849-B	Goodwill Donation Express	1,200
1849-B		900
1849-D	Falafel Corner	1,000
1849-E	Iguanas Mexican Grill	1,400
1861-A	Little Caesars Pizza	1,500
1861-B	Big Kahuna Frozen Yogurt	1,200
1861-C	Astound Broadband	900
1861-D	ProCuts Salon	1,200
1861-E	Fresh Cleaners	1,800
1897-A	Kumon Math & Reading	975
1897-B	Great Clips	1,007
1897-C	H2O Purified Water	1,007
1897-D	J Relaxing Massage Center	1,025
1897-E	Jamba Juice	1,575

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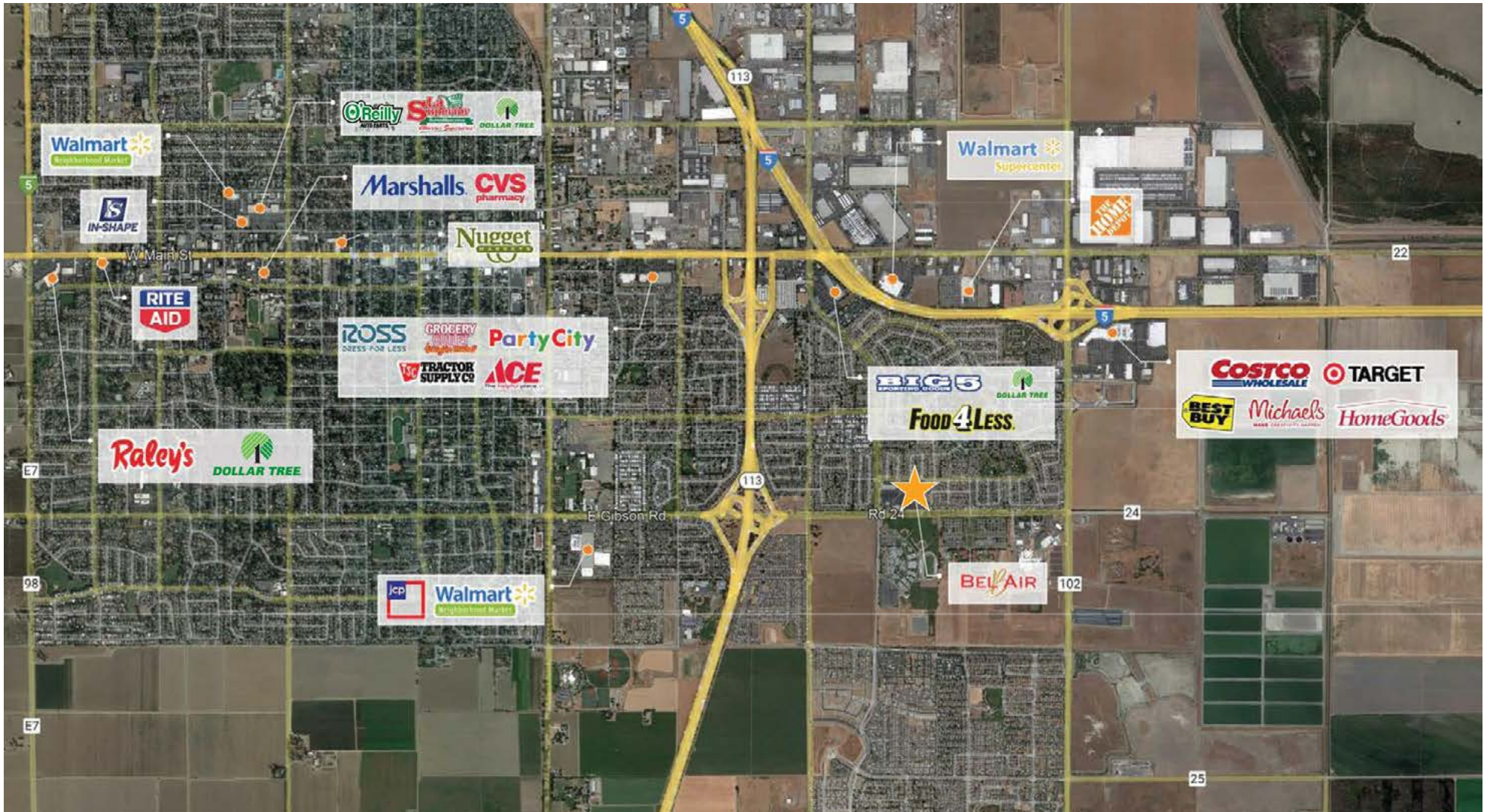
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