

FOR SUBLEASE | SYCAMORE POINTE SHOPPING CENTER

SEC Main Street & Pioneer Ave, Woodland, CA 95776



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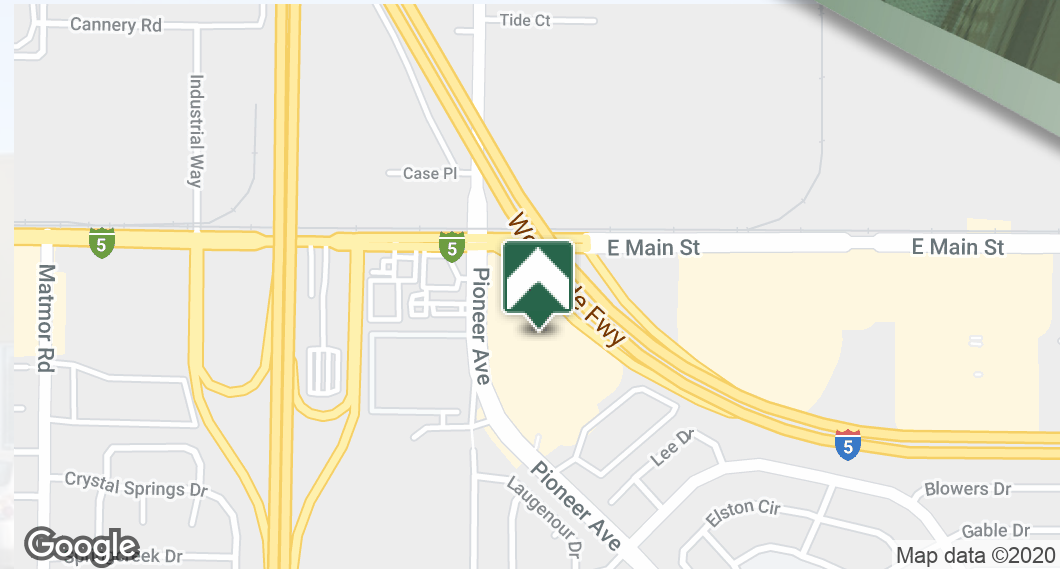
TRI Commercial Real Estate Services 532 Gibson Drive, Suite 200, Roseville, CA 95678



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PROPERTY SUMMARY

SEC Main Street & Pioneer Ave
Woodland, CA 95776



PROPERTY HIGHLIGHTS

- Tremendous daytime population
- Near Wal Mart, Home Depot, Costco, Target, Michaels, Best Buy, Pet Extreme, Ross, Grocery Outlet, Harbor Freight Tools, Tractor Supply, and Party City
- The East Main Street & Pioneer Avenue intersection is one of the busiest intersections, in town with over 50,000 cars each day
- Excellent accessibility to an expanded regional trade area from its location at Main Street & I-5
- Just north of the Spring Lake Development, a major area of residential growth, which is bringing over 4,000 new homes and 11,000 new residents to Woodland

SUBLEASE SUMMARY

Total SF:	±7,500 SF
Lease Term Ending:	12/31/2022
Lease Rate:	\$1.25/SF/ Month
CAM Charges:	\$2,325.00/Month
Pylon Signage Rental Fee:	\$43.00/Month
Options:	Two - 5 year options

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RETAILER MAP
SEC Main Street & Pioneer Ave
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FOR LEASE RETAIL PROPERTY

ADDITIONAL PHOTOS

SEC Main Street & Pioneer Ave



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LOCATION MAP

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Map data ©2020