



**CUSHMAN &
WAKEFIELD**

FOR SALE or LEASE

NEQ I-5 & East Main Street
Woodland, California

±2.9 Acres Available

COVID-19 Site Specific Plan for Tours

E. MAIN ST - 24,260 ADT (2010)

For more information, please call:

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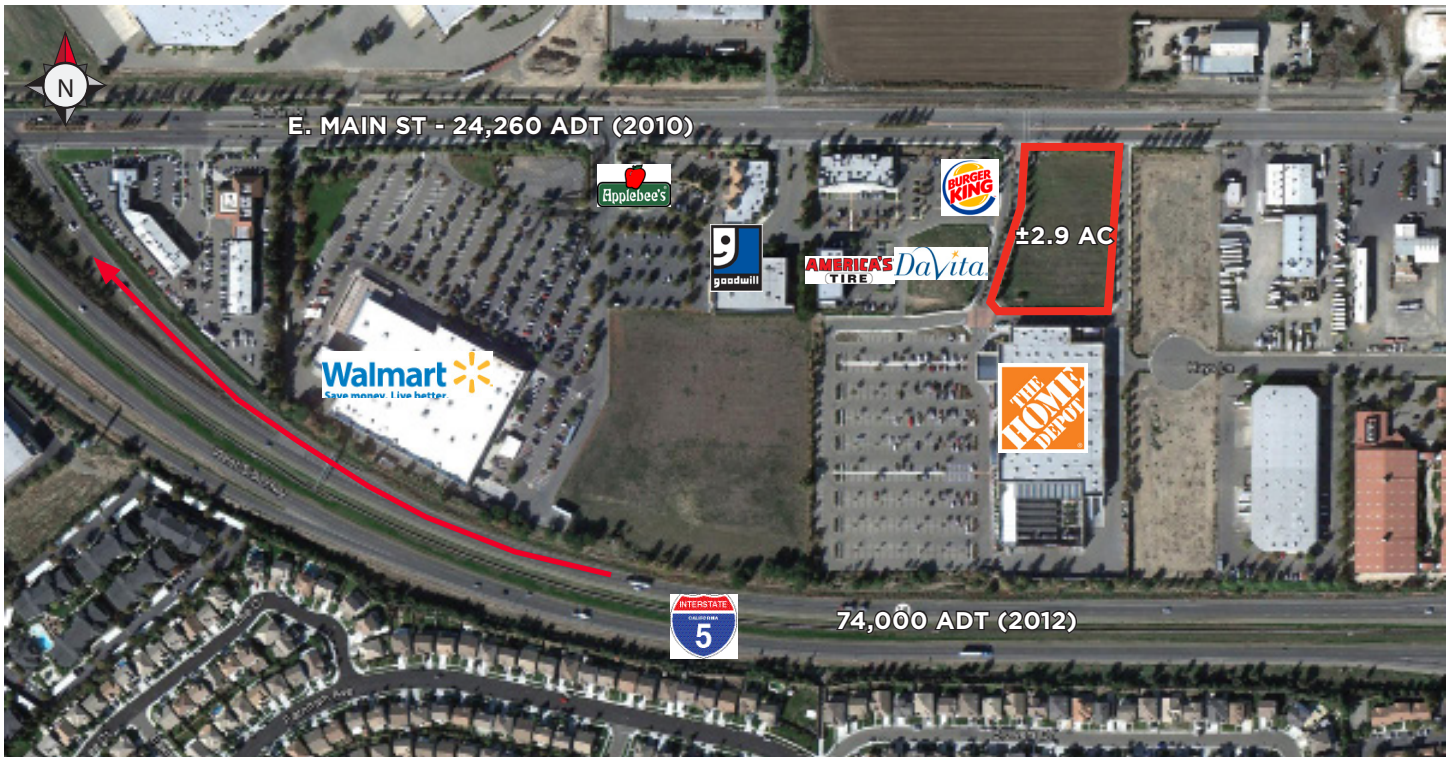
T: +1 916 288 4800

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PROPERTY PROFILE

Location:	NEQ I-5 & East Main Street, Woodland (1840-1850 & 1808 East Main Street)
Gross Area:	±3.85 Acres
Zoning:	C2, General Commercial
APN:	.95 AC - 027-310-056 & 027-310-057; 2.90 AC - 027-310-050

PROPERTY HIGHLIGHTS

- Located in the heart of the Sacramento Valley
- Located 10 minutes from UC Davis, 10 minutes from the Sacramento International Airport and 20 minutes from Sacramento
- Close proximity to Target, Rite Aid and Walgreens distribution centers which employ over 1,900 people

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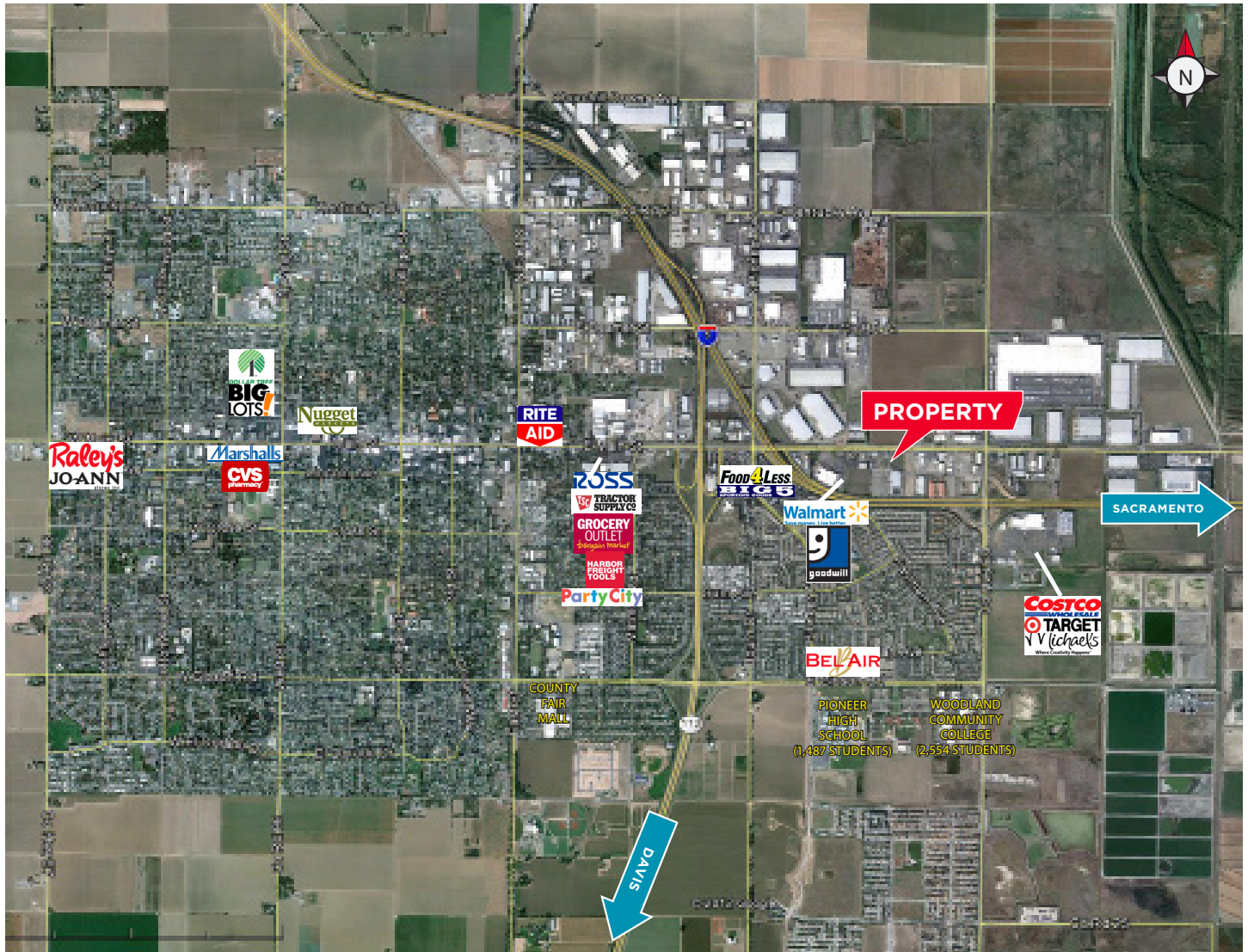
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Woodland Harvest Square offers excellent accessibility and visibility to an expanded regional trade area. Simple ingress/egress from Interstate 5 offers convenience to outside residents of Davis, Esparto, Knights Landing, Arbuckle and Williams who must travel for their major shopping. This site is ideally situated just off East Main Street and Pioneer Avenue which is forecasted to be the busiest intersection in town with over 50,000 vehicles per day.



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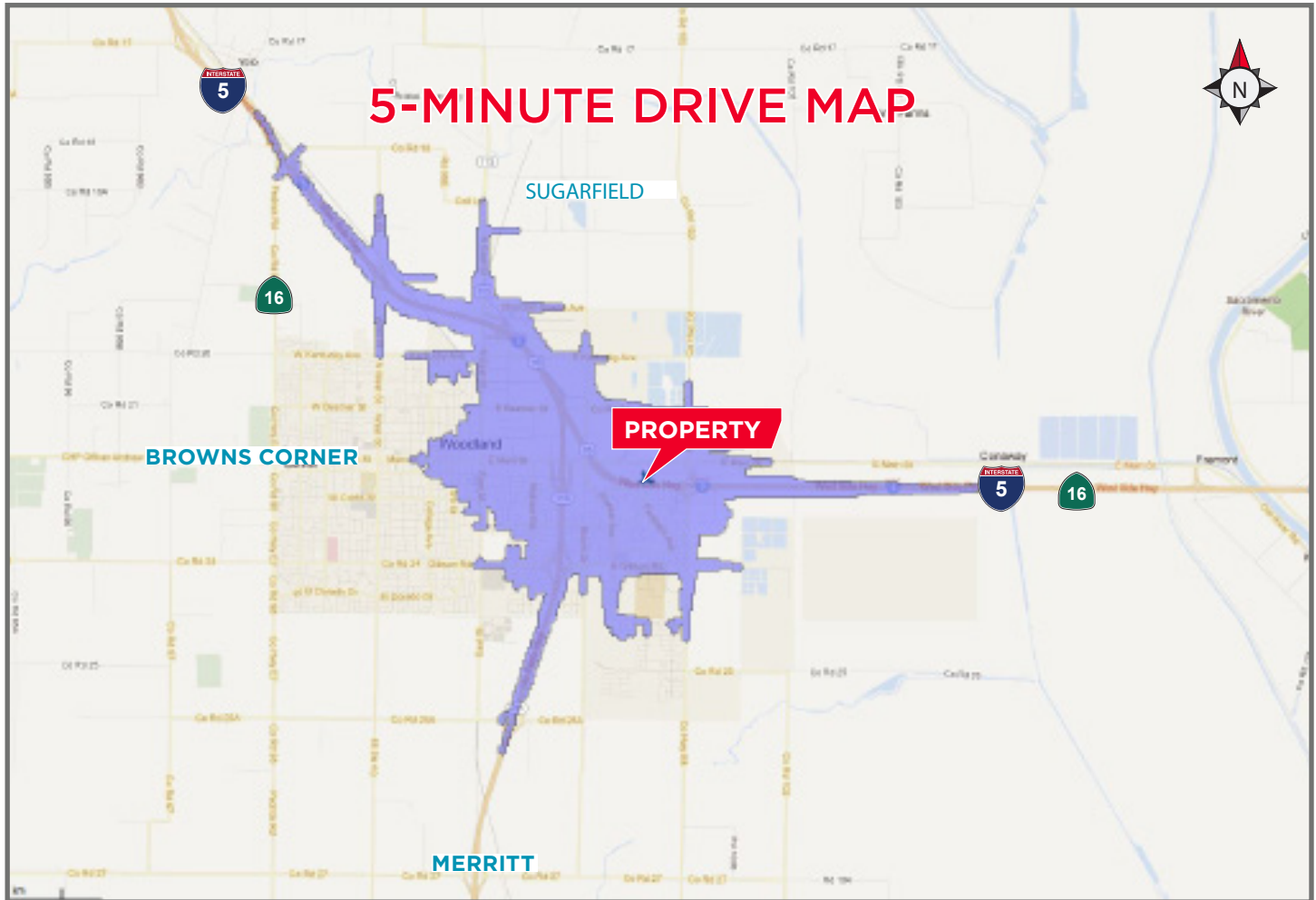
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2015 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	5-Minute Drive
Population	9,588	43,771	58,071	9,588
Average HH Income	\$101,798	\$74,211	\$75,497	\$101,572
Daytime Employment	4,909	22,371	28,184	4,395
Median Age	31.3	33.4	34.2	31

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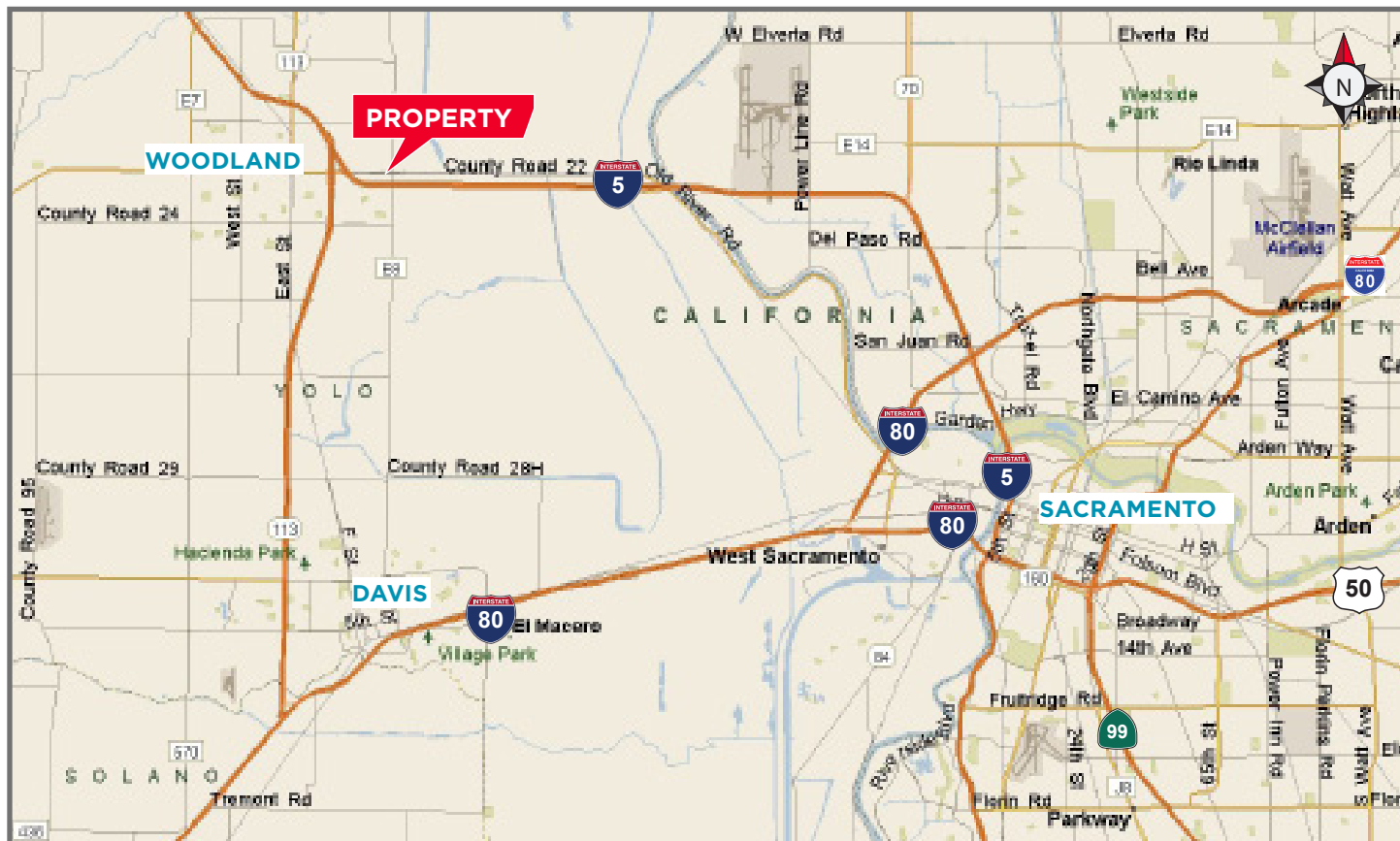
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