

MAIN STREET MARKETPLACE

SWC E. Main Street & Highway 113 - Woodland, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

WILL BE ONE OF WOODLAND'S NEWEST GROCERY-ANCHORED RETAIL CENTERS!

Front Elevation

E. Main Street



COMING FALL 2023

Left Side Elevation

Highway 113



Gary Gallelli
President
CA DRE #01099383
gary@GallelliRE.com

Aman Bains
Associate
CA DRE #02101492
abains@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 784 2700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



MAIN STREET MARKETPLACE

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location: SWC E. Main Street and Highway 113
Woodland, CA

anchor tenants: Sprouts Farmer's Market

shopping center GLA: ±34,695 Square Feet (GLA)

availability: ±3,000 SF End Cap Shop Space



2022 total population

1-mile	15,514
3-mile	62,538
5-mile	63,842



2022 daytime population

1-mile	19,670
3-mile	67,233
5-mile	69,443



2022 total employees

1-mile	11,154
3-mile	31,764
5-mile	33,119



2022 total households

1-mile	4,960
3-mile	21,599
5-mile	22,089



2022 average HH income

1-mile	\$89,461
3-mile	\$106,526
5-mile	\$106,657

traffic counts

E. Main Street (west of Hwy 113)	24,845
Hwy 113 (north of E. Main St)	8,400
Hwy 113 (south of E. Main St)	20,600



tenants within close proximity:



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MAIN STREET MARKETPLACE

PROPERTY OVERVIEW

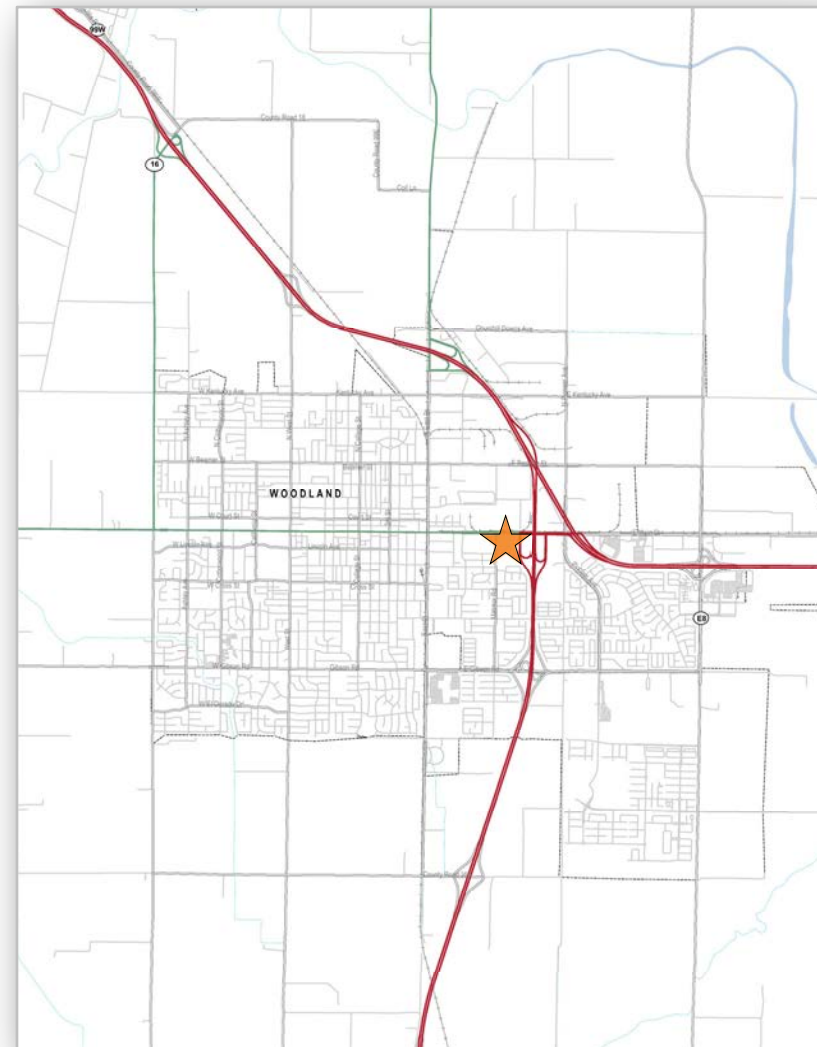
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Main Street Marketplace is conveniently located in the heart of Woodland at the SWQ of Hwy 113 & E Main Street. This center out positions competing shopping centers as it is easily accessible from each quadrant of Woodland. The ±34,695 square foot shopping center will be 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, Highway 16 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.



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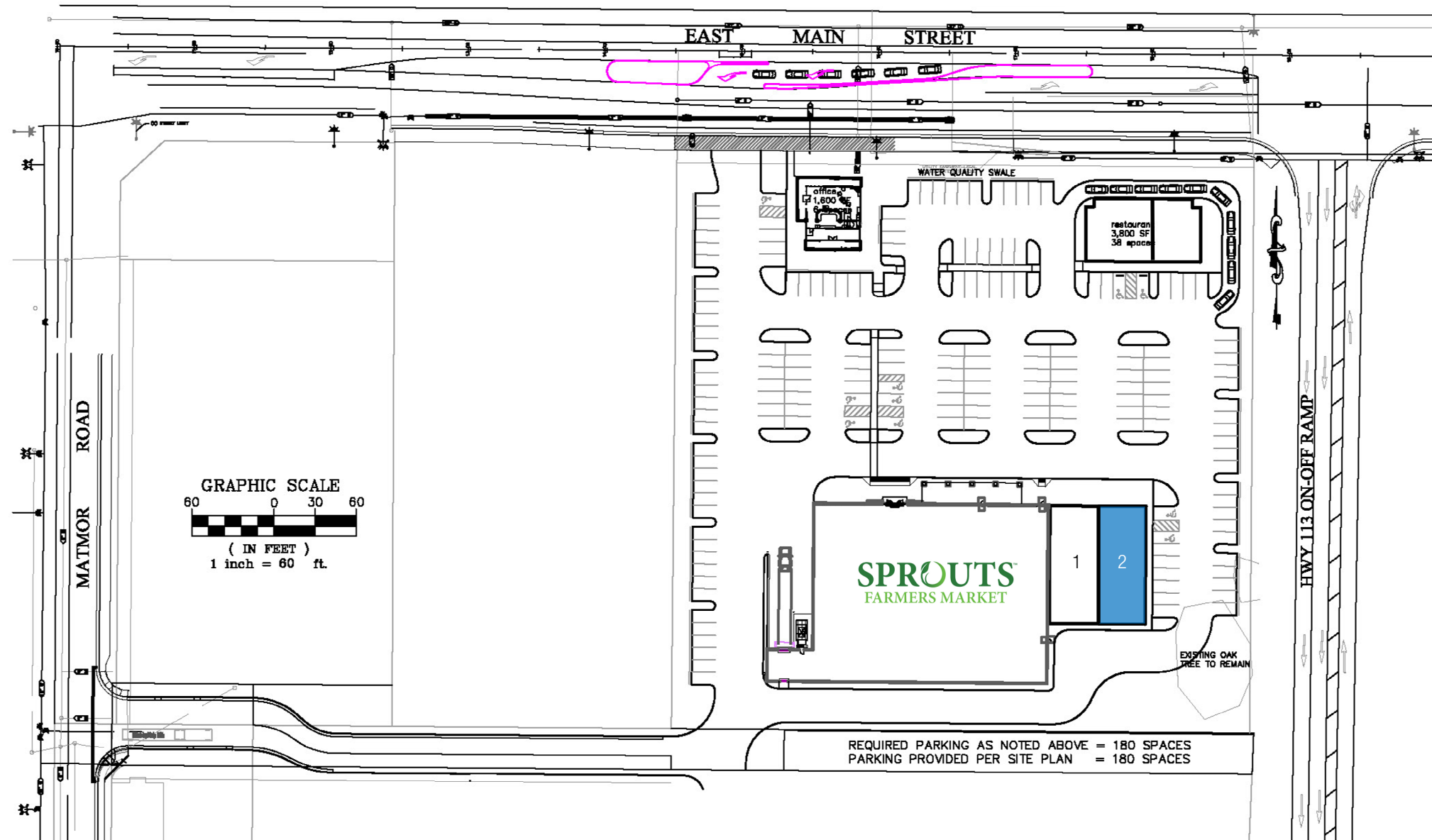
1434-1460 E. Main Street

SWQ E. Main Street & Highway 113 - Woodland, CA

SITE PLAN



SUITE	TENANT	SQ. FT.
Major	Sprouts	23,275
Shops 1	AT LEASE	3,000
Shops 2	AVAILABLE	3,000
Drive Thru	AT LEASE	2,300
End Cap	AT LEASE	1,800



For leasing information,
please contact:

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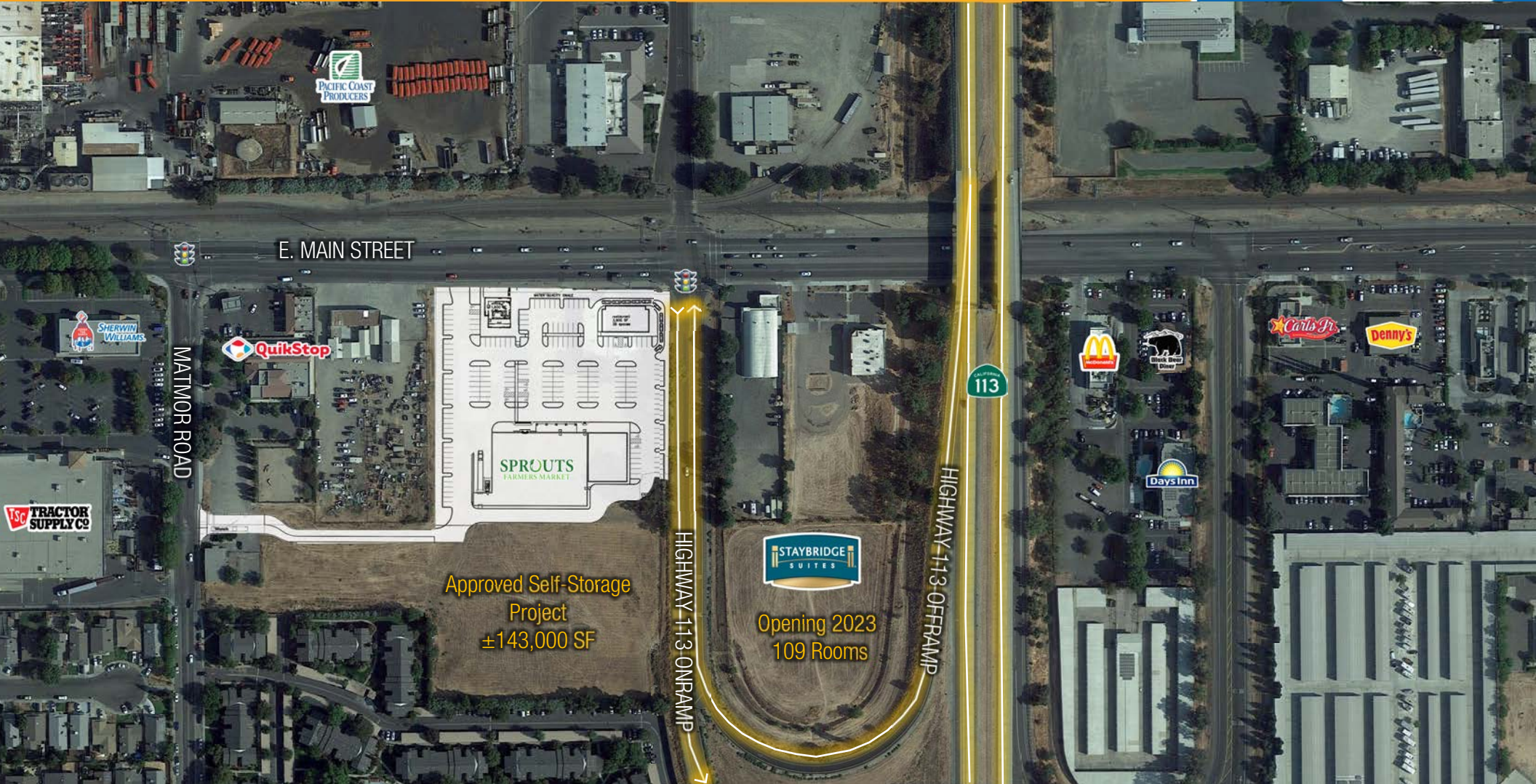
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MAIN STREET MARKETPLACE

CLOSE UP AERIAL

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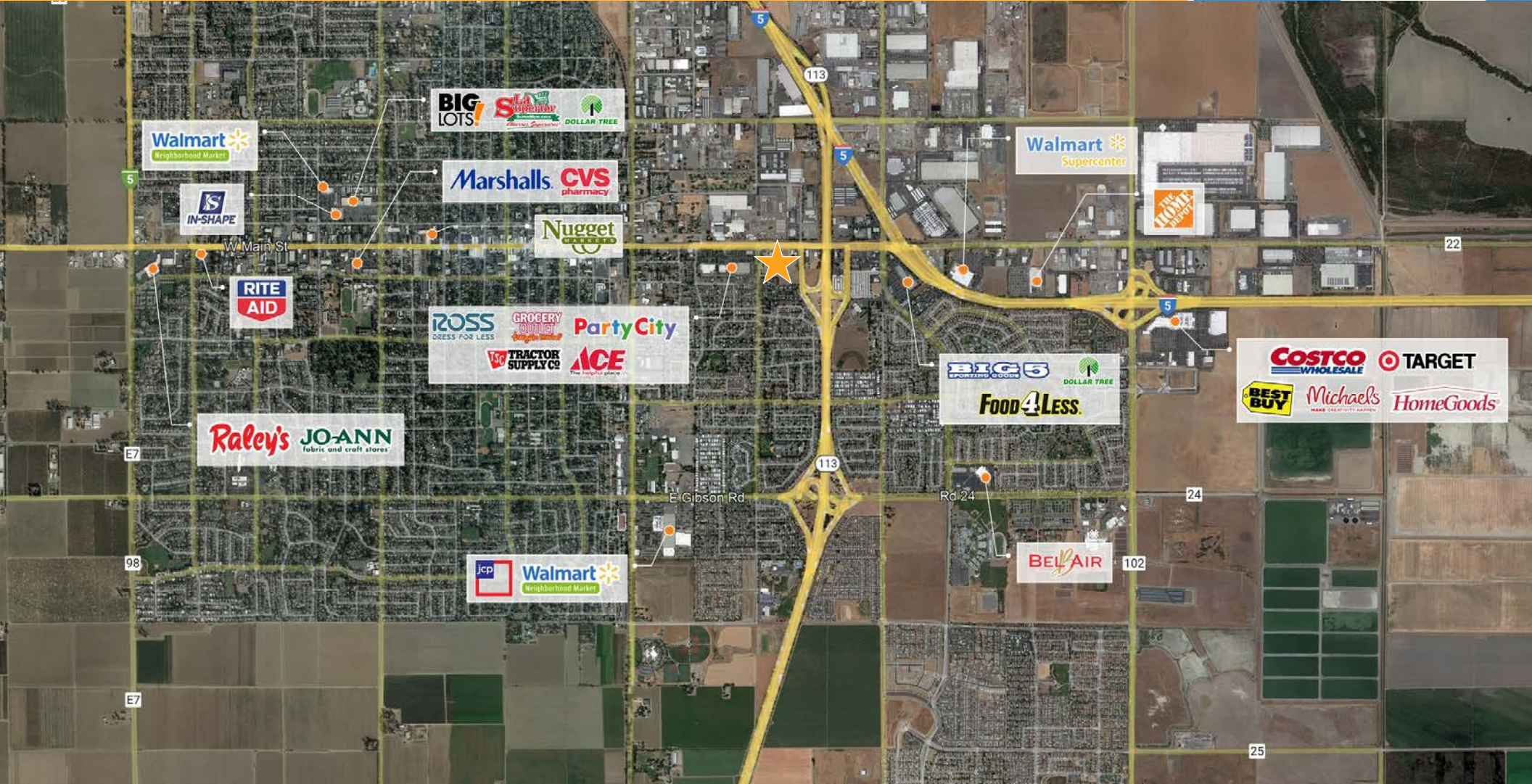
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MAIN STREET MARKETPLACE

RETAIL TRADE AREA AERIAL

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President
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