FOR SALE OR LEASE » DOWNTOWN WOODLAND OFFICE/RETAIL BUILDING



WOODLAND, CA



DAVID HERRERA

Executive Vice President +1 916 563 3032 david.herrera@colliers.com License #01484908

TREVOR JACKSON

Associate +1 916 563 3048 trevor.jackson@colliers.com License #02093554



SUMMARY

SALE PRICE » **\$1,395,000**

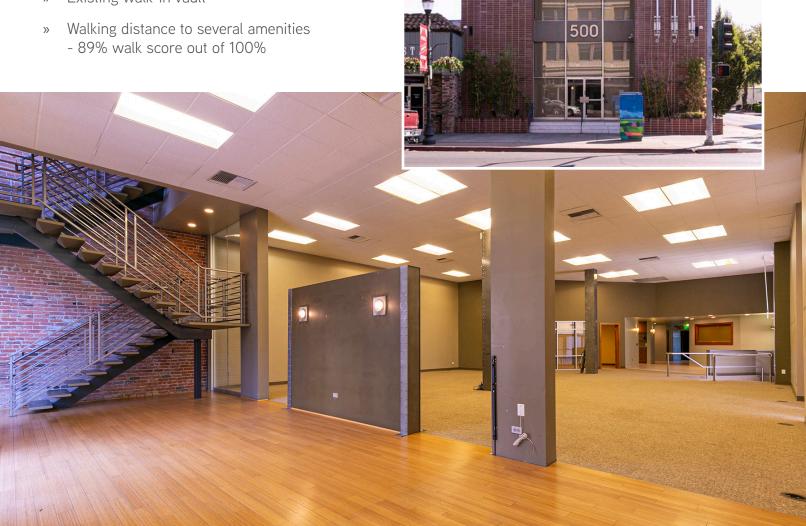
HIGHLIGHTS

- Divisible to ±4.675 SF
- Centrally located in Downtown Woodland
- Corner location with high traffic volume (Main St. - ±16.400 ADT)
- Recently renovated, including 4 restrooms
- Exposed wood trusses
- Excellent interior lighting
- Existing walk-in vault

AVAILABLE » ±9,350 SF

1ST FLOOR » **\$1.25 NNN**

2ND FLOOR » \$0.85 MG



PROPERTY DOWNTOWN WOODLAND OFFICE/RETAIL BUILDING > 500 MAIN STREET

PHOTOS















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/////WHY WOODLAND

Downtown Woodland is Yolo County's best kept secret. Downtown is experiencing expansions and new businesses all while keeping the Downtown Historic look. Vacancies are being filled and small businesses are a true life line for the area. Main Street is gorgeous with well-kept historic buildings and tree-lined sidewalks.

Downtown Woodland and the Fair Grounds host major events every Spring through Fall that bring tens of thousands of people to Woodland. Whether it be the Yolo County Fair, Yolo Brewfest, CA Honey Festival, Celtic Games, Woodland Winefest, etc. Downtown Woodland has turned into a destination and not just a rearview town.



2019 DEMOGRAPHICS



Maria's Cantina

60,717 Total Population



and Salsas

31,106 Daytime Employees

27. La Fogata Restaurant



20,973 Total Housing Units