

# FOR LEASE

# RETAIL

1490 E Main St, Woodland, CA 95776

## Turnkey Market with Access to I-5BL & Hwy 113



←

- Denny's
- ROUND TABLE PIZZA ROYALTY
- TACO BELL
- STARBUCKS
- MCDONALD'S
- SUBWAY
- Black Bear Diner
- Carl's Jr.
- SONIC
- FOOD 4 LESS

→

- Dutch Bros
- SPROUTS FARMERS MARKET
- GROCERY OUTLET Bargain Market
- Dominos Pizza
- the Habit BURGER GRILL
- CHIPOTE MEXICAN GRILL

EXCLUSIVELY LISTED BY

# NAI Northgate

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## HIGHLIGHTS

- Located immediately off Hwy 113 with proximity to I-5
- Central location in the core retail sector of Woodland, servicing both the local consumer as well as Hwy commercial
- Surrounded by strong retail including a new Sprouts center, Grocery Outlet, Tractor Supply, Black Bear, Chipotle, Ross, Sherwin Williams, and many more
- Anchored by new Staybridge hotel
- Ideal for a convenience store
- Modern new construction
- Newly paved parking lot

## PROPERTY OVERVIEW

<b>ADDRESS</b>	1490 E Main St, Woodland, CA 95776	
<b>PROPERTY TYPE</b>	Multi-Tenant Retail	
<b>LEASE PRICE</b>	Contact Broker	
<b>AVAILABLE SPACE</b>	2,400 sq ft	
<b>PARCEL SIZE</b>	0.83 acres	
<b>ZONING</b>	Community Commercial Mixed Use (CCMU)	
<b>APN</b>	066-030-077-000	
<b>TRAFFIC</b>	I-5BL / Main St Hwy 113	± 28.7k ADT ± 11.6k ADT

# MARKET OVERVIEW



Hwy 113 ± 11,556 ADT



I-5BL / E Main St ± 28,739 ADT

# MARKET OVERVIEW



I-5 ± 36,000 ADT

**SITE**

Hwy 113 ± 11,556 ADT



I-5BL / E Main St ± 28,739 ADT



AERIAL VIEW

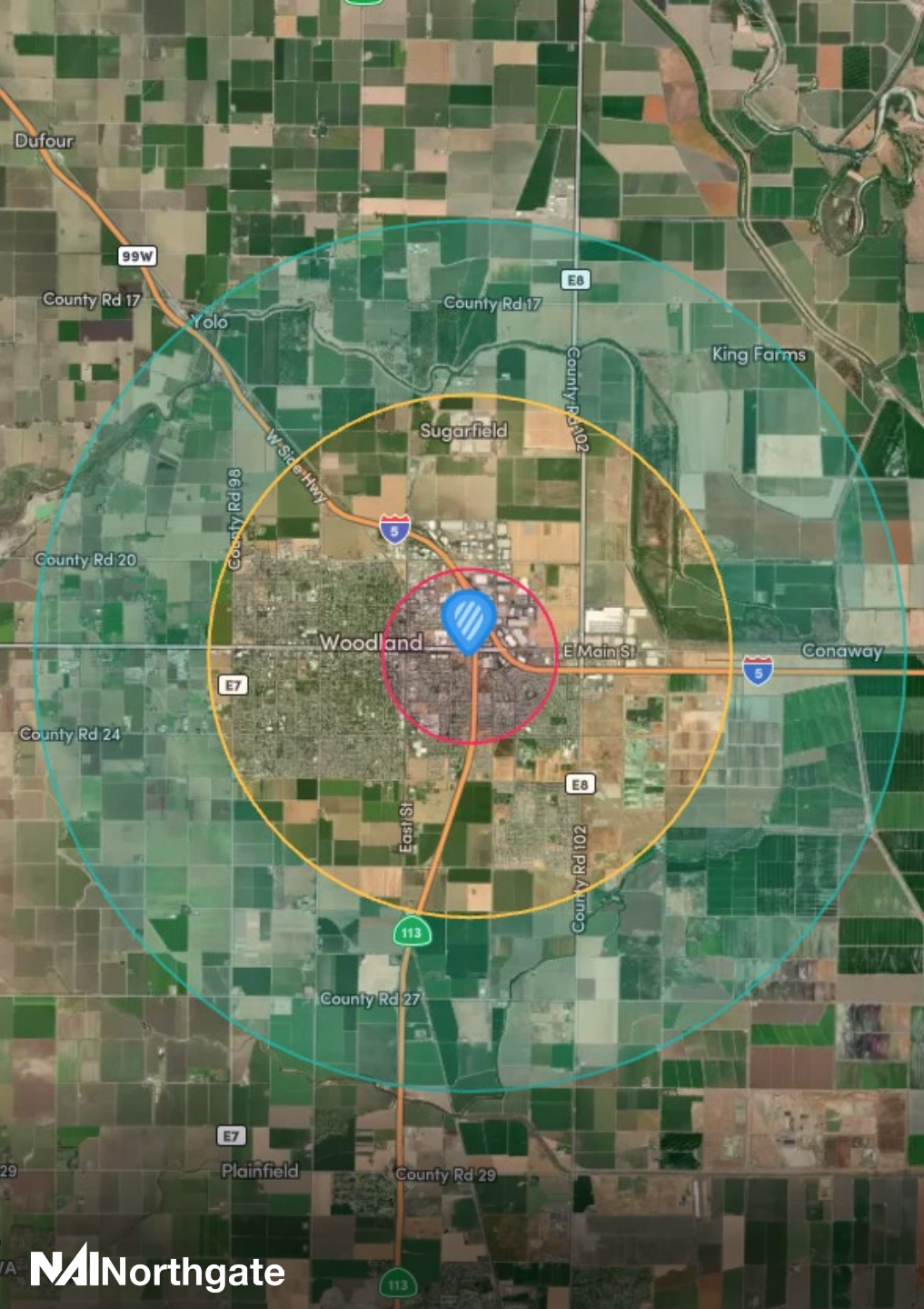


I-5/E Main St ± 28.7k ADT

Hwy 113 On-Ramp/Off-Ramp ± 8.9k ADT

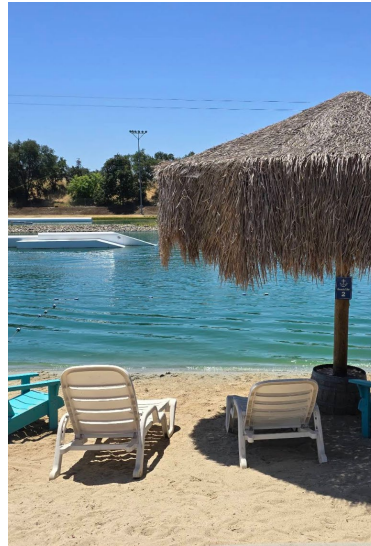
Hwy 113 ± 11.6k ADT





## DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	16,188	63,884	65,493
Projected Growth (5 Yr)	16,895	68,217	69,903
Median Age	36	38	38
Households	5,109	21,831	22,373
White Population	4,859	26,668	27,492
Black Population	369	1,617	1,632
Am Indian Population	365	1,413	1,449
Asian Population	1,850	6,716	6,775
Other Population	9,450	31,803	32,554
Hispanic Population	62.60%	51.68%	51.65%
Average HH Income	\$102.6k	\$111.6k	\$111.5k
Median HH Income	\$79.7k	\$88.5k	\$88.4k
High School Graduates	8,409	35,979	36,858
College Graduates	3,238	15,539	15,846
Total Employees	7,961	31,472	32,197



## 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.

# NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



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