

1434-1460 E. MAIN STREET STREET, WOODLAND, CA

MAIN STREET MARKETPLACE

APPROVED SELF STORAGE PROJECT
±143,000 SF

±3,000 SF
END CAP
SPACE

ON RAMP & OFF RAMP
113

±1,500 SF
END CAP
SPACE



FUTURE
OFFICE
SPACE

E. MAIN STREET

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YOLO COUNTY'S ONLY PLANNED SPROUTS FARMERS MARKET AND WOODLAND'S NEWEST GROCERY ANCHORED SHOPPING CENTER!

Main Street Marketplace is conveniently located in the heart of Woodland at the SWQ of Hwy 113 & E Main Street. This center out positions competing shopping centers as it is easily accessible from each quadrant of Woodland. The ±34,695 square foot shopping center is anchored by Sprouts Farmer's Market and will be Woodland's newest grocery anchored center. Main Street Marketplace is one of a few centers that has the ability to draw in shoppers from a wide variety of sectors:

- The market position of Main Street Marketplace will draw shoppers from neighboring towns such as Knights Landing, Esparto and Zamora. Highway 113, Main Street and I-5 all provide an easy, quick drive to the center.
- Residential neighborhoods surround the center to the NW, SW, & SE making it a great convenient choice for shopping.
- Industrial properties are to the NE and include national retail distribution centers that provide a large employment base for the city.
- Downtown commercial corridor directly to the West that includes the Yolo County seat, many street fairs/events, and many small businesses.
- Hwy 113 travelers are adjacent to center & I-5 travelers are less than 0.50 miles to East making the center easily accessible.
- One of the world's largest tomato canning facilities, Pacific Coast Producers is directly across the street. A major employer and draw for visitors, vendors and farmers giving excellent exposure to the center.

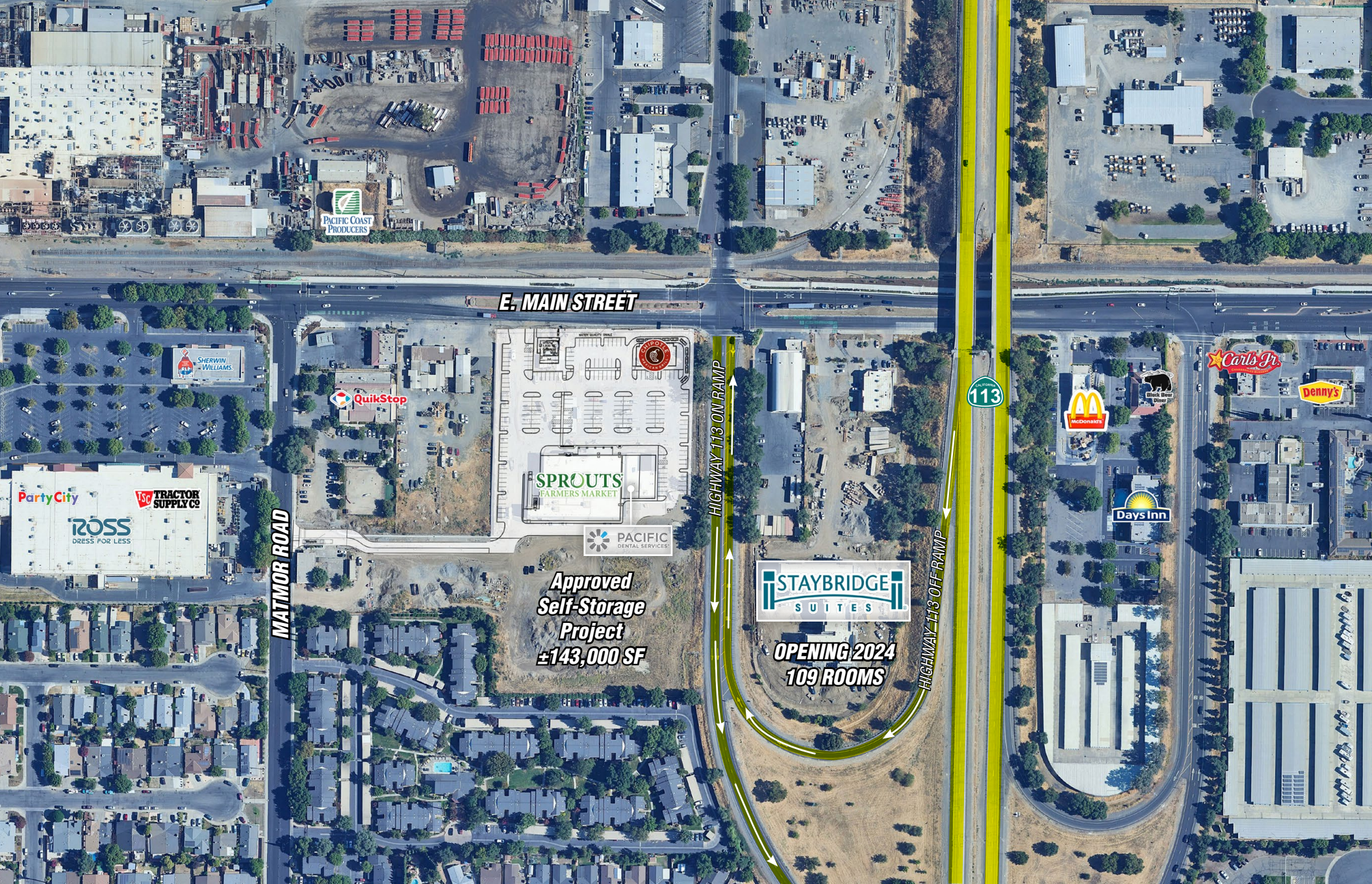
The City of Woodland benefits from a strong presence of industrial distribution centers of which significantly contribute to the local job market. Notable companies that have established distribution centers in Woodland include Rite Aid, Target, Walgreens, Rite Aid, SC Johnson, PGP International, True Value Hardware, See's Candies and Capitol Beverage Company.

The county of Yolo benefits from its heritage and continued production in agriculture commodities that are sold all over the world. Yolo County's 2019 agriculture production was \$765M which is a 13.2% increase over the previous year. Top commodities include Almonds, Grapes, Tomatoes and Rice. Yolo County reported almost 23k acres of organic products which makes Yolo County in the Top 25 counties in the State of California, which is ranked #1 in the United States.



TENANTS WITHIN CLOSE PROXIMITY:

ROSS, BLACK BEAR DINER, TRACTOR
SUPPLY, OFFICE DEPOT, PARTY CITY,
DENNY'S, CARL'S JR., GROCERY OUTLET



GET TO KNOW
YOUR NEIGHBORS.



**SURROUNDED
BY AFFLUENCE**

ROSS
DRESS FOR LESS

Carl's Jr.
CHARBROILED BURGERS

**GROCERY
OUTLET**
bargain market

**TSC TRACTOR
SUPPLY CO.**

**Black Bear
DINER**

**HARBOR FREIGHT
TOOLS**

Denny's

Office DEPOT.

McDonald's

**SHERWIN
WILLIAMS.**

**STAYBRIDGE
SUITES**

113

NOW OPEN!
SPROUTS
FARMERS MARKET

E. MAIN STREET

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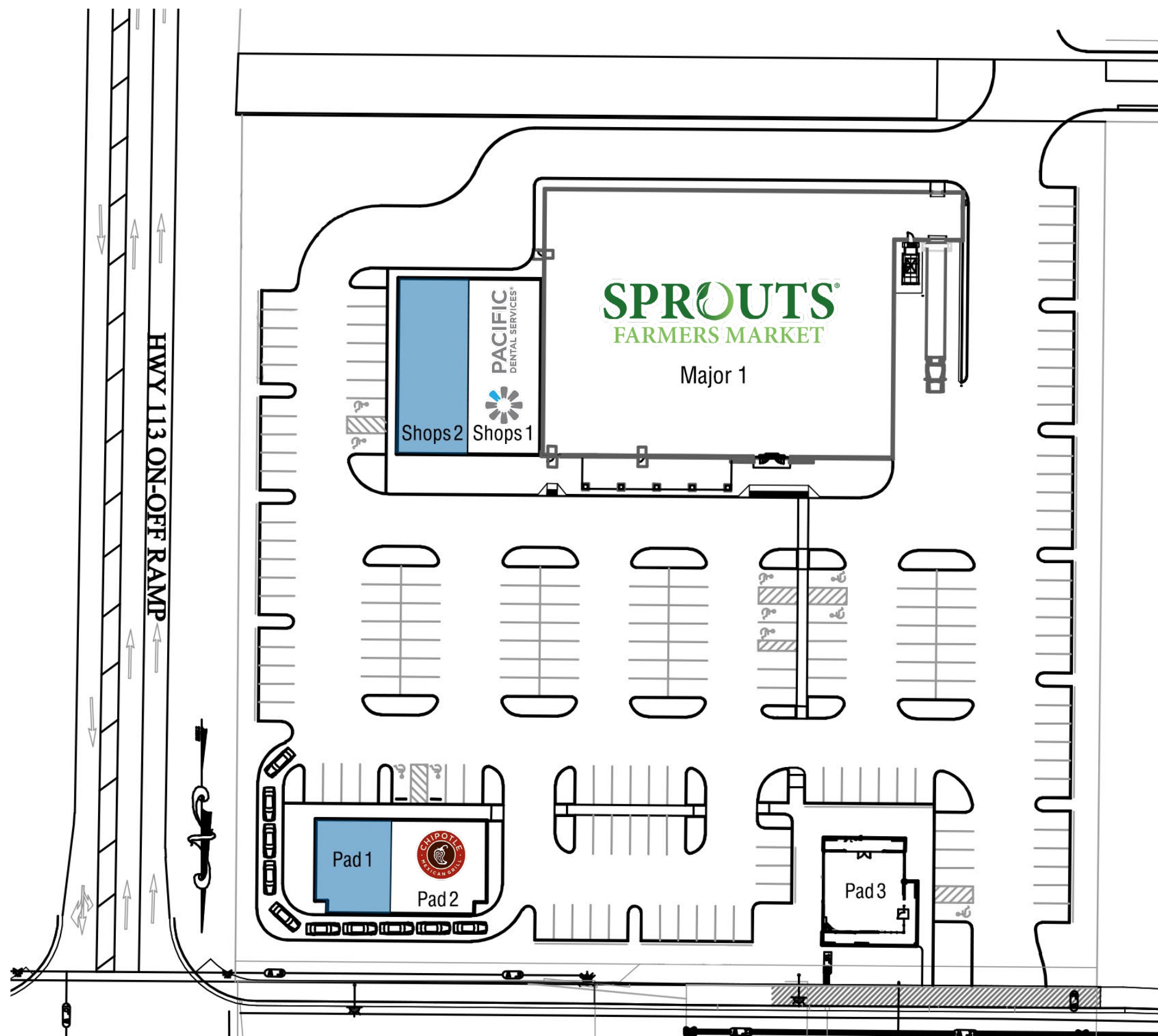


TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2024 Total Population	15,558	62,939	64,339
 2024 Daytime Population	15,521	57,477	59,317
 2024 Total Employees	7,314	23,107	24,040
 2024 Total Households	5,076	21,879	22,399
 2024 Average Household Income	\$114,423	\$132,810	\$133,741
	E. Main Street (west of Hwy 113)	Hwy 113 (north of E. Main St)	Hwy 113 (south of E. Main St)
 Traffic Counts	24,845	8,400	20,600

SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
Major	Sprouts	—
Shops 1	Pacific Dental	—
Shops 2	AVAILABLE	3,000
Pad 1	AVAILABLE	1,500
Pad 2	Chipotle	—
Pad 3	Future Office Space	—

GALLELLI RETAIL TEAM

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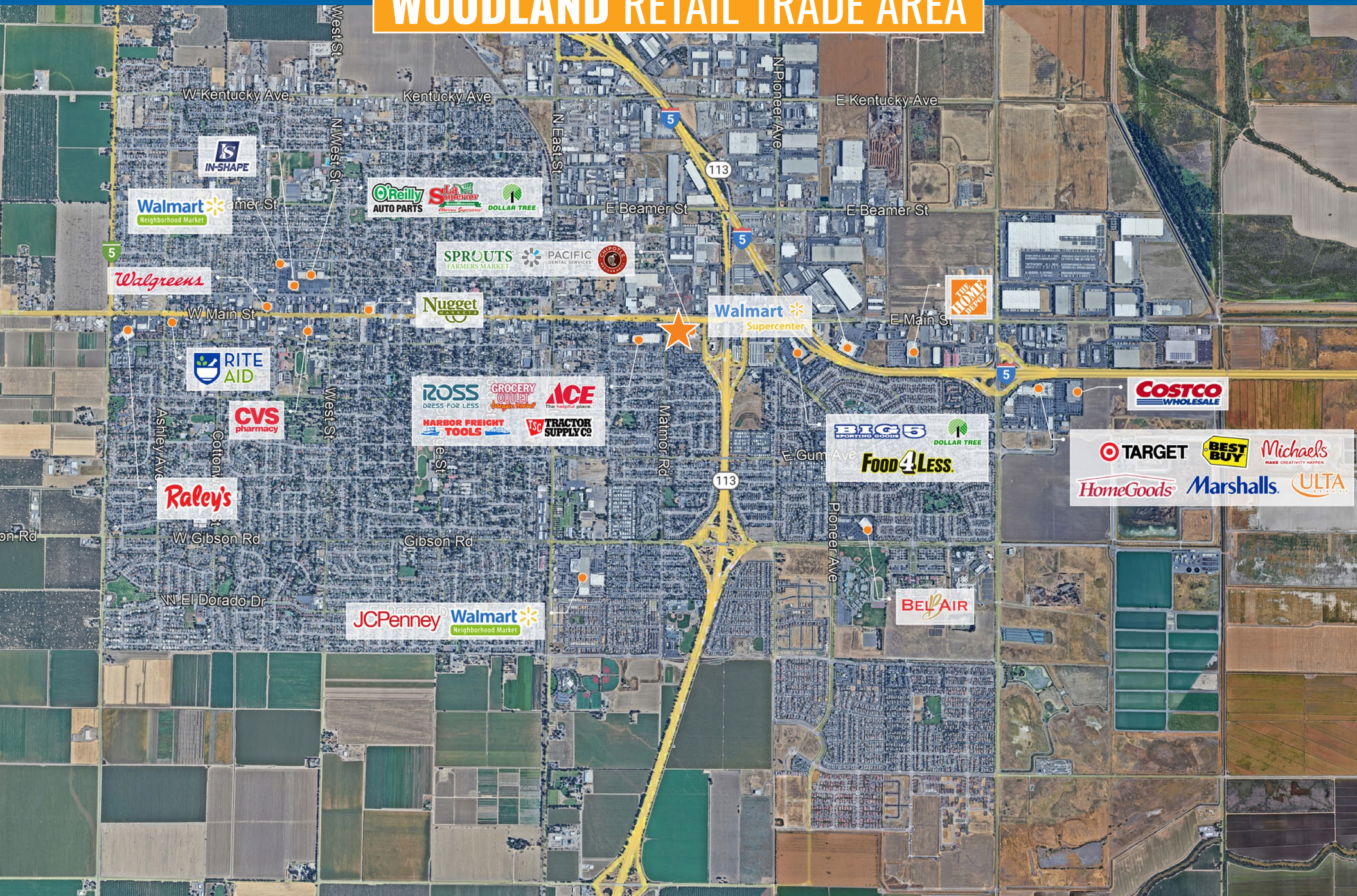


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WOODLAND RETAIL TRADE AREA



MEET THE GALLELLI RETAIL TEAM

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