

WESTGATE SHOPPING CENTER
361 - 383 W MAIN STREET
& 895 W LINCOLN AVE
WOODLAND, CA

FOR LEASE

968 SF - 6,950 SF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

Race Merritt
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916.779.1000

FEATURES:

- Anchored by the high-volume Raley’s Supermarket—which is the dominant grocer in West Woodland
- Excellent co-tenancy, including Jo-Ann’s, Togo’s, Edward Jones and Country Waffles
- Easy ingress and egress
- Monument signage available
- Abundant parking
- Suite 353-H is a turn-key laundromat

PROPERTY DETAILS:

The Westgate Shopping Center is approximately a 111,783 SF neighborhood center that is strategically located to serve the core of the western Woodland trade area that has very limited competition. The shopping center is situated on the west side of the city of Woodland along two main arterials and also benefits from great access and visibility from the signalized corner of two main arterials. The property is anchored by the high volume and very busy Raley’s Supermarket, which is the dominant grocer in the area, and has an excellent tenant mix of complimentary uses.

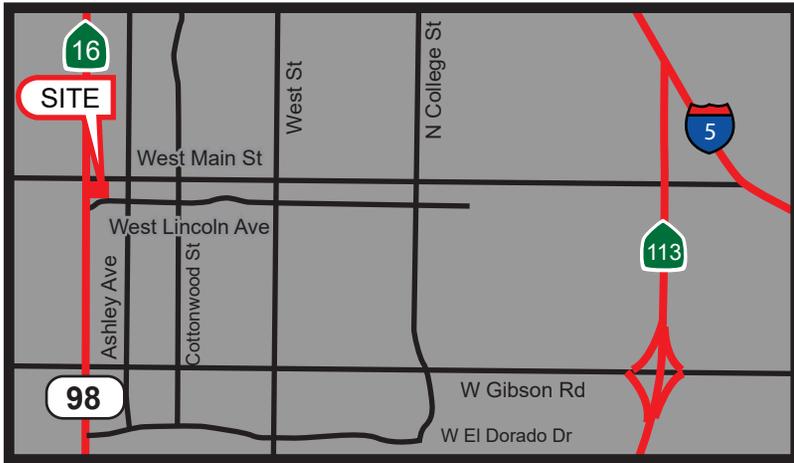
LEASE RATES:

\$1.39 - \$2.29 PSF, NNN

NNN costs are approximately \$0.42 PSF.

DEMOGRAPHICS:

	1 mile	3 mile	5 mile
2018 Population (est):	13,562	47,943	64,929
2018 Avg. HH Income:	\$66,647	\$72,533	\$81,167
Daily Traffic Count:	W Main St 13,236 & Rd 98 18,005		



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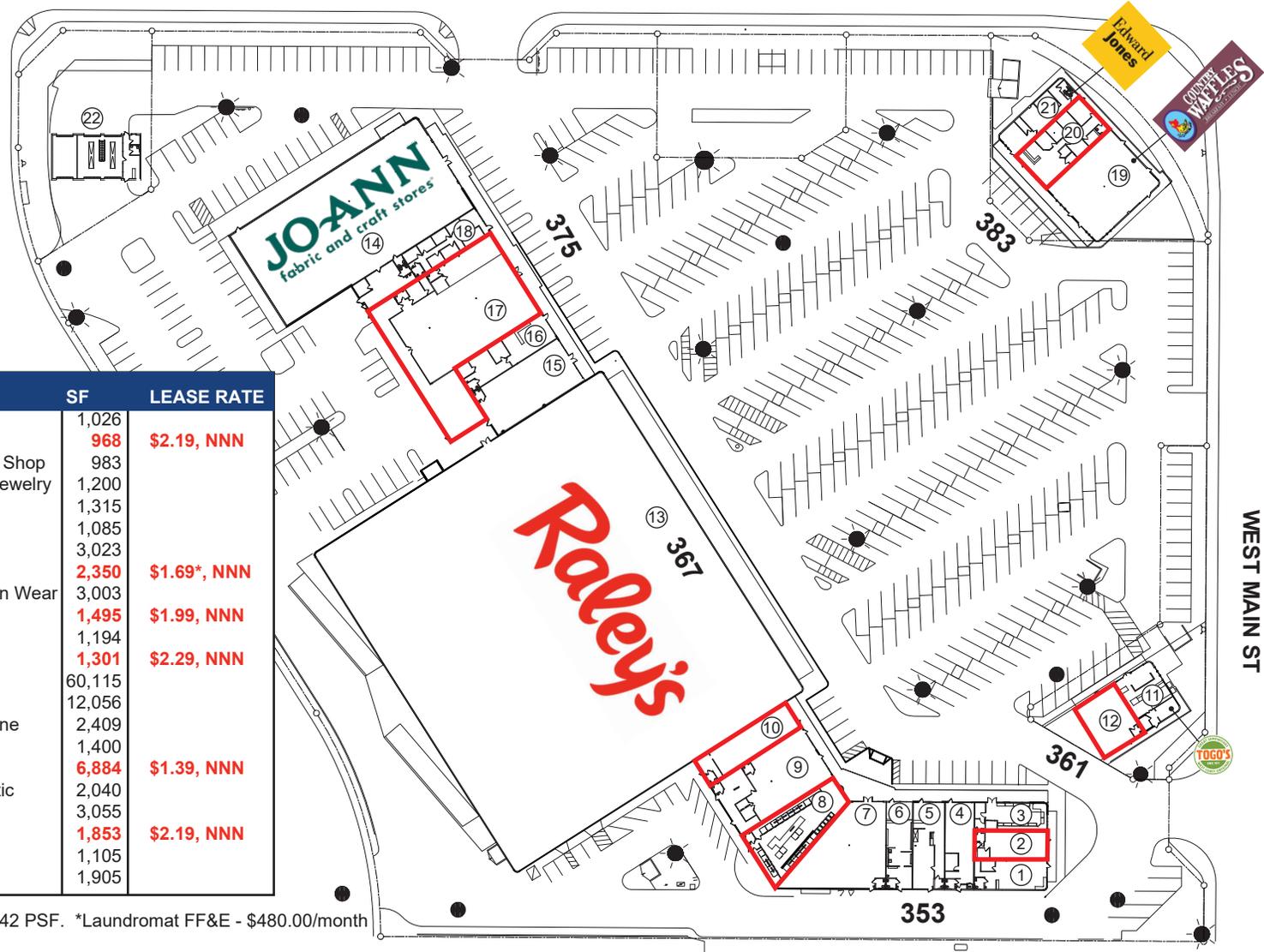
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COUNTY ROAD 98

SITE PLAN



Suite	Tenant	SF	LEASE RATE
1. 353-A	Woodland Nails	1,026	
2. 353-B	AVAILABLE	968	\$2.19, NNN
3. 353-C	Woodland Smoke Shop	983	
4. 353-D	Dan T's Custom Jewelry	1,200	
5. 353-E	Fiatto's Pizzeria	1,315	
6. 353-F	Precision 6	1,085	
7. 353-G	Golden Dragon	3,023	
8. 353-H	AVAILABLE	2,350	\$1.69*, NNN
9. 353-J	Woodland Western Wear	3,003	
10. 353-K	AVAILABLE	1,495	\$1.99, NNN
11. 361-A	Togo's	1,194	
12. 361-B	AVAILABLE	1,301	\$2.29, NNN
13. 367	Raley's	60,115	
14. 375	Jo-Ann Fabrics	12,056	
15. 375-A	Sol Mexican Cuisine	2,409	
16. 375-B	Pure Water	1,400	
17. 375-C	AVAILABLE	6,884	\$1.39, NNN
18. 375-D	Phillips Chiropractic	2,040	
19. 383-A	Country Waffles	3,055	
20. 383-C	AVAILABLE	1,853	\$2.19, NNN
21. 383-D	Edward Jones	1,105	
22. 895	US Oil Changers	1,905	

NNN costs are approximately \$0.42 PSF. *Laundromat FF&E - \$480.00/month

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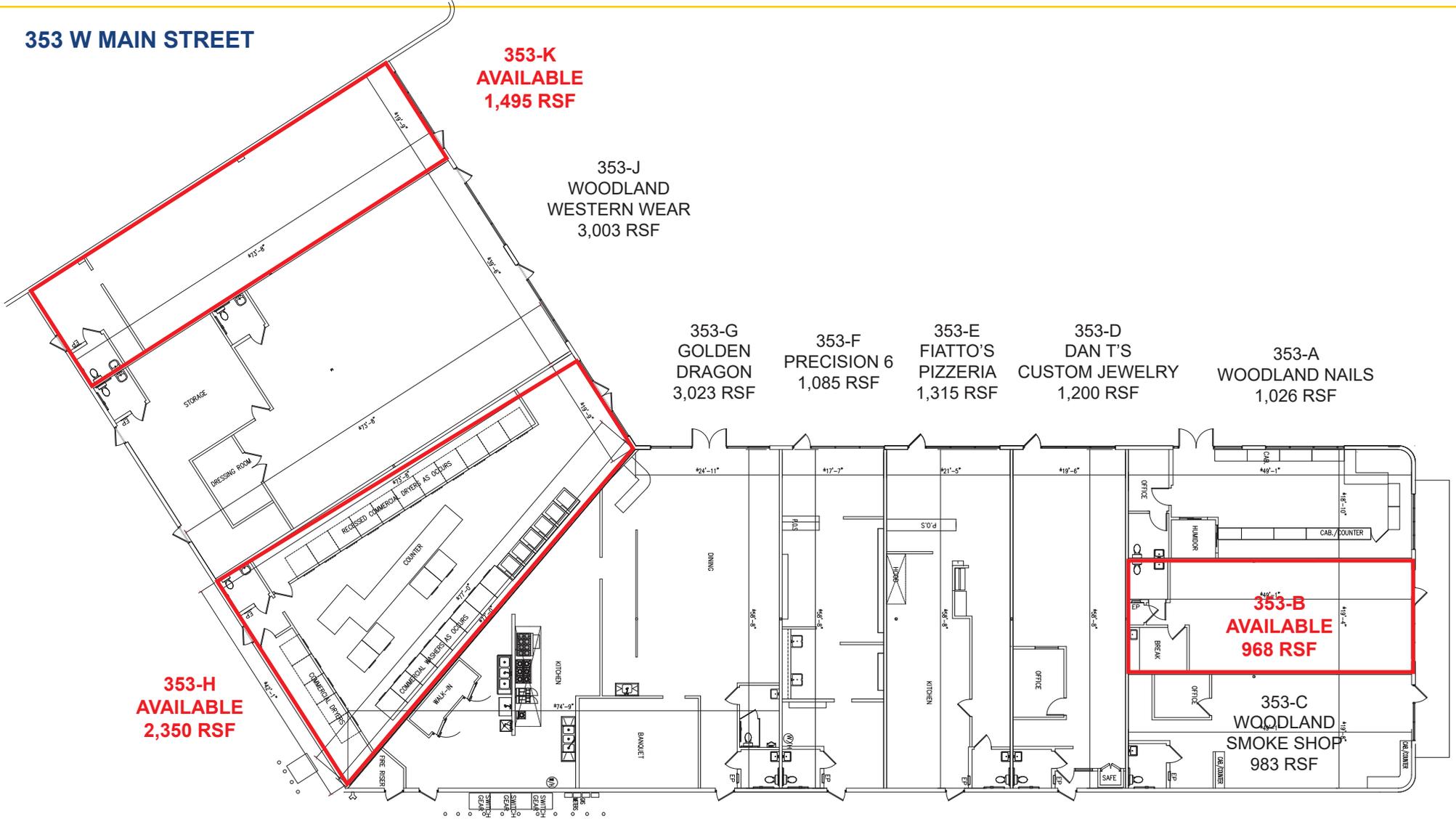
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353 W MAIN STREET



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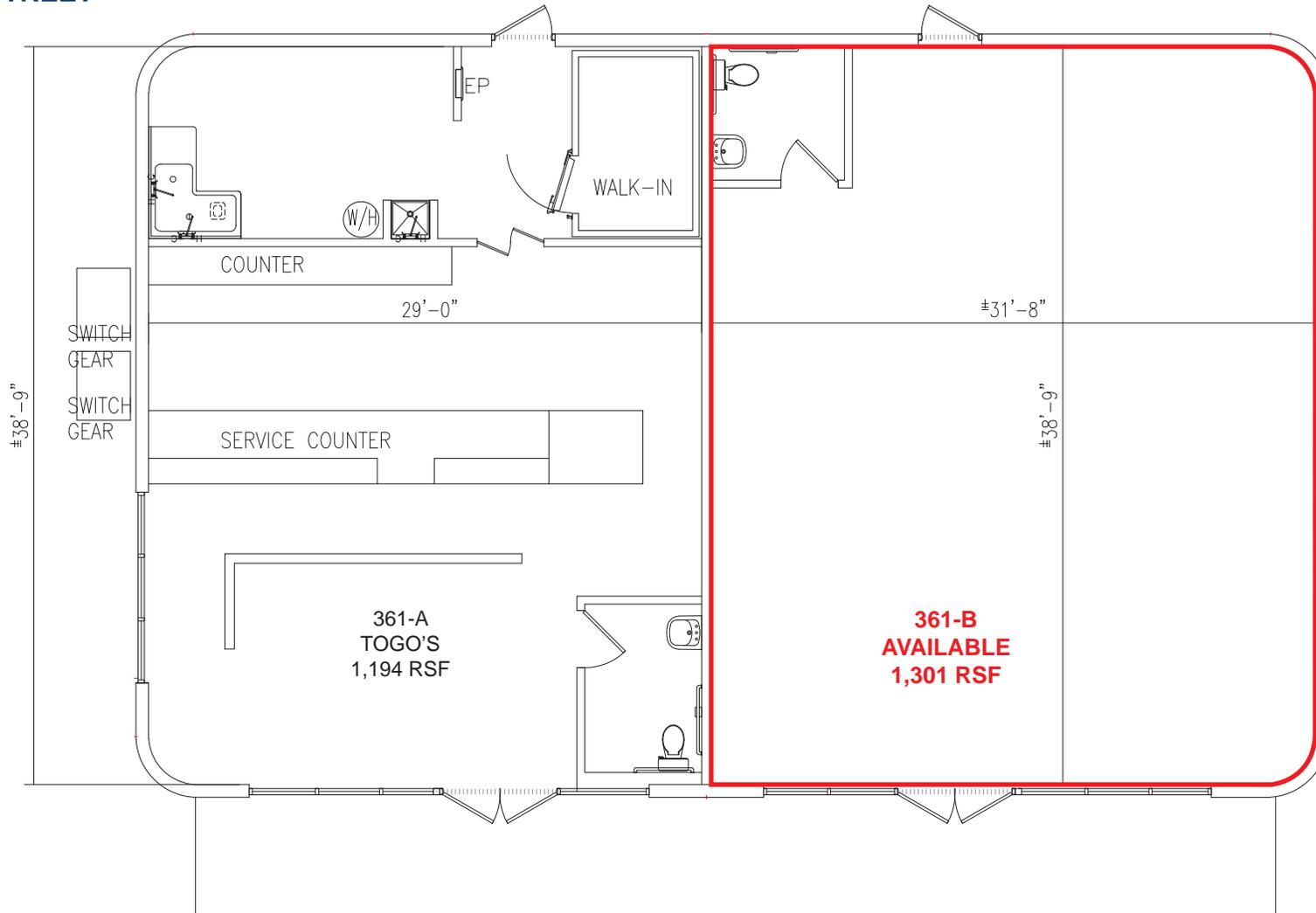
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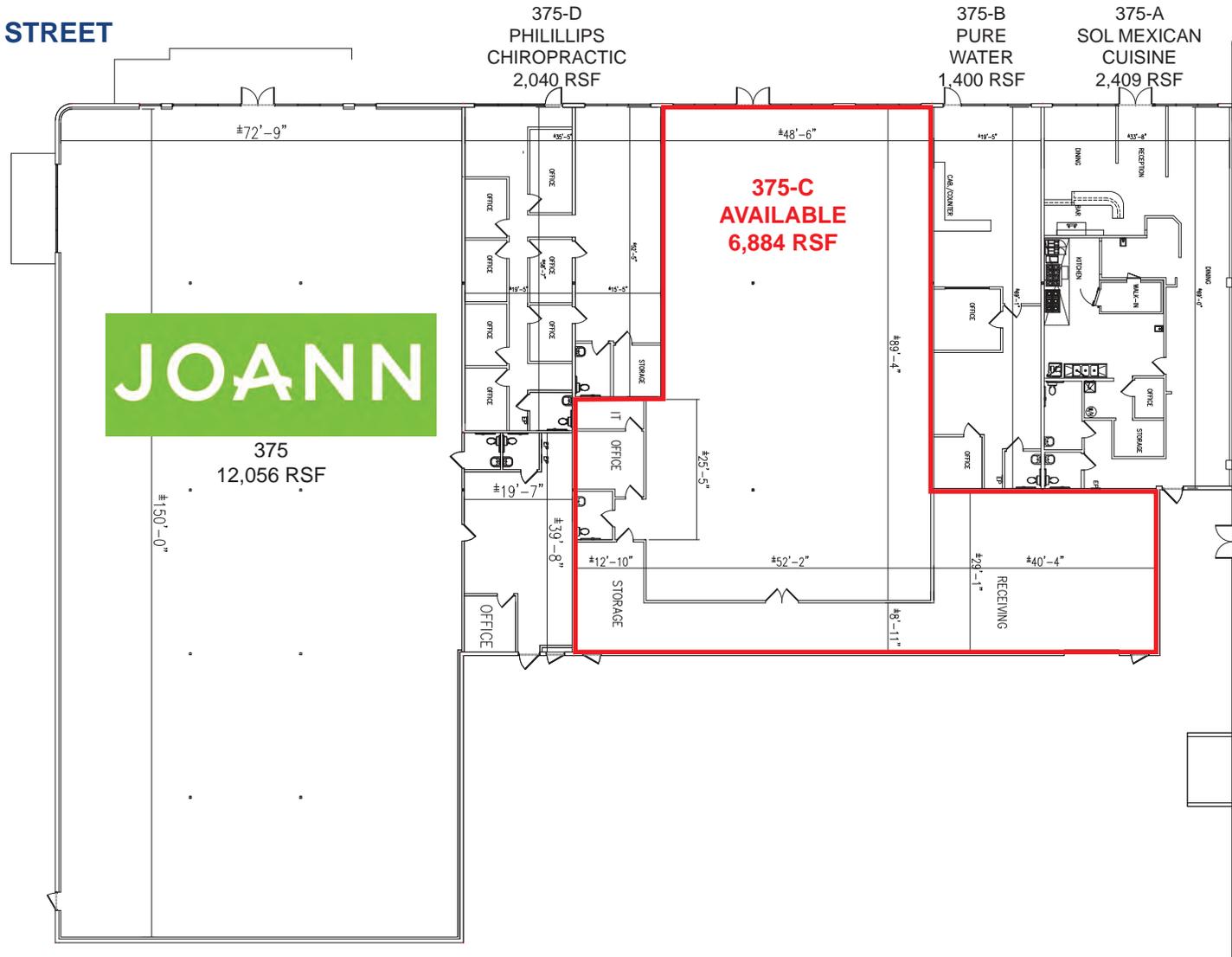
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375 W MAIN STREET



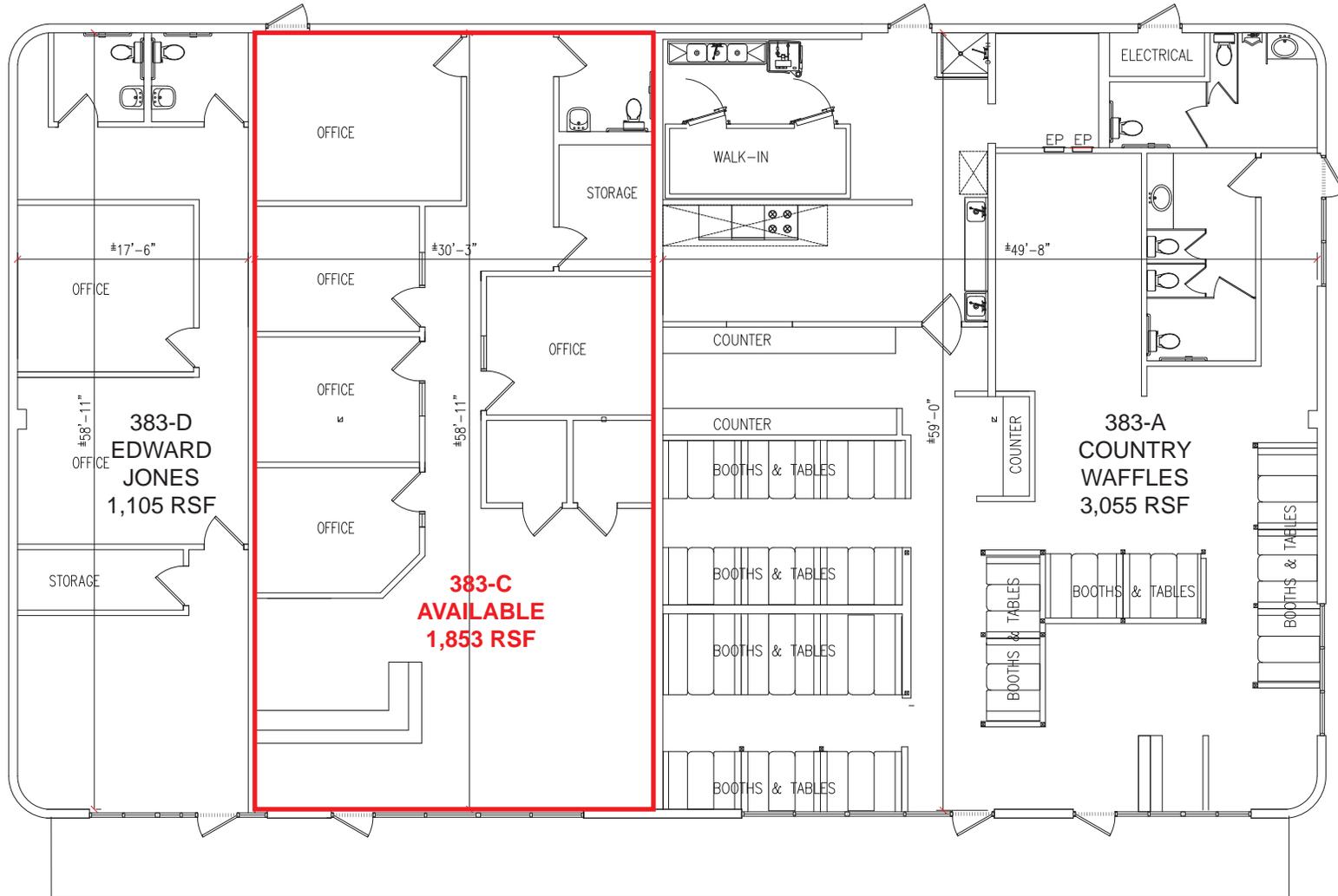
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