

GIBSON PLAZA

NEC E. GIBSON ROAD & PIONEER AVENUE
WOODLAND, CA



KEVIN SOARES
Executive Vice President
CA DRE ##01291491
ksoares@gallellire.com

JEFF HAGAN
Senior Vice President
CA DRE #01494218
jhagan@gallellire.com

MATT GOLDSTEIN
Vice President
CA DRE #01886233
mgoldstein@gallellire.com

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

GALLELLI REAL ESTATE
(916) 772-1700
www.GallellIRE.com

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

LOCATION OVERVIEW

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

TRAFFIC COUNTS



E. Gibson Rd
(west of Pioneer Ave)

±24,777

Pioneer Ave
(north of E. Gibson Rd)

±9,939

E. Gibson Rd
(east of Pioneer Ave)

±15,547

Pioneer Ave
(south of E. Gibson Rd)

±7,623

		1-MILE	3-MILE	5-MILE
	2025 TOTAL POPULATION	19,010	54,047	64,187
	2025 DAYTIME POPULATION	13,519	45,442	56,215
	2025 TOTAL EMPLOYEES	2,228	16,971	19,415
	2025 TOTAL HOUSEHOLDS	5,944	18,490	22,196
	2025 AVERAGE HOUSEHOLD INCOME	\$151,813	\$131,876	\$129,654

TENANTS

BEL AIR

aisle 1

Great Clips

BIG KAHUNA
FROZEN YOGURT

IGUANA'S
MEXICAN SALSAS

CLUB PILATES

jamba

FALAFEL CORNER

KUMON
MATH. READING. SUCCESS.

Little Caesars

fresh cleaners
www.freshcleaners.com

MR. PICKLE'S
SANDWICH SHOP

Golden1
Credit Union

WAVE
BROADBAND

PROPERTY OVERVIEW

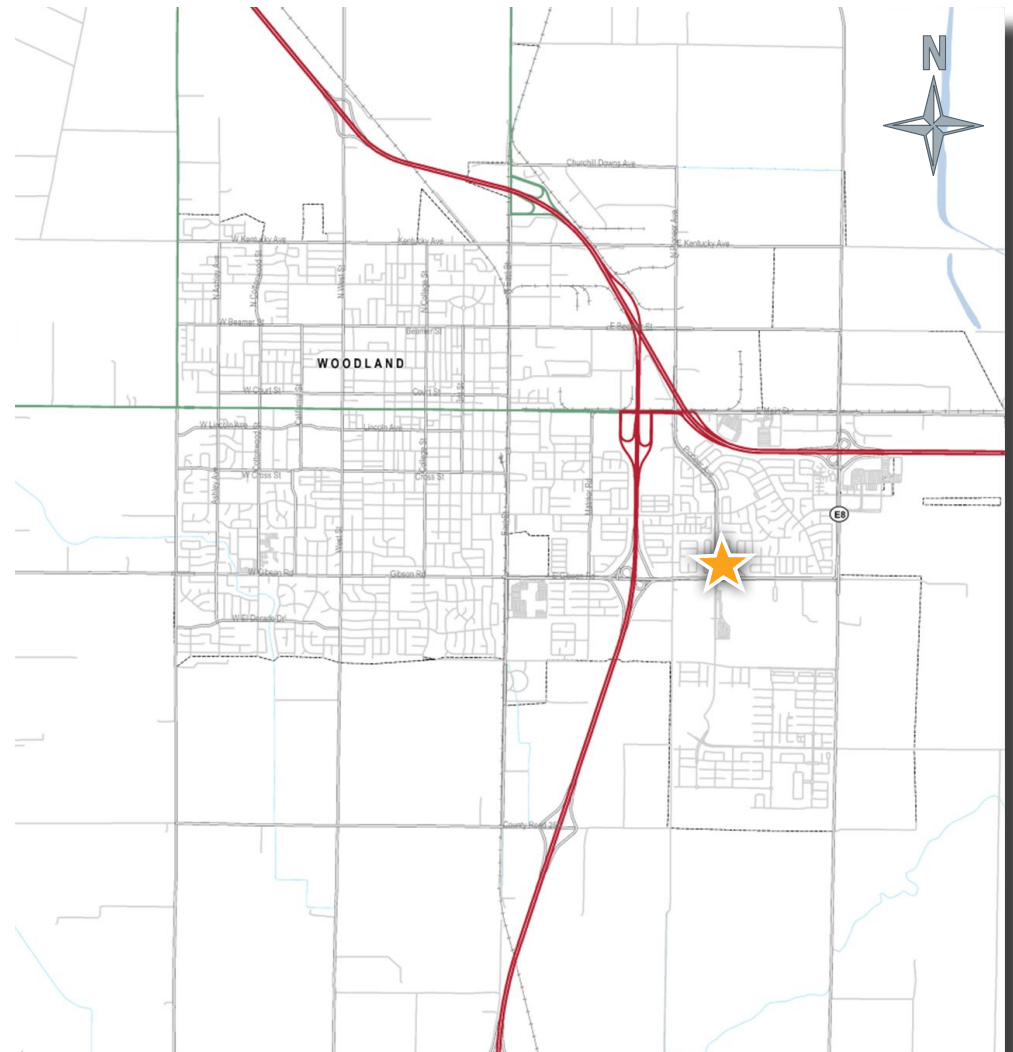
Gibson Plaza is located at the northeast corner of Gibson Road and Pioneer Avenue in Woodland, CA. This $\pm 88,200$ square foot neighborhood shopping center is anchored by Bel Air and is ideally situated in the Woodland trade area.

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, Target, Excel and Capitol Beverage Company.



SITE PLAN & LEASING

GIBSON PLAZA NEC E. GIBSON ROAD & PIONEER AVENUE - WOODLAND, CA



SUITE	TENANT	SQUARE FEET
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



Gary B. Gallelli, Broker
CA DRE #00811881

GALLELLI RETAIL TEAM

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CONTACT US

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Roseville, CA 95661
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PROPERTY AERIAL



IMMEDIATE VICINITY RETAIL AERIAL



PROPERTY PHOTOS





GIBSON PLAZA

FOR MORE INFORMATION

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