

OFFERING MEMORANDUM | FOR SALE

186 MAIN STREET

WOODLAND, CA 95695

69-Year Bank Operating History
±5,260 SF Building
1.24 Acre Pad

CREDIT NNN | BELOW REPLACEMENT COST | LAND BANK WITH INCOME



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PARCEL MAP

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PARCEL 006-025-007
COUNTY Yolo
LAND SIZE 1.24 Acres (±54,014 SF) — Corner Lot



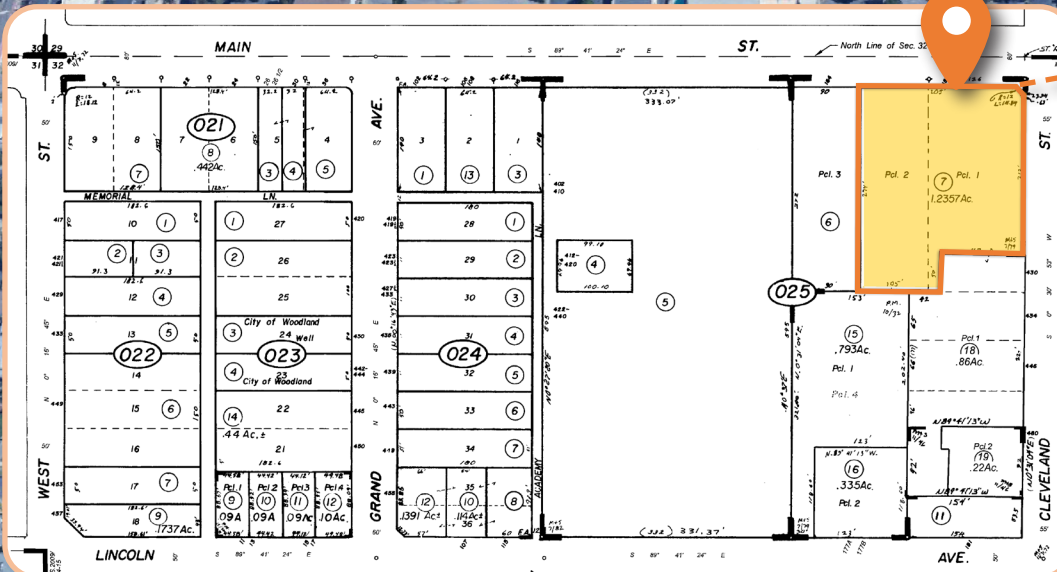
SITE

Main St. (15,901 ADT)

Cleveland St. (1,051 ADT)

Lincoln Ave. (4,631 ADT)

West St. (9,944 ADT)



SITE

Google Earth

*Source: Google Earth, USA REGIS Online 05/29/26



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AERIAL

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WOODLAND

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WOODLAND, CALIFORNIA

**An Investment Market Anchored by Agriculture,
Energized by Downtown Renewal**

Strategically positioned at the convergence of Interstate 5 and State Route 113, Woodland serves as the seat of Yolo County and one of the Sacramento Valley's most strategically located commercial markets. Located just 20 minutes from downtown Sacramento, 15 minutes from UC Davis, and a twenty-minute from Sacramento International Airport, the city pairs the connectivity of a major-metro suburb with the architectural character of a historic California downtown. With a population of approximately 60,000, and projected growth that outpaces both the statewide and Yolo County averages, Woodland represents a stable, supply-constrained market with strong long-term fundamentals.

LOCATION & ACCESS

Woodland sits at the heart of the Sacramento Valley, with direct access to Interstate 5 north-south and State Route 113 connecting east to UC Davis and the Bay Area corridor. As the Yolo County seat, the city draws a meaningful daytime population to its civic core — courthouse personnel, county employees, and the legal and professional services tenants that follow them. The community is anchored by the historic downtown along Main Street, a walkable district that has become the region's leading destination for dining, entertainment, and cultural events.



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ACTIVE DEVELOPMENTS

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24 ACTIVE PROJECTS
\$800M+ INVESTMENT

Permitted or Under Construction



RESIDENTIAL GROWTH

900+ New Housing Units

Creating new household formation and long term consumer demand.

In Pipeline



COMMERCIAL EXPANSION

475,000 SF of New Commercial Space

Retail, hospitality, office, and mixed-use projects expanding Woodland's economic base.

In Pipeline



EMPLOYMENT GROWTH

Research, Industrial & Medical Projects

New employment centers driving daytime population and spending power.

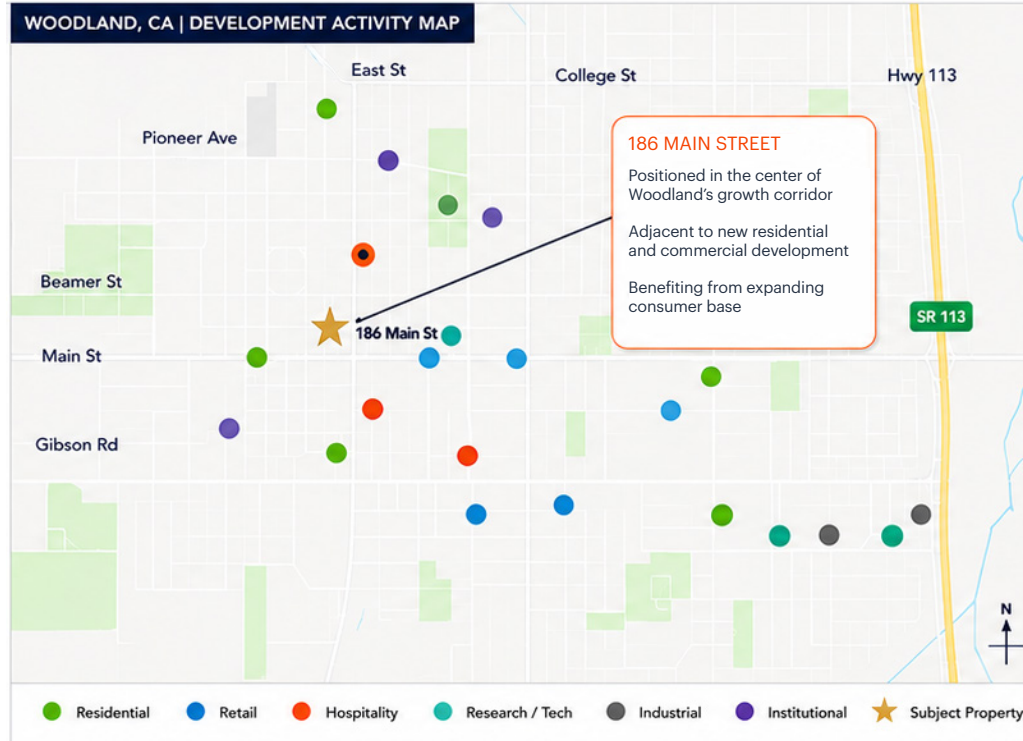
In Pipeline



DOWNTOWN REVITALIZATION

Main Street Investment Activity
\$800M+ Estimated Investment

Multiple projects concentrated around the downtown core enhance visibility and traffic for nearby retailers.



WOODLAND IS ENTERING A NEW GROWTH CYCLE

Following years of measured development, Woodland has entered a period of significant reinvestment across residential, retail, hospitality, industrial, and institutional sectors. More than 24 active projects are underway or planned throughout the city, many located within close proximity to 186 Main Street. This growth is expected to expand the customer base, strengthen employment drivers, and support long-term tenant performance.

DOWNTOWN WOODLAND RENAISSANCE

Downtown Woodland has undergone a sustained revitalization over the past several years, transforming Main Street into one of the most vibrant historic main streets in Northern California. The fully restored State Theatre — a ten-screen multiplex housed in the original 1937 art-deco landmark, reopened as the symbol of the district's renewal. New independent restaurants, breweries,

and retailers continue to fill the historic storefronts, and recurring street-level events including Brewfest, the Honey Festival, and Movies on Main draw thousands of visitors throughout the year. The City has reinforced this momentum through its Comprehensive Zoning Update, introducing new downtown overlay districts, Downtown Core:

RESIDENTIAL

Beamer Park Mixed-Use	120 units
Pioneer Commons Apartments	96 units
North Woodland Townhomes	64 units
Court Street Apts Phase II	78 units
Lincoln Crossing Apartments	110 units
Cannery District Apartments	148 units
North Woodland Homes	85 units
College Town Residential	200 units

RETAIL / COMMERCIAL

Main Street Retail Refresh (Downtown Core)	—
East Main Retail Center	45,000 SF
Gibson Road Commercial	28,000 SF
South Gateway Retail	18,000 SF
Gibson / East Retail Node	32,000 SF
Shasta Mixed-Use	22,000 SF

HOSPITALITY

Hilton Garden Inn	120 rooms
Extended Stay Hotel	88 rooms
Boutique Downtown Hotel	60 rooms

INDUSTRIAL / BUSINESS PARK

Cal Yolo Logistics Center	250,000 SF
East Woodland Business Park	180,000 SF

RESEARCH / TECH

Cal Yolo Logistics Center	—
East Woodland Business Park	85,000 SF

INSTITUTIONAL / MEDICAL

WCC Campus Expansion	New buildings
Yolo County Medical Center Renovation	Renovation
Sutter Health Campus Expansion	Expansion



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DEMOGRAPHICS

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1 MILE | 3 MILES | 5 MILES



POPULATION

22,362	60,464	65,733
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ESTIMATED HOUSEHOLDS

7,941	20,509	22,240
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EST. AVE. HOUSEHOLD NET WORTH

\$791.56 K	\$1.12 M	\$1.19 M
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EST. AVE. HOUSEHOLD INCOME

\$94,522	\$118,527	\$124,127
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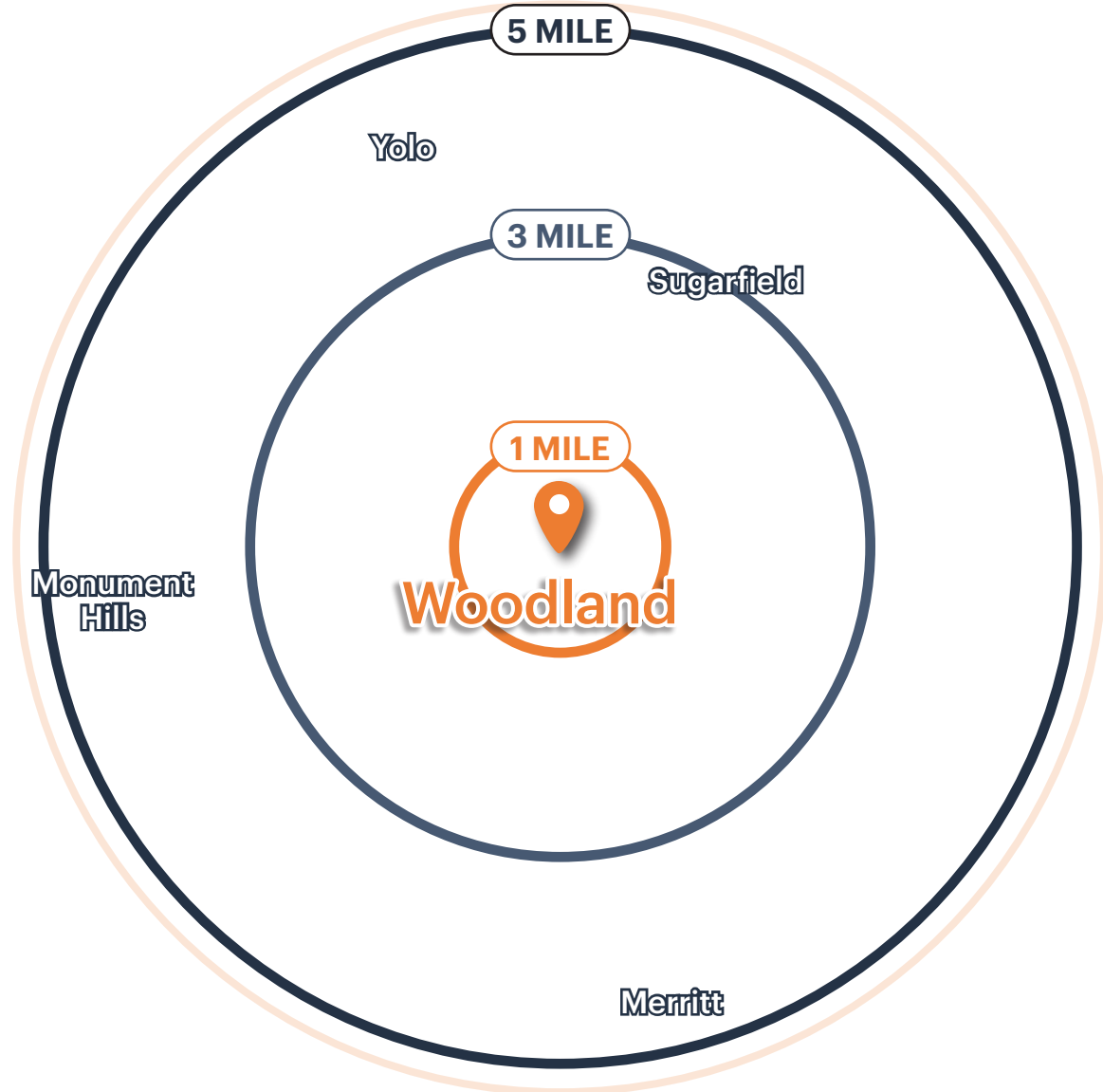


BACHELOR DEGREE OR HIGHER

15.0%	18.6%	19.0%
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TOTAL RETAIL ANNUAL EXPENDITURES

\$790.86 M	\$2.36 B	\$2.61 B
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*Demographic Source: Sites USA REGIS Online 05/29/26



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LOCKEHOUSE
RETAIL GROUP

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