

CONCEPTUAL RENDERING



OFFERING MEMORANDUM | 19435 EAST STREET | WOODLAND, CA

RARE MIXED-USE DEVELOPMENT OPPORTUNITY


Windermere
REAL ESTATE
WINDERMERE SIGNATURE PROPERTIES

KENDALL LOU CONNOR
REALTOR®
License# 02096937
916-759-0138
kconnor@windermereca.com
kconnor.windermereca.com

EXECUTIVE SUMMARY | 19435 EAST STREET



APN	PARCEL SIZE	SALE PRICE
041-070-066-000	1.38± Acres	Contact agent for pricing.

THE OPPORTUNITY

Exceptional 1.38± acre mixed-use development opportunity in one of Woodland’s fastest-growing corridors. Zoned Corridor Mixed-Use East (CMUE), this property offers exceptional flexibility for residential, retail, office, commercial service, or vertically integrated mixed-use development (buyer to verify all permitted uses with the City of Woodland). Ideally situated at the prominent corner of East Street and Sports Park Drive, the site is surrounded by significant existing and planned growth, including the Woodland Community & Senior Center, Woodland Sports Park, Country Fair Fashion Mall, the Prudler Subdivision bordering two sides of the property, and the planned Woodland Research & Technology Park just across Highway 113. Existing improvements include a residence and hobby barn, providing the opportunity for interim income or occupancy while planning future development. With excellent visibility, convenient access to Highway 113 and Interstate 5, and just a short drive to Sacramento International Airport, UC Davis, and Downtown Woodland, this strategically located infill site offers outstanding long-term investment and development potential.

ZONING DESCRIPTION

Corridor Mixed-Use-East (CMU-E). The Corridor Mixed-Use-East zone facilitates the revitalization of the auto-oriented East Street corridor. Supporting a mix of uses, the zone permits a flexibility of design intended to enhance the urban character and streetscape of the corridor. Residential, retail, commercial service, office, and light industrial uses are permitted in a horizontal or vertical mixed-use configuration. The CMU-E zone implements the Corridor Mixed-Use General Plan land use designation.



CONCEPTUAL RENDERING

All renderings are for conceptual and illustrative purposes only. They are artistic interpretations and do not necessarily represent the final built product or exact specifications. Features, materials, finishes, and dimensions are approximate and subject to change without notice.

ZONING REQUIREMENTS

For more information on zoning requirements and allowed uses [click here](#).



NEARBY AMENITIES



NEARBY AMENITIES



EXISTING RESIDENCE



PROPERTY PHOTOS





WOODLAND RESEARCH & TECHNOLOGY PARK

The Woodland Research & Technology Park (WRTP) is a planned 350-acre mixed-use innovation district designed to support research, technology, life sciences, and advanced manufacturing. The development will include approximately 2.2 million square feet of office, research, and commercial space, 1,600 residential units, parks, open space, and neighborhood amenities. Strategically located near the University of California, Davis and major transportation corridors, WRTP is expected to create approximately 5,000 jobs while driving long-term economic growth and attracting high-quality employers to the Woodland region.



WOODLAND COMMUNITY SPORTS PARK

The Skip & Julie Davies Sports Park is a large public athletic complex located at 2001 East Street in Woodland, California, adjacent to the Community & Senior Center and right off Highway 113. Dedicated in 2025 to honor a former local mayor and his wife, the facility features lighted turf baseball diamonds, softball and soccer fields, spectator seating with cooling misters, playgrounds, and picnic areas. The park regularly hosts regional tournaments and community recreational events, supported by extensive parking capabilities and nearby amenities like indoor basketball courts and a dog park.



COMMUNITY & SENIOR CENTER

The Woodland Community and Senior Center can accommodate a variety of events small to large for your personal or business needs. There is ample parking adjacent to the facility. The Community and Senior Center is a modern facility with a banquet hall, meeting rooms, a caterer's kitchen, and a gymnasium. This is in an ideal location for any type of event.

ABOUT WOODLAND

GATEWAY TO NORTHERN CALIFORNIA

Conveniently located within easy driving distance of Sacramento, Napa, San Francisco, Lake Tahoe, and the Northern California Coast, Woodland provides exceptional access to business, recreation, and weekend destinations.

HISTORIC DOWNTOWN

A vibrant downtown district filled with locally owned boutiques, restaurants, breweries, and year-round community events, all surrounded by beautifully preserved historic architecture.

QUALITY EDUCATION

Home to highly regarded schools and just minutes from the University of California, Davis, providing access to world-class education, research, and innovation.

OUTDOOR RECREATION

Residents enjoy miles of parks, walking trails, golf courses, and recreational amenities, including the popular Woodland Regional Park and community sports complexes.

GROWING ECONOMY

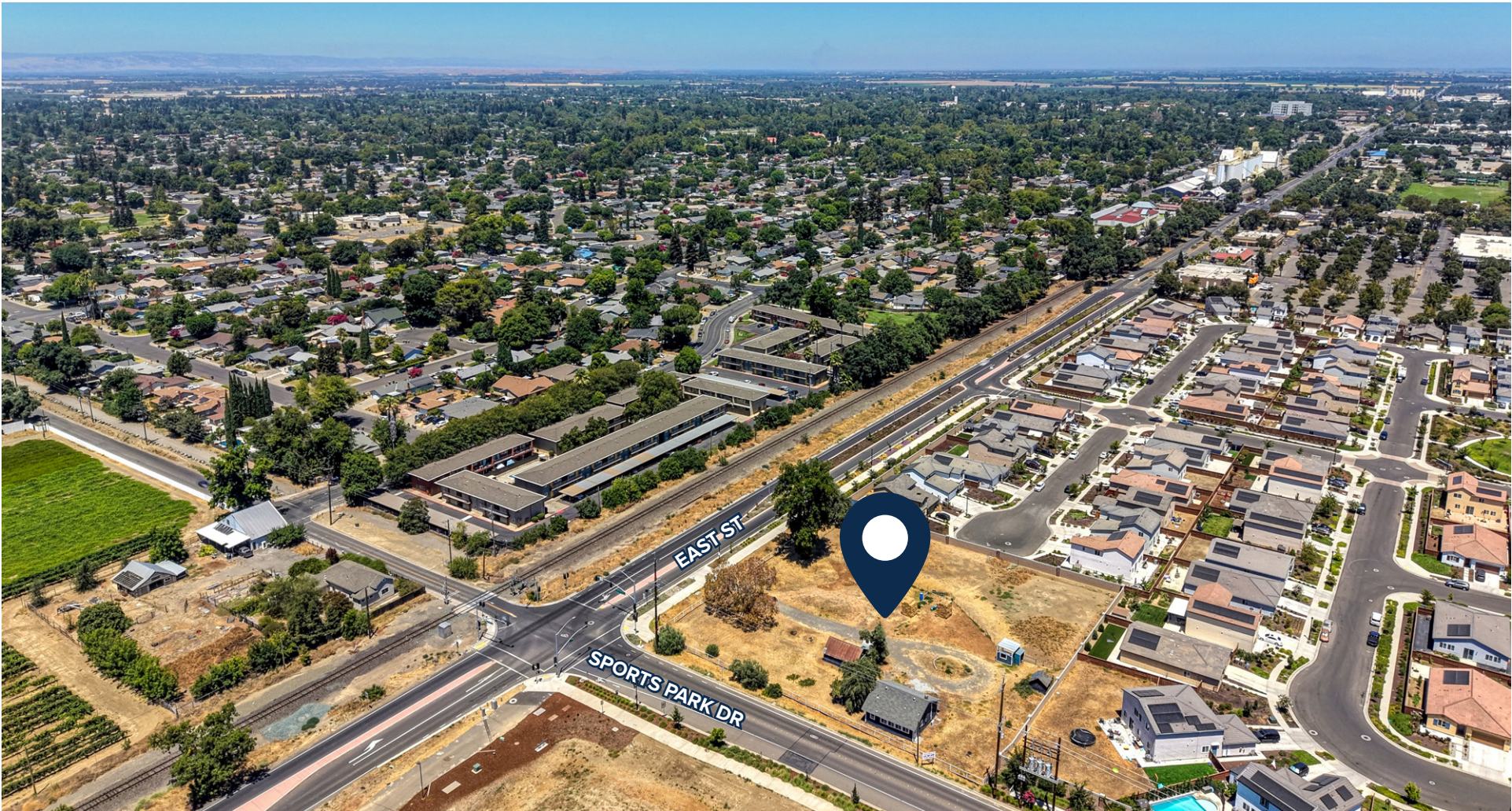
A diverse economy supported by agriculture, healthcare, manufacturing, logistics, and technology continues to attract new investment and employment opportunities.



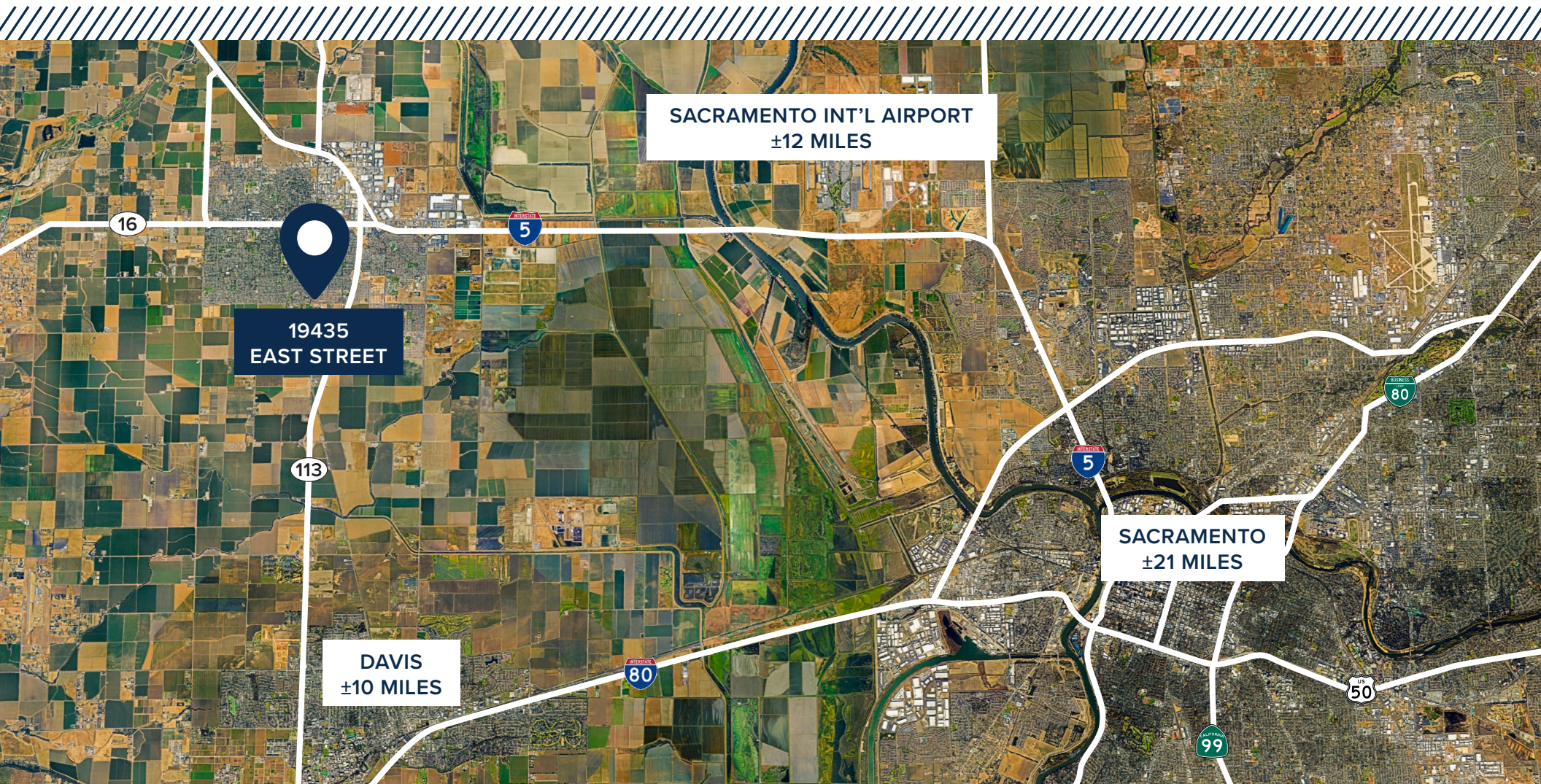
DEMOGRAPHICS | 3-MILE RADIUS

Population (2024)	62,698
Median Home Value	\$467,946
Average Household Income	\$78,881
Number of Businesses	1,353

source: LoopNet



LOCATION



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This is not intended as a solicitation if your Property is currently listed with another broker. The above information including, but not limited to, square footage and/or acreage, is based on data received from multiple sources. Windermere Signature Properties has not and will not investigate or verify the accuracy of this information. Interested parties should conduct their own investigations. If you desire to remove yourself from this mailing list, notify Windermere Signature Properties at OptOut@windermereca.com.


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