

WESTGATE SHOPPING CENTER

353-G W MAIN STREET

WOODLAND, CA

FOR LEASE

3,023 SF TURN-KEY RESTAURANT SUITE

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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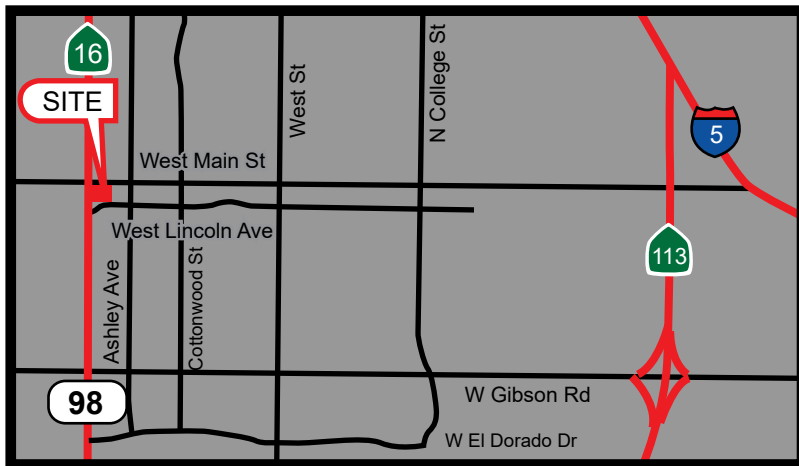
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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- 3,023 SF turn-key restaurant suite with FF&E
- Anchored by high-volume Raley's Supermarket - which is the dominant grocer in West Woodland
- Excellent co-tenancy, including DollarTree, Togo's, Edward Jones and Country Waffles
- Easy ingress and egress
- Monument signage available
- Abundant parking
- Volta and EVgo EV charging stations onsite



PROPERTY DETAILS:

The Westgate Shopping Center is approximately a 111,783 SF neighborhood center that is strategically located to serve the core of the western Woodland trade area that has very limited competition. The shopping center is situated on the west side of the city of Woodland along two main arterials and also benefits from great access and visibility from the signalized corner of two main arterials.

The property is anchored by the high volume and very busy Raley's Supermarket, which is the dominant grocer in the area, and has an excellent tenant mix of complimentary uses.



KING
ENERGY

Tenants save up to
10% vs traditional
utility costs.

LEASE RATE:

353-G 3,023 SF \$7,709.00 (\$2.55 PSF, NNN)

NNN costs are approximately \$0.40 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	13,472	48,517	68,667
2025 Average HH Income:	\$89,824	\$112,217	\$128,809
Traffic Count @ W Main Street:	13,236 & Rd 98: 18,005		

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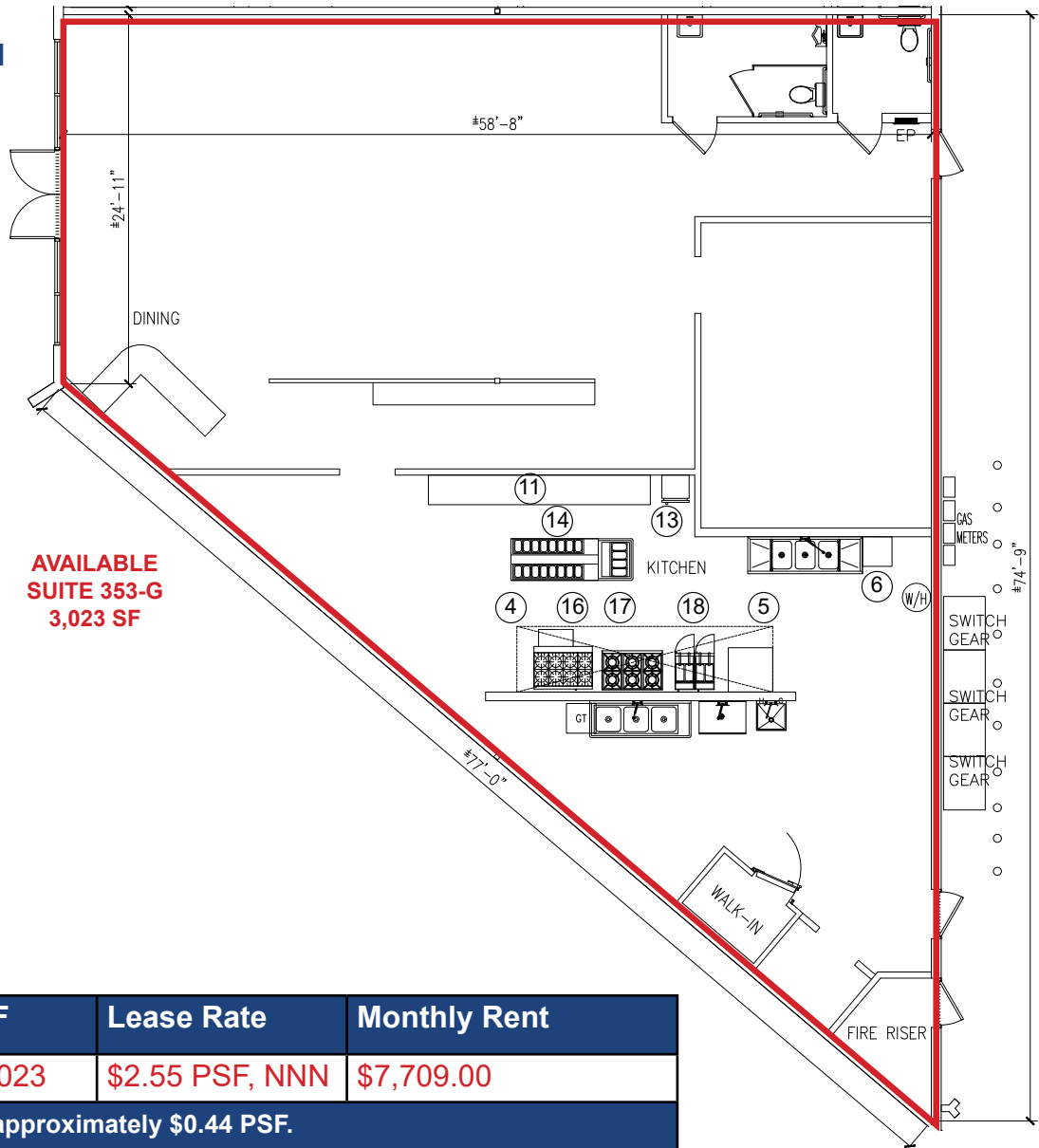
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FLOOR PLAN

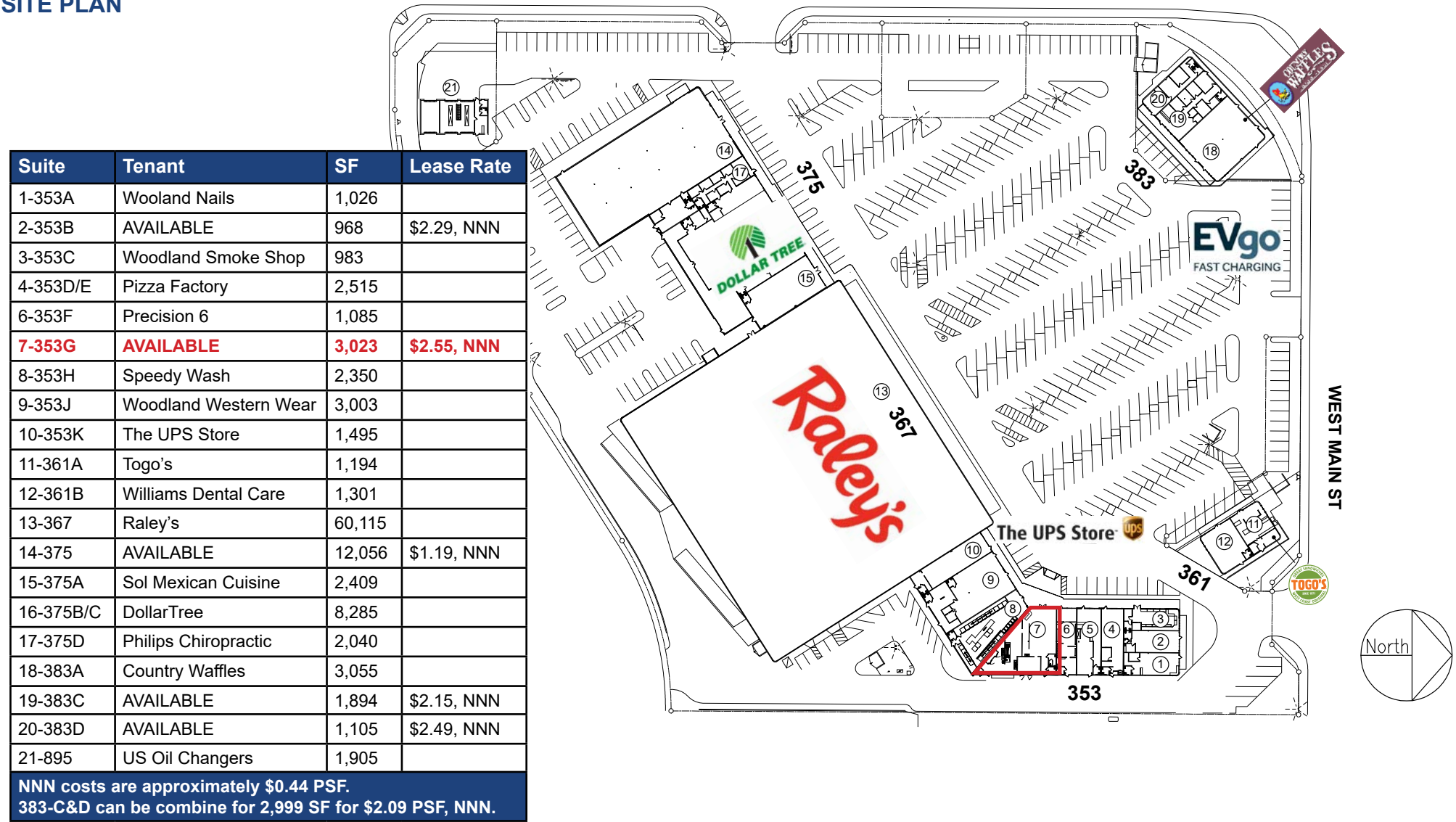


EQUIPMENT LIST:	
ATTACHED	NON ATTACHED
4. TYPE-1 HOOD	11. WARMING STATION
5. OVEN	14. SALADETTE
6. DISH WASHER	
16. 8-BURNER STOVE	
17. 6-BURNER STOVE	
18. DOUBLE FRYER	

Suite	SF	Lease Rate	Monthly Rent
353-G	3,023	\$2.55 PSF, NNN	\$7,709.00
NNN costs are approximately \$0.44 PSF.			

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.

SITE PLAN



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PAGE

7