

FOR LEASE

RETAIL

6-70 W Court St, Woodland, CA 95695

Retail & Anchor Space Available in Established Grocery-Anchored Center



EXCLUSIVELY LISTED BY
NORTHGATE

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HIGHLIGHTS

- High-visibility, multi-tenant retail center located in Woodland's core retail corridor with strong surrounding residential density
- Co-tenants include La Superior Hispanic market and Dollar Tree
- Area tenants include Walmart, Walgreens, Dutch Bros, AutoZone, Papa Murphy's & more strengthen the regional pull
- Frontage along W Court Street and California Street provides excellent exposure to over 17,000+ combined vehicles per day, surrounded by residential development
- Ample onsite parking with easy ingress/egress access points offering customer convenience and smooth traffic flow

PROPERTY OVERVIEW

ADDRESS	6-70 W Court St, Woodland, CA 95695	
PROPERTY TYPE	Retail Multi-Tenant	
LEASE TYPE	NNN	
LEASE PRICE	Suite 8 (Salon Space)	\$0.90 PSF NNN
	Suite 10	\$0.75 PSF NNN
	Suite 14 (Restaurant)	\$0.75 PSF NNN
	Suite 52 (Anchor Space)	\$0.50 PSF NNN
AVAILABLE SPACE	Suite 8 (Salon Space)	1,200 SF
	Suite 10	4,800 SF
	Suite 14 (Restaurant)	3,900 SF
	Suite 52 (Anchor Space)	30,000 SF
ZONING	Corridor Mixed Use West Main (CMU-WM)	
TRAFFIC	W Court St	± 11,035 ADT
	West St	± 7,815 ADT
	California St	± 6,122 ADT

MARKET OVERVIEW



Little Caesars

Grocery Store
Nail Salon
Tattoo & Piercing Shop

La Superior
SUPERMERCADOS
Comerres Superiores!

Western Union

DOLLAR TREE

O'Reilly
AUTO PARTS

Indian Grocery Store
Mexican Restaurant
Dessert Restaurant
Travel Agency

Suite 52

Suite 8 & 10

Suite 14

W Court St: ± 11,035 ADT

California St: ± 6,122 ADT

Donut Shop
Mexican Restaurant
Auto Repair Shop
(2) Banks
Dentist Office

AERIAL VIEW



Walmart

Suite 52 (Anchor Space)
30,000 SF

Suite 8 (Salon Space)
1,200 SF

Suite 10
4,800 SF



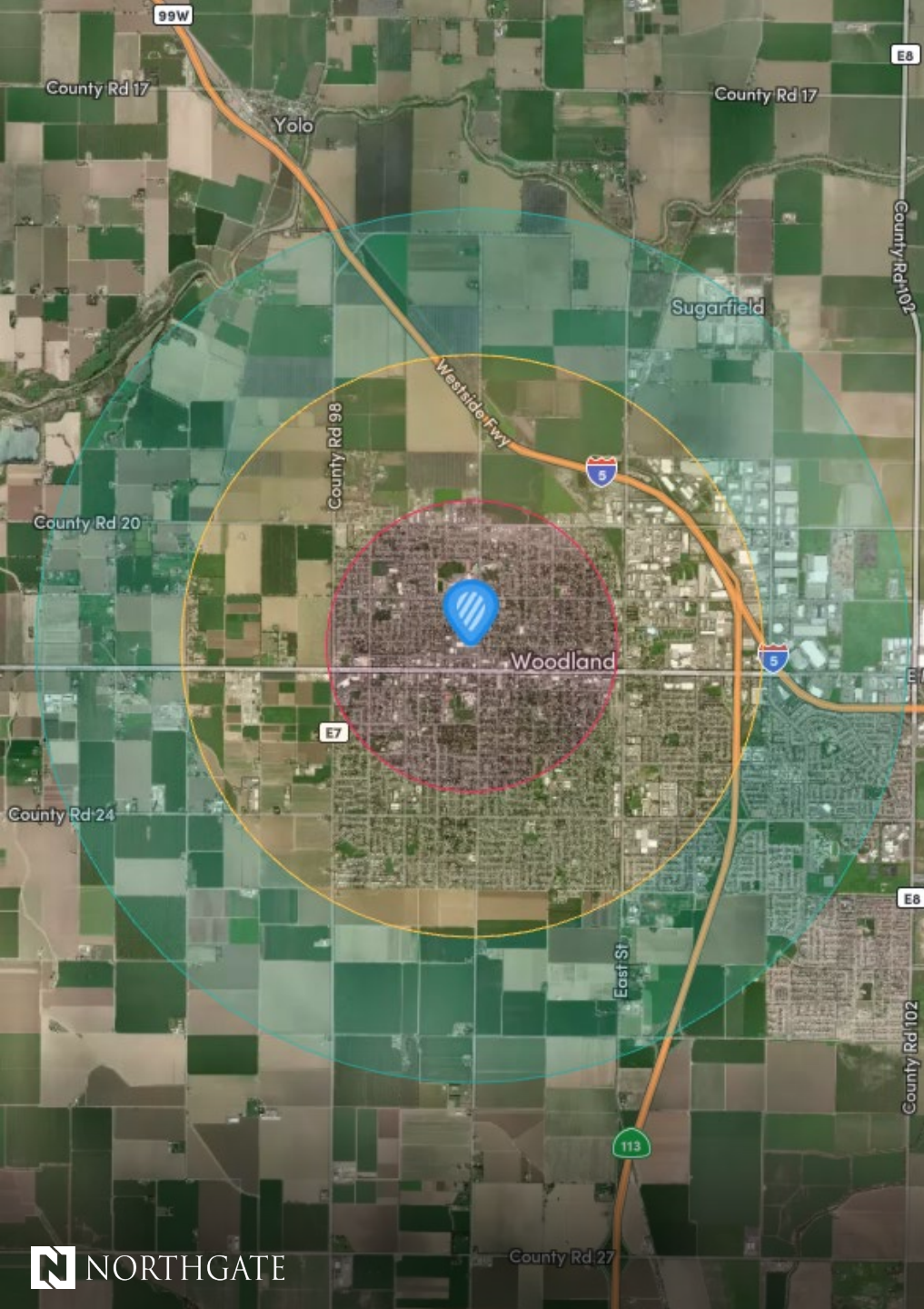
IN-SHAPE
FITNESS

Suite 14 (Restaurant)
3,900 SF

California St: ± 6,122 ADT

West St: ± 7,815 ADT

W Court St: ± 11,035 ADT



DEMOGRAPHICS - 2025

	1 MILE	2 MILES	3 MILES
Population	22,771	44,776	55,852
Projected Population (5 Yr)	23,650	46,842	58,756
Average Age	40	40	40
Households	8,297	16,027	19,428
White Population	9,313	19,281	23,128
Black Population	630	1,006	1,366
Am Indian Population	612	1,114	1,295
Asian Population	1,199	2,610	4,529
Other Population	11,017	20,765	25,534
Hispanic Population	57.38%	55.27%	54.35%
Average HH Income	\$84.0k	\$96.7k	\$102.6k
High School Graduates	12,520	24,937	31,181
College Graduates	4,439	9,637	12,472
Total Employees	11,282	22,033	27,529



Investment Sales | Leasing | Asset Management | Property Management



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