

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.

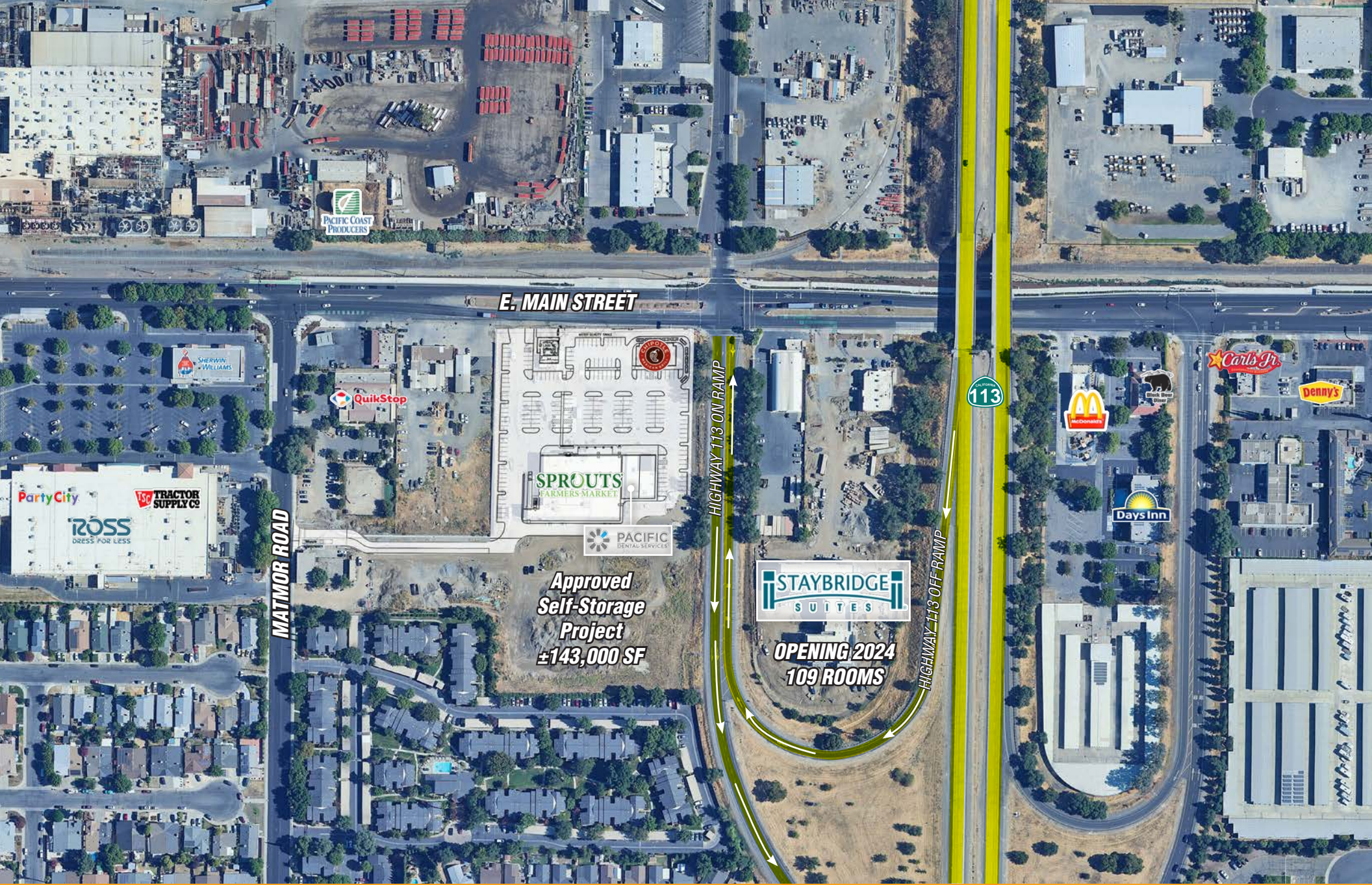
The City of Woodland benefits from a strong presence of industrial distribution centers of which significantly contribute to the local job market. Notable companies that have established distribution centers in Woodland include Rite Aid, Target, Walgreens, Rite Aid, SC Johnson, PGP International, True 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



**E. MAIN STREET**

**MATMOR ROAD**

**113**

HIGHWAY 113 ON RAMP

HIGHWAY 113 OFF RAMP

**Approved  
Self-Storage  
Project  
±143,000 SF**

**STAYBRIDGE  
SUITES**

**OPENING 2024  
109 ROOMS**

**GET TO KNOW  
YOUR NEIGHBORS.**



# SURROUNDED BY AFFLUENCE

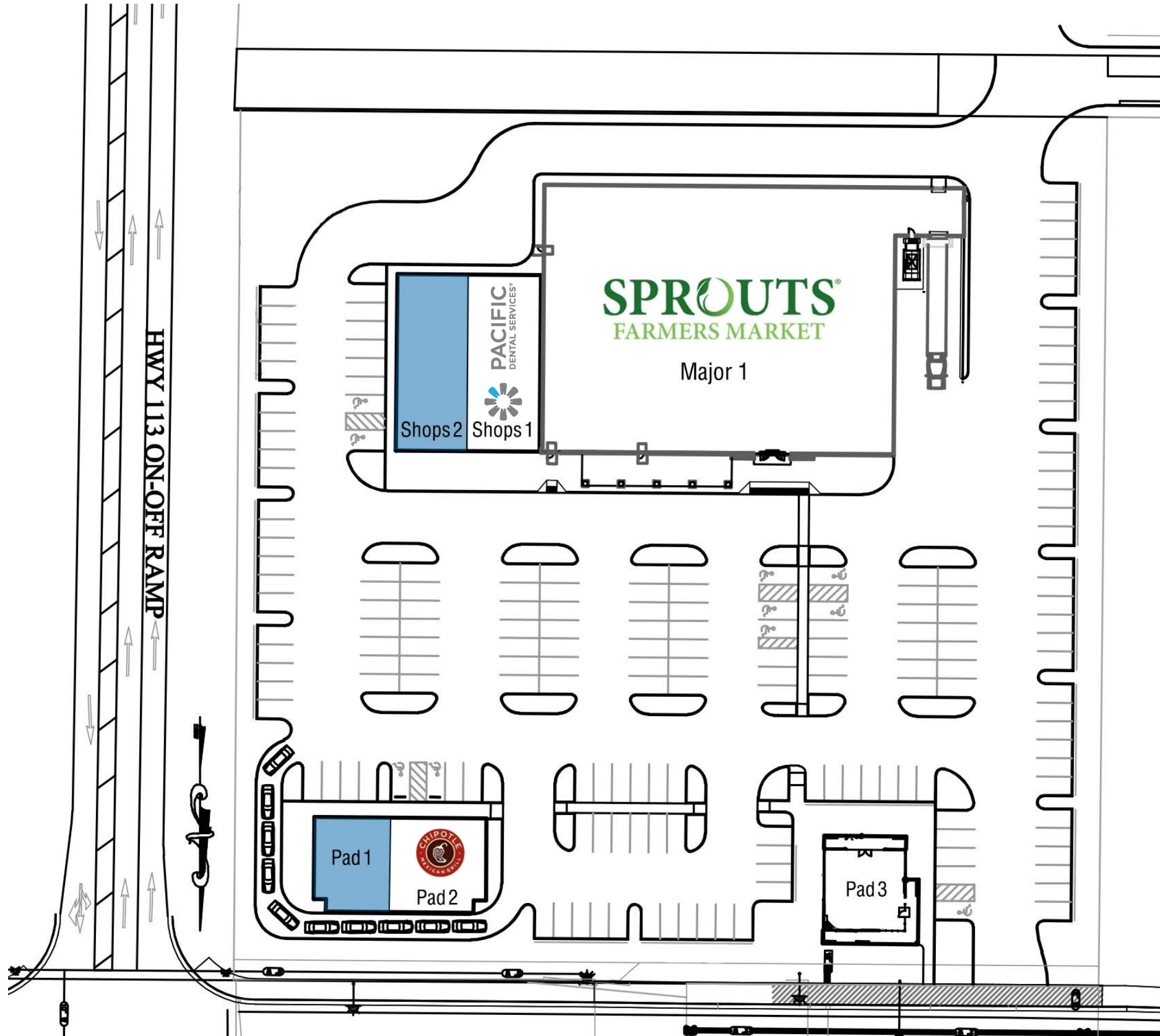


# TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2023 Total Population	16,250	63,461	64,834
 2023 Daytime Population	15,606	57,865	59,759
 2023 Total Employees	7,621	22,207	23,165
 2023 Total Households	5,011	21,290	21,787
 2023 Average Household Income	\$90,438	\$106,560	\$106,575
	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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# WOODLAND RETAIL TRADE AREA



## MEET THE GALLELLI RETAIL TEAM

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