

RETAIL FOR LEASE

VALUE ADD INVESTMENT: 36,017 SF HISTORIC ODDFELLOWS BUILDING

723-729 Main Street, Woodland, CA 95695



OFFERING SUMMARY

[CLICK HERE TO VIEW VIDEO](#)

AVAILABLE SF:	
LEASE RATE:	Negotiable
LOT SIZE:	0.393 Acres
BUILDING SIZE:	36,017 SF
RENOVATED:	1984
ZONING:	Downtown Mixed Use
MARKET:	Central Woodland
SUBMARKET:	Downtown Commercial

PROPERTY HIGHLIGHTS

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [CentralCaCommercial.com](#)

RETAIL FOR LEASE

VALUE ADD INVESTMENT: 36,017 SF HISTORIC ODDFELLOWS BUILDING

723-729 Main Street, Woodland, CA 95695



PROPERTY OVERVIEW

Various Lease opportunities: ± 1960-3600 SF within a commercial service multi-tenant complex on 1.83 Acres (79,606 SF) between Fresno and Merced in Madera, CA. Offering a variety of move in ready warehouse spaces within an under-built market on reasonable lease terms. Great visibility, convenient parking & easy access to CA-99 on/off ramps. Many front parking spaces available and excellent existing corner signage. Suites offer multiple configurations and are setup to have a office/showroom, shop, and fenced yard area. Spaces equipped w/ ample power, roll up doors, restrooms, sky lights, air vents, evap coolers, heaters, security, separate meters, and have the ability to be combined.

LOCATION OVERVIEW

Woodland is a quaint city located on Interstate 5 just 15 miles northwest of Sacramento. In the 1950's it had more millionaires per capita than any city in CA. Construction has begun on a 850-car City-owned parking garage and a 16 screen Edwards multiplex theater across the street. A new Yolo County Courthouse totaling 160K SF was built across the street at a cost of \$200 million, adjacent to the County administration buildings.

Located at the center of Historic Downtown Woodland on Main Street, north of Lincoln Ave, South of Court Street, west of 3rd Street and east of 1st Street. The Sacramento International Airport is only 10.8 miles away. There are many Local and National tenants near by including: The Woodland Opera House, Subway, Cookie Company, Morgan's On Main, The Burger Saloon, The Burger Saloon, Savory Café, Osaka Sushi Japanese Restaurant, House Of Shah Afghan Urban Eats, Pupuseria La Chicana, Las Brasas, Father Paddy's, Guinevere's Café and Bistro, Thai Pepper, Chickpeas Kitchen, El Charro Mexican Restaurant, Mojo's Lounge & Bar, Maria's Cantina, Rafael's Family Restaurant, Bangkok Cuisine, Steve's Pizza, Vince's Mexican Restaurant, Timothy's Bakery, Blue Wing Art Gallery & Framing, Teal Networks, Liberty Tax Service, Woodland Chamber of Commerce, Wirth Furniture & Interiors, The Stag, USA Tires, Wells Fargo Bank, Sord Boards, Superior Court House, Jack in the Box, 7-Eleven, Woodlands Police Dept, Dutch Bros, Ace Hardware, State Theatre & Multiplex and Many More!

Woodland is the county seat of Yolo County, located in California's Central Valley. Woodland is located 20 miles northwest of

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

RETAIL FOR LEASE

VALUE ADD INVESTMENT: 36,017 SF HISTORIC ODDFELLOWS BUILDING

723-729 Main Street, Woodland, CA 95695



LEASE RATE: SEE BELOW **TOTAL SPACE:** -
LEASE TYPE: - **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
401 N E St #D	Office Warehouse	\$0.60 SF/month	Modified Gross	3,600 SF	Negotiable	
610 N E St #100	Office Warehouse	\$0.60 SF/month	Modified Gross	3,038 SF	Negotiable	
610 N E St #106	Office Warehouse	\$0.60 SF/month	Modified Gross	1,960 - 3,920 SF	Negotiable	
610 N E St #108	Office Warehouse	\$0.60 SF/month	Modified Gross	1,960 SF	Negotiable	

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

RETAIL FOR LEASE

VALUE ADD INVESTMENT: 36,017 SF HISTORIC ODDFELLOWS BUILDING

723-729 Main Street, Woodland, CA 95695



KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

RETAIL FOR LEASE

VALUE ADD INVESTMENT: 36,017 SF HISTORIC ODDFELLOWS BUILDING

723-729 Main Street, Woodland, CA 95695



KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

RETAIL FOR LEASE

VALUE ADD INVESTMENT: 36,017 SF HISTORIC ODDFELLOWS BUILDING

723-729 Main Street, Woodland, CA 95695



KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

RETAIL FOR LEASE

VALUE ADD INVESTMENT: 36,017 SF HISTORIC ODDFELLOWS BUILDING

723-729 Main Street, Woodland, CA 95695



KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

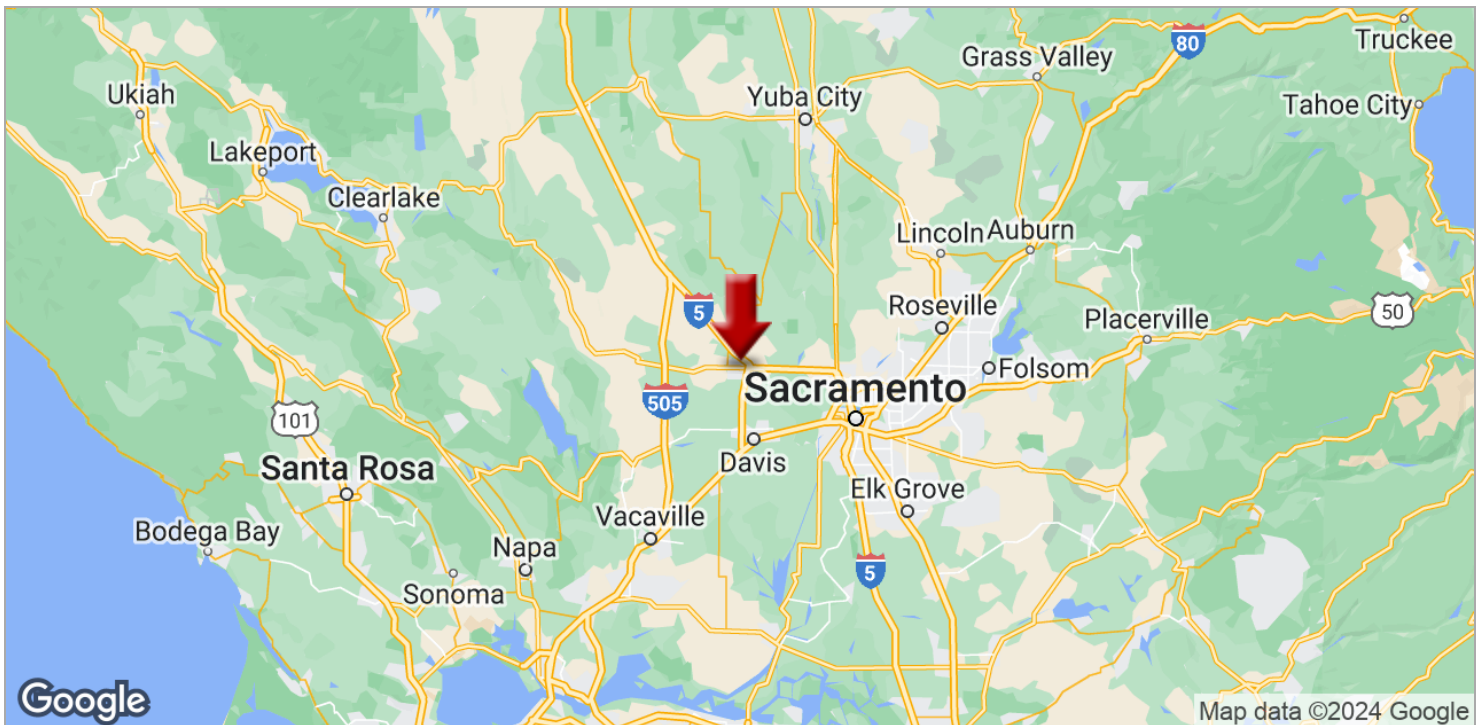
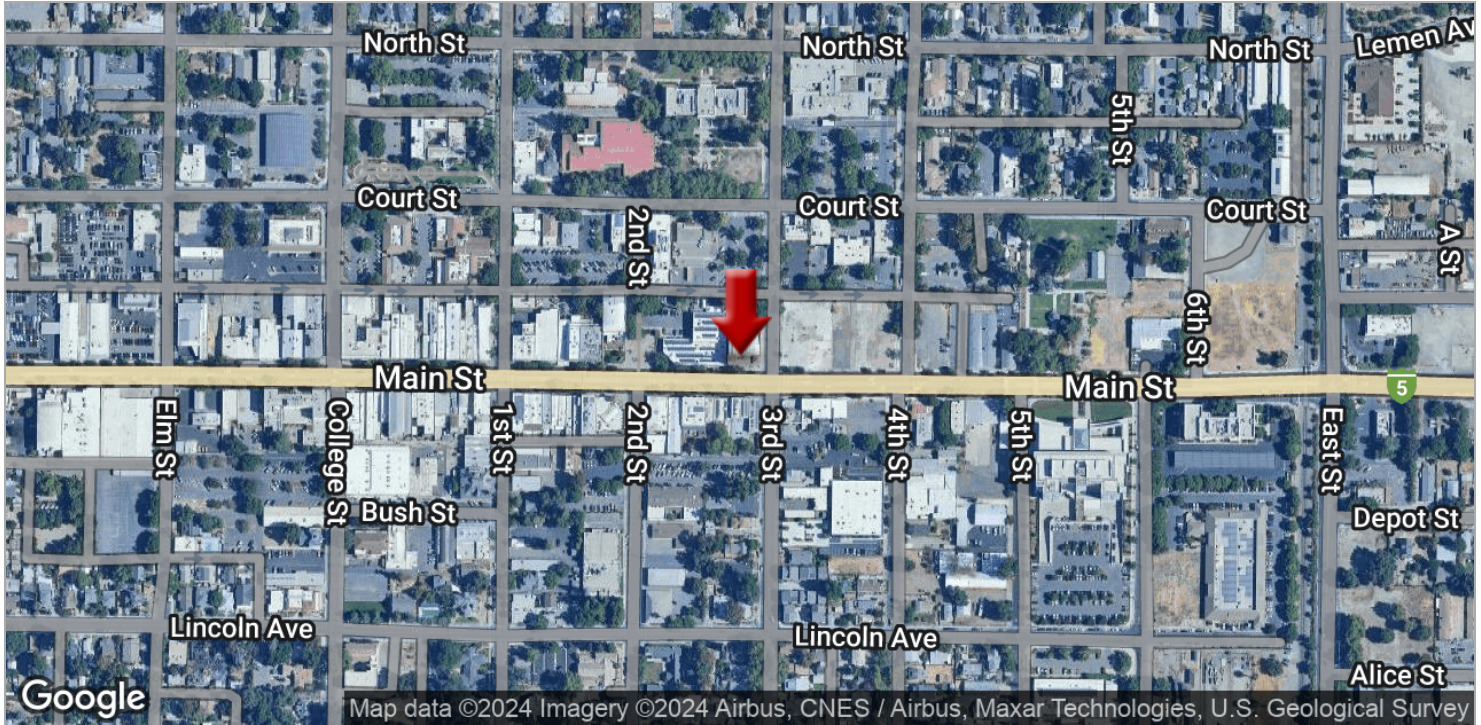
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

RETAIL FOR LEASE

VALUE ADD INVESTMENT: 36,017 SF HISTORIC ODDFELLOWS BUILDING

723-729 Main Street, Woodland, CA 95695



KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

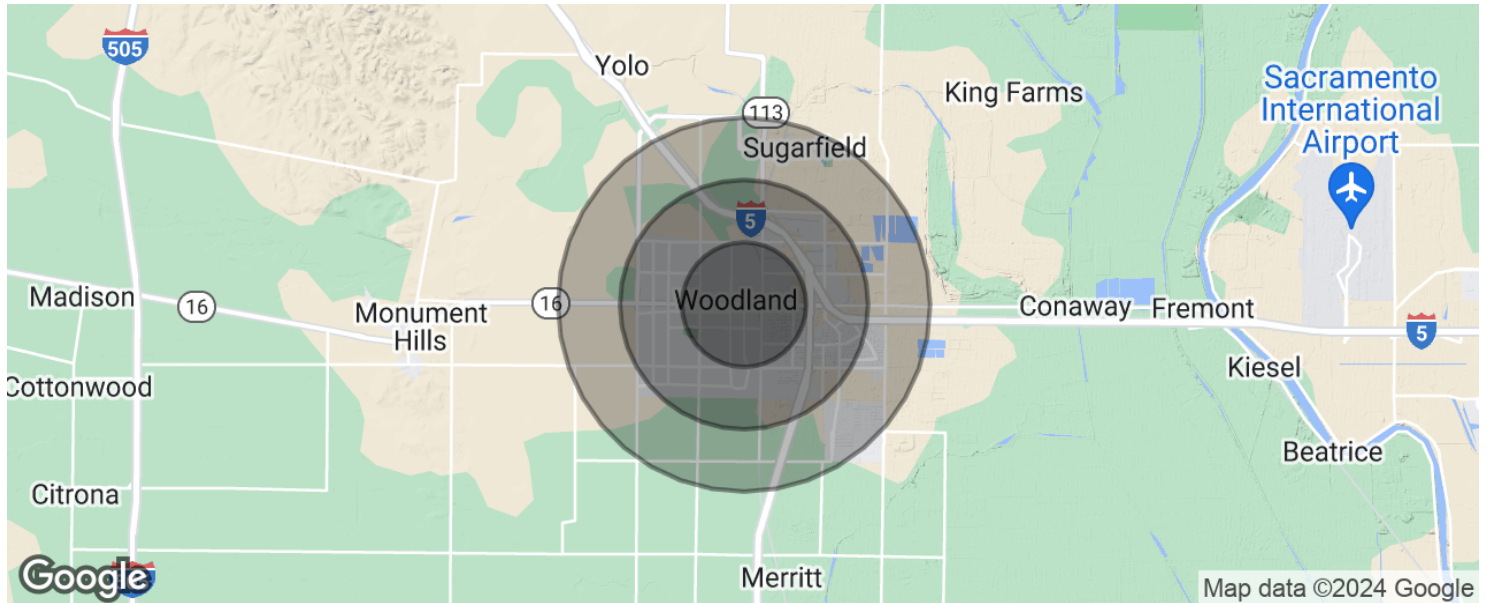
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

RETAIL FOR LEASE

VALUE ADD INVESTMENT: 36,017 SF HISTORIC ODDFELLOWS BUILDING

723-729 Main Street, Woodland, CA 95695



POPULATION	1 MILE	2 MILES	3 MILES
Total population	19,669	50,505	64,528
Median age	27.3	26.8	27.1
Median age (Male)	26.1	25.1	25.3
Median age (Female)	28.6	28.4	28.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,078	13,204	17,033
# of persons per HH	3.9	3.8	3.8
Average HH income	\$42,231	\$46,023	\$48,352
Average house value	\$318,546	\$318,272	\$317,549

* Demographic data derived from 2020 ACS - US Census

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated **CentralCaCommercial.com**