

# GIBSON PLAZA

NEC E. Gibson Road & Pioneer Avenue - Woodland, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



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## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

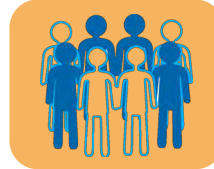
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**location:** NEC E. Gibson Road and Pioneer Avenue  
Woodland, CA

**anchor tenants:** Bel Air Market

**shopping center GLA:** ±88,200 Square Feet (GLA)

**availability:** ±900 SF & ±1,200 SF Inline Retail Space



### 2024 total population

1-mile	19,105
3-mile	53,778
5-mile	63,757



### 2024 daytime population

1-mile	13,969
3-mile	47,543
5-mile	58,827



### 2024 total employees

1-mile	2,936
3-mile	20,841
5-mile	23,943



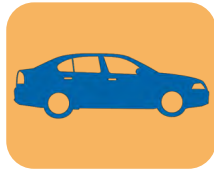
### 2024 total households

1-mile	6,011
3-mile	18,507
5-mile	22,172



### 2024 average HH income

1-mile	\$155,733
3-mile	\$138,151
5-mile	\$133,688



### traffic counts

E. Gibson Rd (west of Pioneer Ave)	24,777
E. Gibson Rd (east of Pioneer Ave)	15,547
Pioneer Ave (north of E. Gibson Rd)	9,939
Pioneer Ave (south of E. Gibson Rd)	7,623



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## PROPERTY OVERVIEW

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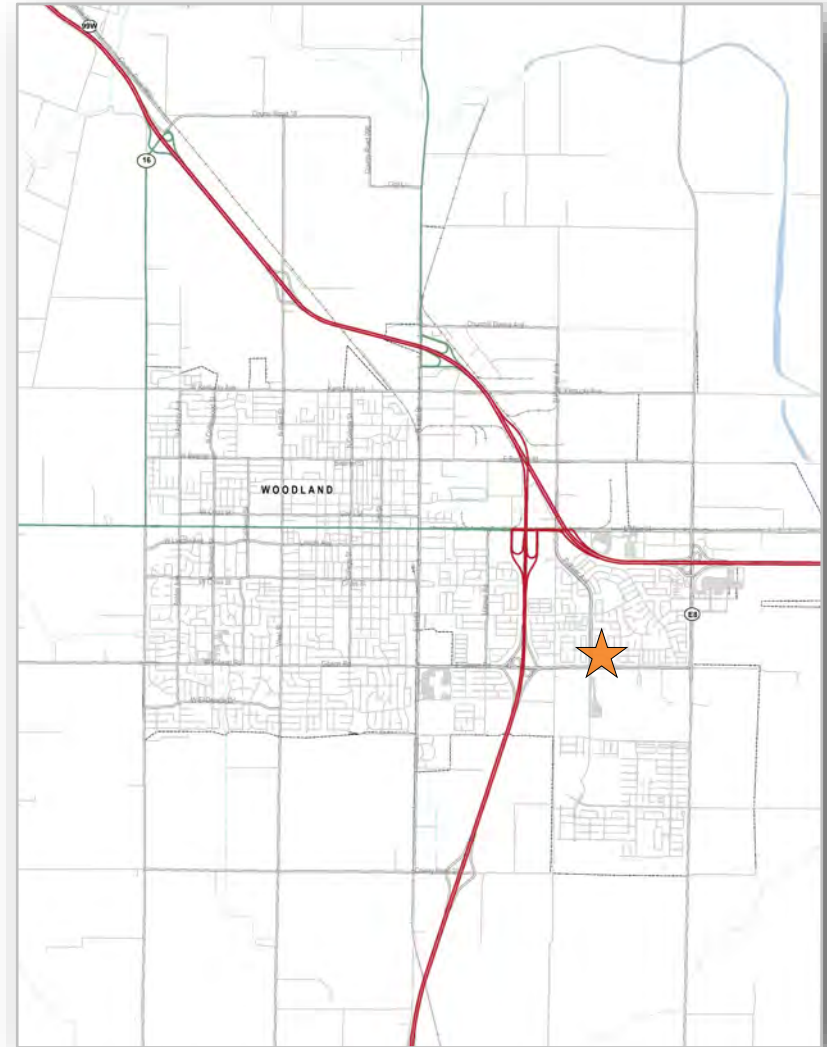
**Gibson Plaza** is located at the northeast corner of Gibson Road and Pioneer Avenue in Woodland, CA. This  $\pm 88,200$  square foot neighborhood shopping center is anchored by Bel Air and is ideally situated in the Woodland trade area.

The center benefits from strong demographics in the southern portion of the city and is located across the street from Pioneer High School and the Woodland Community College.

The City of Woodland is the County Seat of Yolo County and is located 15 miles northwest of Sacramento along the Interstate 5 corridor. The city has benefited from strong residential growth over the past 10 years while retaining its “small town” appeal that draws so many to the city.

In addition to its strong retail market, the economy of Woodland and the immediate surrounding area has a strong foundation based on agriculture. The region also boasts an impressive industrial sector as numerous manufacturing and warehouse centers have located to Woodland.

Notable companies that have regional distribution in Woodland include See's Candies, Rite Aid, Target, Excel and Capitol Beverage Company.



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SITE PLAN



SUITE	TENANT	SQ. FT.
1801-A	Kuji Asian Grill	1,200
1801-B	Mr. Pickle's Sandwich Shop	900
1801-C	ProFile Nail Salon	1,200
1801-D	The Golden1 Credit Union	4,200
1813	Aisle 1 Fuel Station	3,500
1849-A	Club Pilates	1,500
1849-B	AVAILABLE	1,200
1849-C	AVAILABLE	900
1849-D	Falafel Corner	1,000
1849-E	Iguanas Mexican Grill	1,400
1861-A	Little Caesars Pizza	1,500
1861-B	Big Kahuna Frozen Yogurt	1,200
1861-C	Wave Broadband	900
1861-D	ProCuts Salon	1,200
1861-E	Fresh Cleaners	1,800
1885	Bel Air	58,560
1897-A	Kumon Math & Reading Center	975
1897-B	Great Clips	1,007
1897-C	H2O Purified Water	1,007
1897-D	J Relaxing Massage Center	1,025
1897-E	Jamba Juice	1,575

For leasing information,  
please contact:

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## INTERSECTION AERIAL

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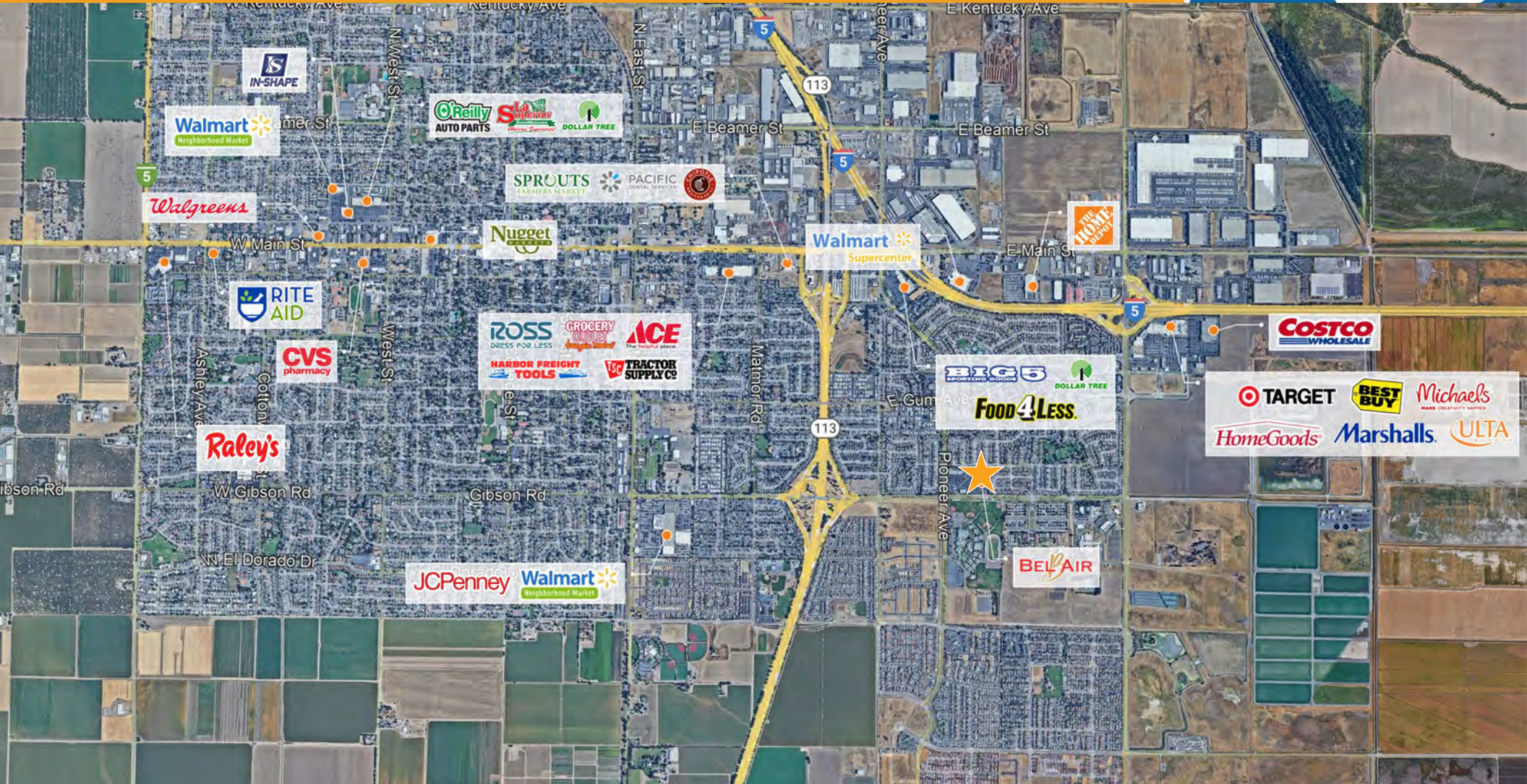




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## RETAIL TRADE AREA AERIAL

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