

FOR SALE OR LEASE » DOWNTOWN WOODLAND OFFICE/RETAIL BUILDING

500 MAIN STREET

WOODLAND, CA



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PROPERTY DOWNTOWN WOODLAND OFFICE/RETAIL BUILDING > 500 MAIN STREET

SUMMARY

SALE PRICE » **\$1,395,000**

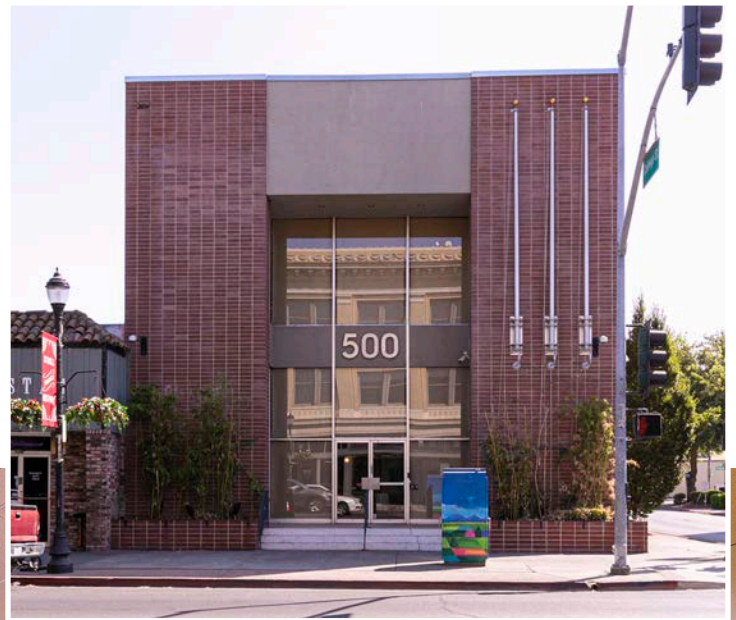
AVAILABLE » **±9,350 SF**

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
- » Walking distance to several amenities
- 89% walk score out of 100%

1ST FLOOR » **\$1.25 NNN**

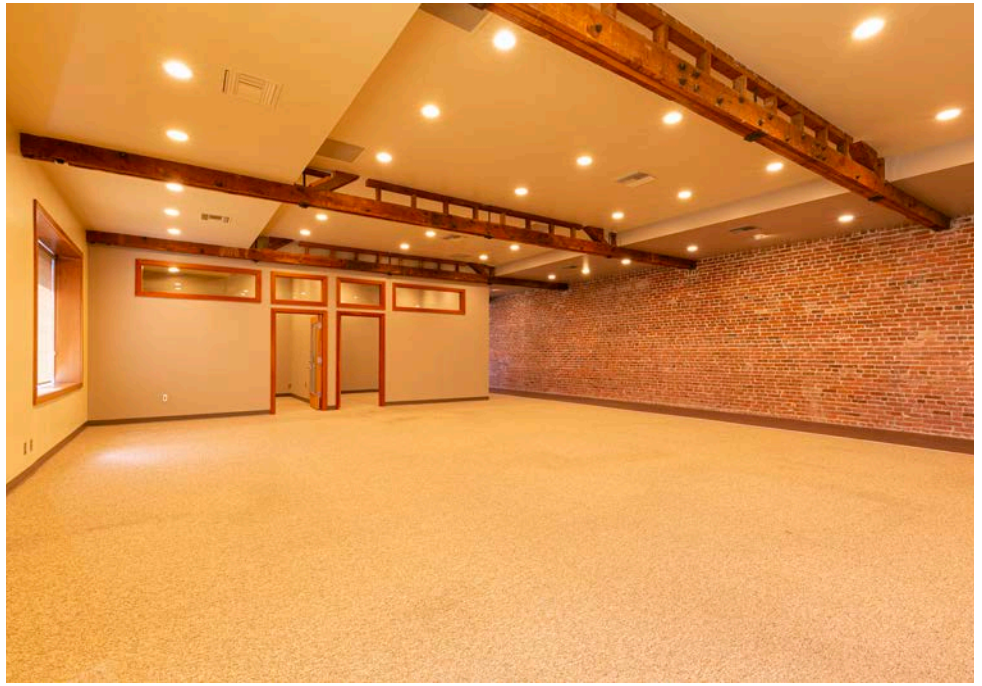
2ND FLOOR » **\$0.85 MG**



PROPERTY

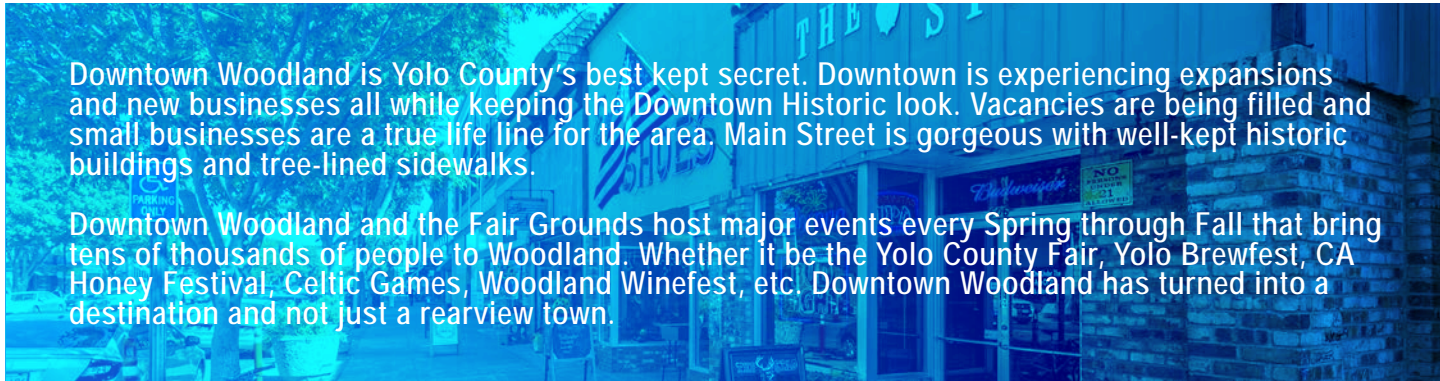
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PHOTOS



LOCATION DOWNTOWN WOODLAND OFFICE/RETAIL BUILDING > 500 MAIN STREET

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



60,717
Total Population



31,106
Daytime Employees



20,973
Total Housing Units