

WOODLAND GATEWAY

WOODLAND, CALIFORNIA
SEC COUNTY ROAD 102 & INTERSTATE 5



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PETROVICH
DEVELOPMENT
COMPANY

PROJECT SUMMARY



- 1 Million SF GLA Retail (Phase 1 & 2 only)
- Super regional shopping node for Woodland, Davis, Natomas, Knights Landing, Winters and Willows
- Woodland is Yolo County's Government Seat
- Average Daily Traffic: 110,000 ADT
- Primary Trade Area Population: 165,200
- Total Trade Area Population: 292,216

WOODLAND, CALIFORNIA
SEC COUNTY ROAD 102 & INTERSTATE 5

TENANT MIX



- | | | | | |
|------------------------|------------------|----------------------|--------------------|-------------------------------|
| 1 IN-N-OUT | 6 STARBUCKS | 11 FAMOUS FOOTWEAR | 16 MICHAELS | 21 US NAVY RECRUITING COMMAND |
| 2 JIMBOY'S TACOS | 7 ULTA | 12 MATTHEWS MATTRESS | 17 MATTRESS FIRM | 22 MOD PIZZA |
| 3 SUBWAY | 8 RED ROBIN | 13 MAURICES | 18 SPRINT | 23 TARGET |
| 4 VERIZON | 9 PACIFIC DENTAL | 14 HOME GOODS | 19 SOURDOUGH & CO. | 24 DIGNITY HEALTH |
| 5 SPORT CLIPS HAIRCUTS | 10 PANDA EXPRESS | 15 BEST BUY | 20 GNC | 25 PET SUPPLIES PLUS |
| | | | | 26 COSTCO |

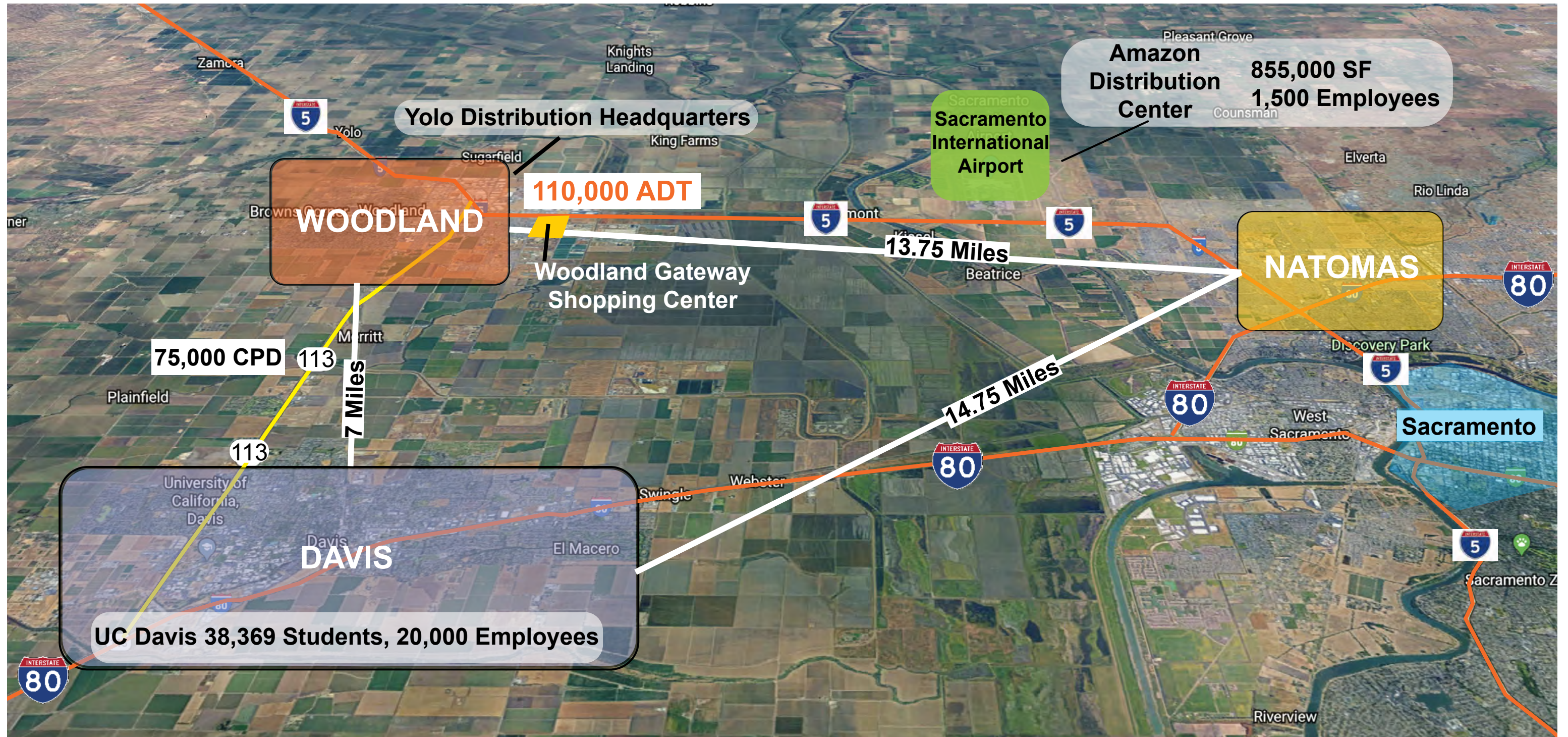
TRADE AREA



4,000 NEW HOME DEVELOPMENTS STARTING AT \$500k:

- | | | |
|--------------------------------------|---------------------------------|--|
| 1 CENTREX HOMES | 3 USA PROPERTIES | 5 LENNAR AT THE ORCHARD AT SPRING LAKE |
| 2 LENNAR AT THE GROVE AT SPRING LAKE | 4 MUTUAL HOUSING AT SPRING LAKE | 6 KB- BRADFORD AT SPRING LAKE |

DEMOGRAPHICS



WOODLAND

POPULATION (within 5 mi): 61,914

EMPLOYEES (within 5 mi): 25,823

INCOME (within 1.5 mi): \$93,523

DAVIS

POPULATION (within 5 mi): 80,964

EMPLOYEES (within 5 mi): 30,108

INCOME (within 5 mi): \$106,214

NATOMAS

POPULATION (within 5 mi): 254,763

EMPLOYEES (within 5 mi): 203,497

INCOME (within 5 mi): \$73,139

WOODLAND GATEWAY

PHASE 1



Traffic Count: 110,000 ADT

COUNTY ROAD 102

Delivering February 2022



SHOPS 3

SHOPS 4

SHOPS 5

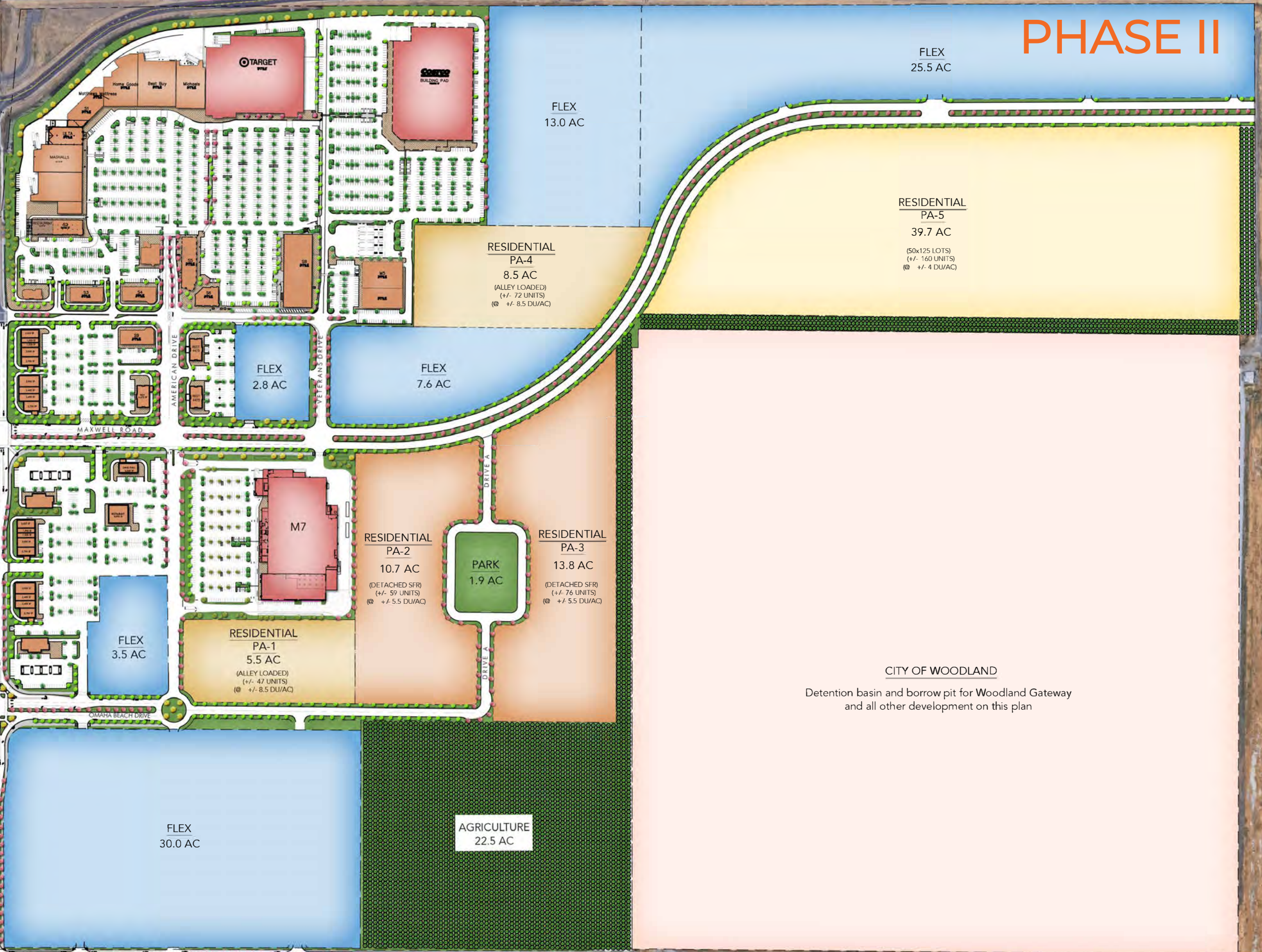
SHOPS 6

West Side Fwy



PHASE II

Cook Ct
Hawkins Ct
Kincheoloe Dr
Waterman Ln
Andrew Stevens Dr
Burns Way
Schlotz Ct
Hackett Dr
Howard Dr
Farnham Ave
Watson Way
Witham Dr
Huston Ct

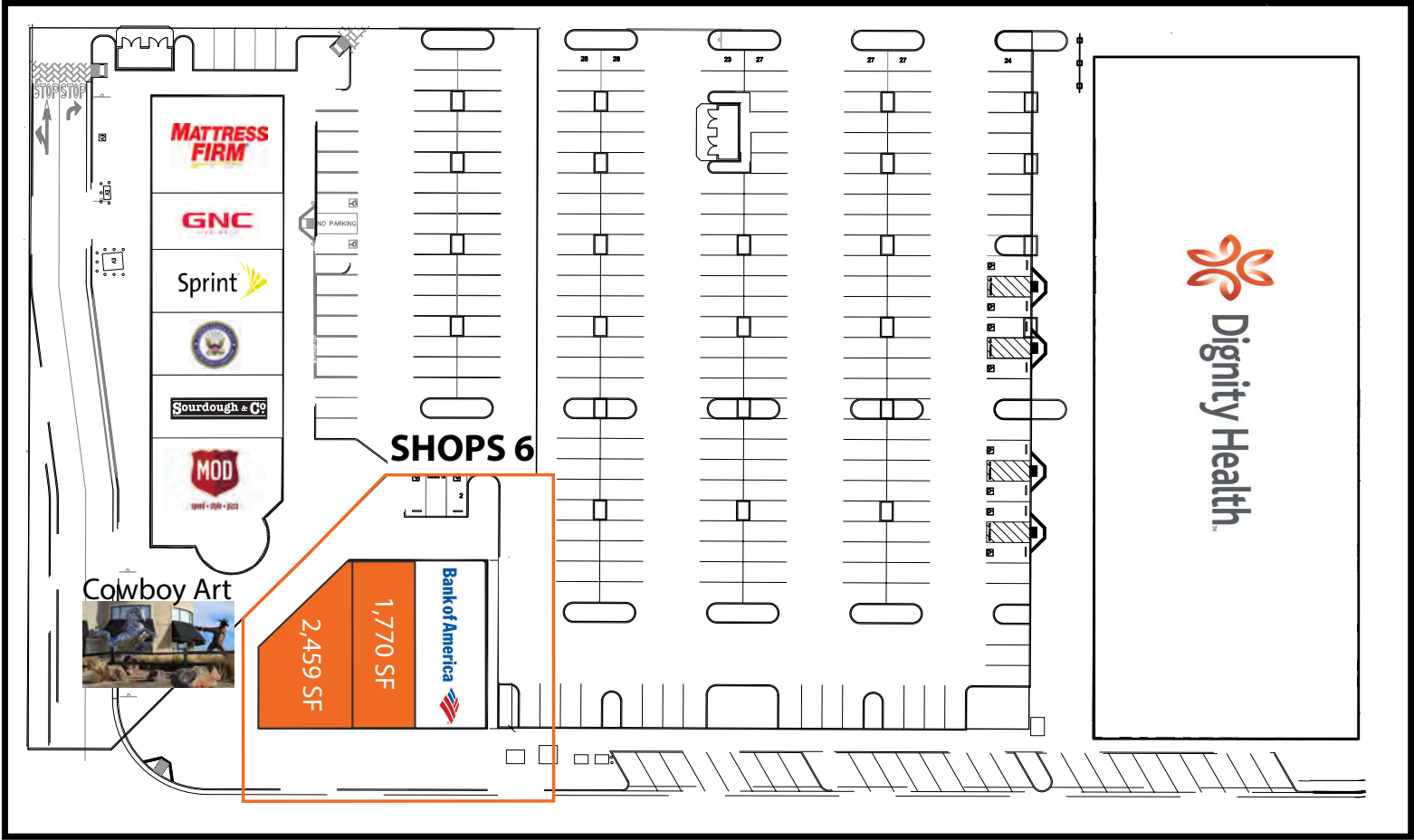


CITY OF WOODLAND

Detention basin and borrow pit for Woodland Gateway
and all other development on this plan

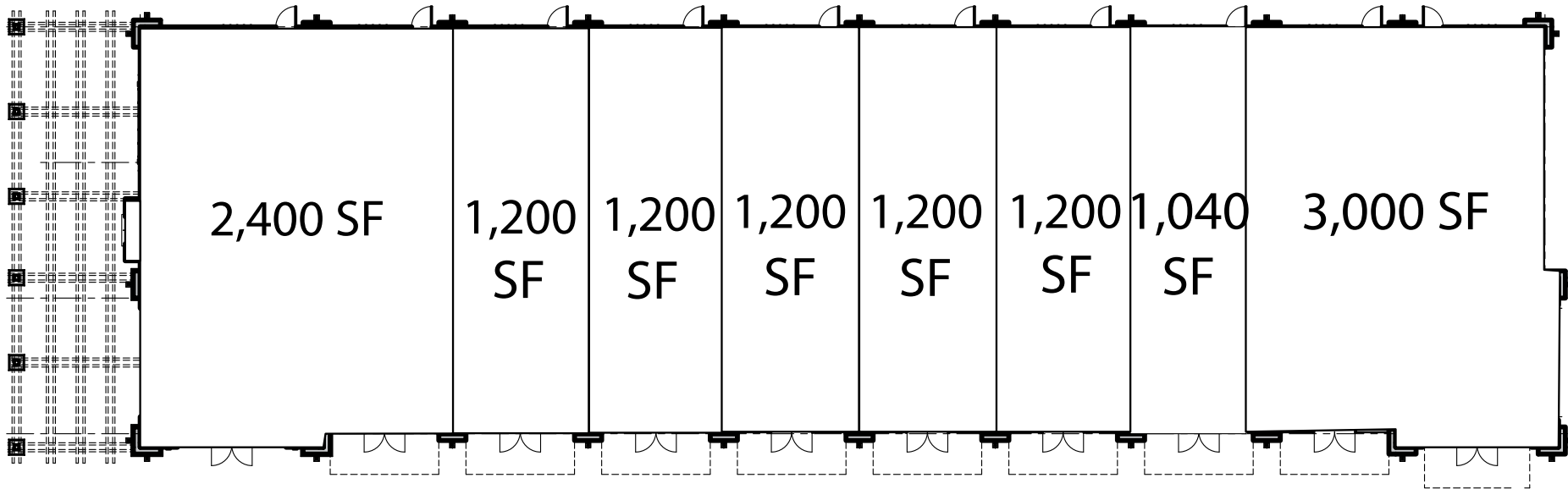
SHOPS 6

AVAILABLE NOW



SHOPS 2

COMING SOON



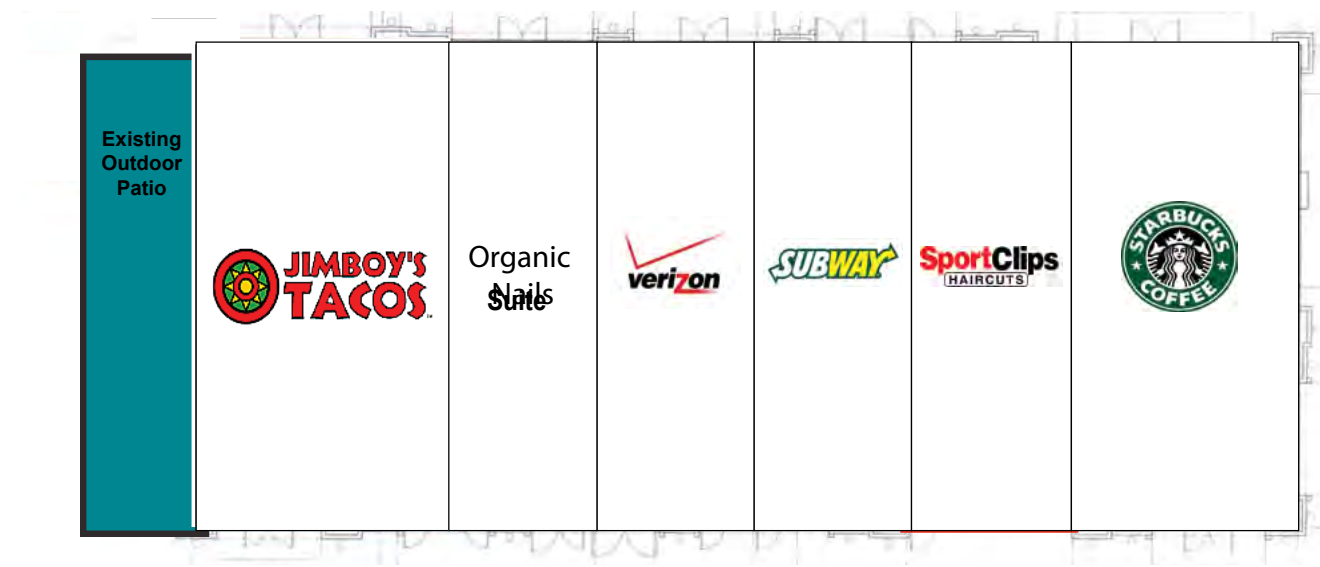
SHOPS 1

FULLY LEASED SHOP BLDGS.



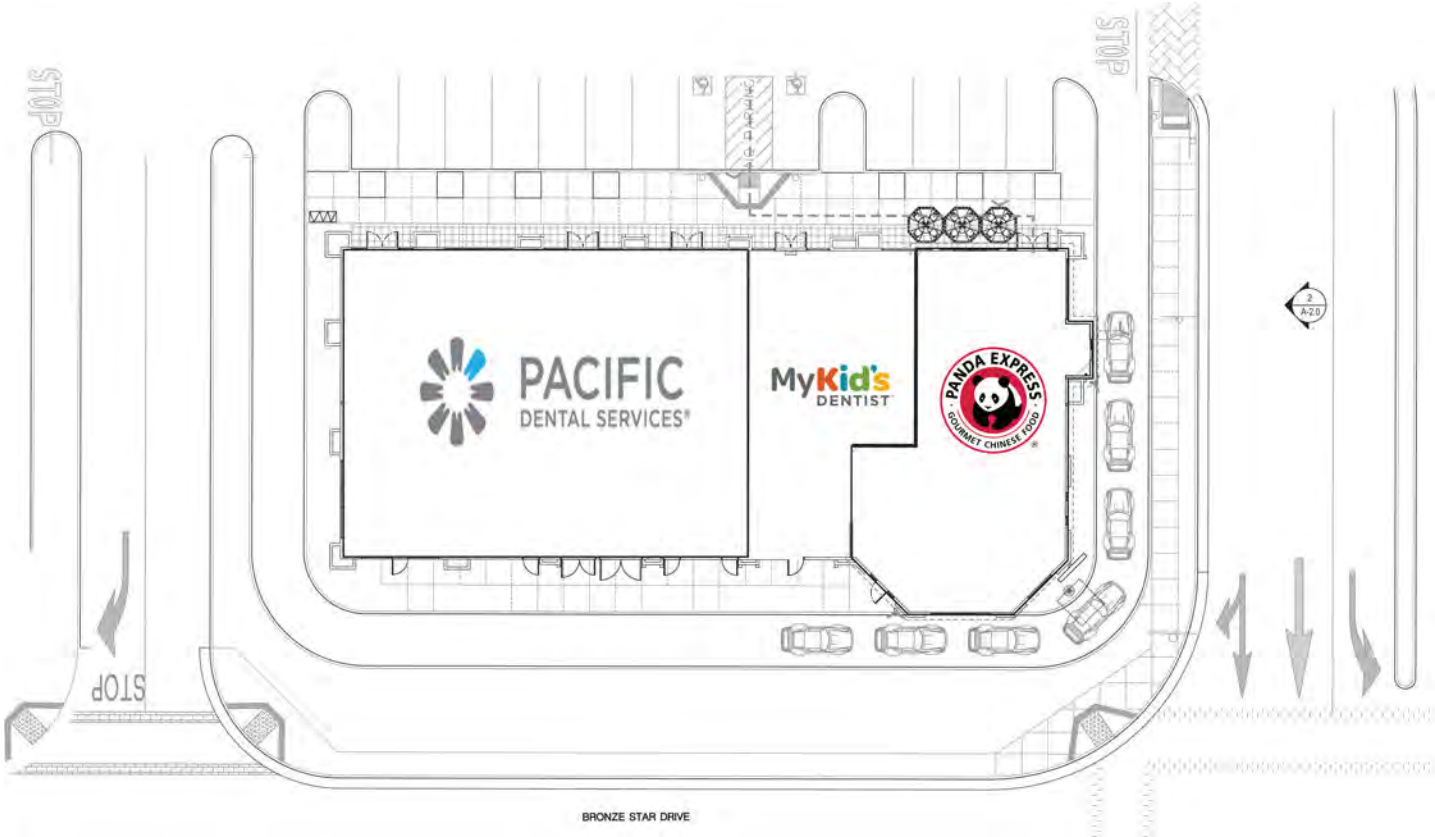
SHOPS 3

FULLY LEASED SHOP BLDGS.



SHOPS 4

FULLY LEASED SHOP BLDGS.



SHOPS 5

FULLY LEASED SHOP BLDGS.



WOODLAND GATEWAY SHOPPING CENTER

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