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

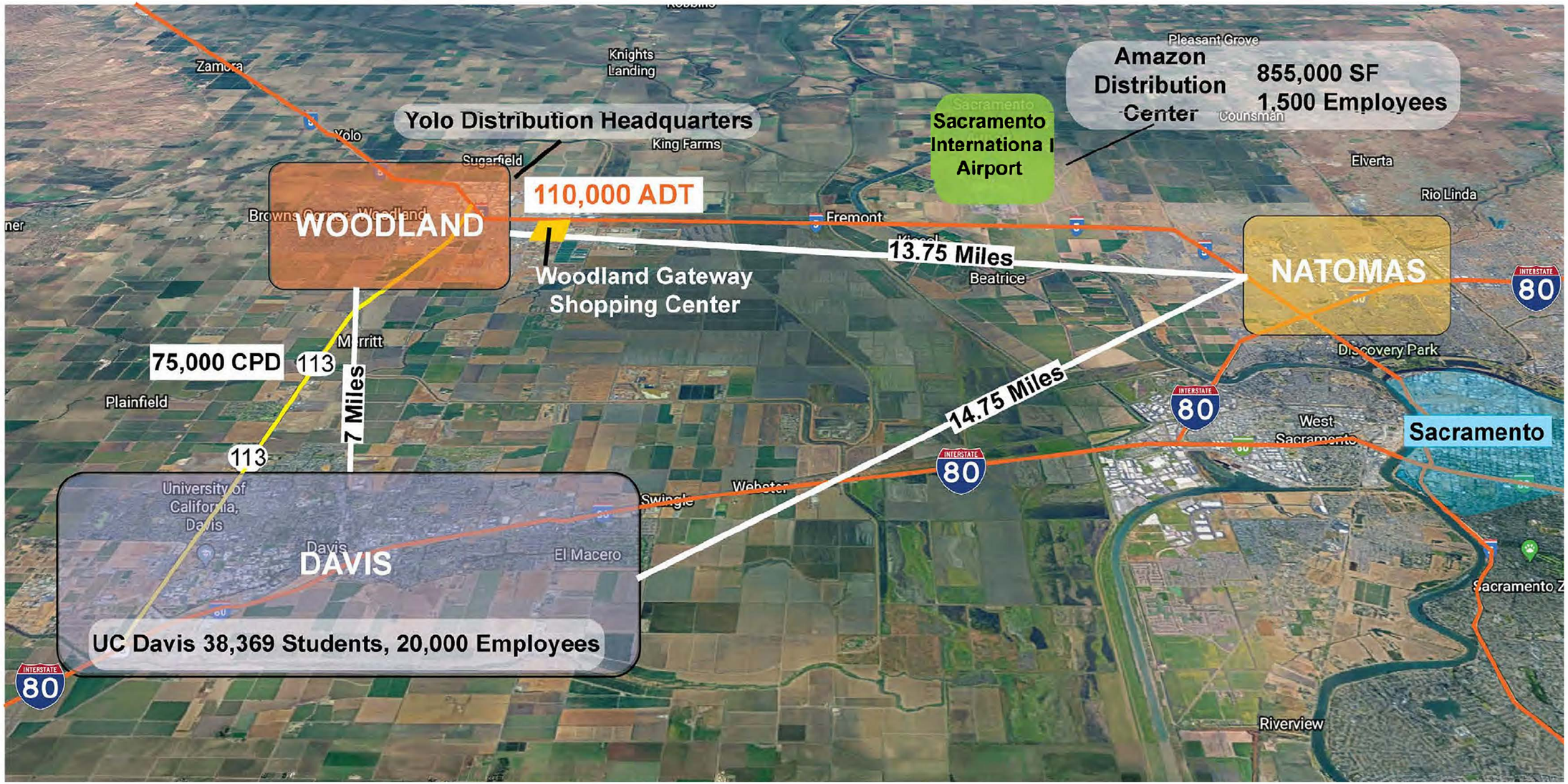
1. IN-N-OUT
2. JIMBOY'S TACOS
3. SUBWAY
4. VERIZON
5. SPORT CLIPS HAIRCUTS
6. STARBUCKS
7. ULTA
8. RED ROBIN
9. PACIFIC DENTAL
10. PANDA EXPRESS
11. FAMOUS FOOTWEAR
12. MATTHEWS MATTRESS
13. MAURICES
14. HOME GOODS
15. BEST BUY
16. MICHAELS
17. MATTRESS FIRM
18. SPRINT
19. SOURDOUGH & CO.
20. GNC
21.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

TRADE AREA

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

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

DEMOGRAPHICS



WOODLAND

Population (within 5 miles) : 61,914
Employees (within 5 miles): 25,823
Income (within 1.5 miles): $93,523

DAVIS

Population (within 5 miles): 80,964
Employees (within 5 miles): 36,108
Income (within 5 miles): $106,214

NATOMAS

Population (within 5 miles): 254,763
Employees (within 5 miles): 203,497
Income (within 5 miles): $73,139

WOODLAND GATEWAY

PHASE 1

PHASE II

West Side Fwy

5

Cook Ct

Hawkins Ct

Kincheloe Ct

Waterman Ln

Andrew Stevens Dr

Kincheloe Dr

Burns Way

Schlotz Ct

Hackett Dr

Howard Dr

Farnham Ave

Nelson Way

Witham Dr

Huston Ct

TARGET

Home Goods

Best Buy

Michaels

Mattress Firm

MASHAIL'S

BUILDING PAD

MAXWELL ROAD

AMERICAN DRIVE

VETERANS DRIVE

DRIVE A

COUNTY ROAD 102

OMAHA BEACH DRIVE

FLEX
13.0 AC

FLEX
25.5 AC

RESIDENTIAL
PA 4
8.5 AC
(ALLEY LOADED)
(+/ 72 UNITS)
(@ +/ 8.5 DU/AC)

RESIDENTIAL
PA 5
39.7 AC
(50x125 LOTS)
(+/ 160 UNITS)
(@ +/ 4 DU/AC)

FLEX
2.8 AC

FLEX
7.6 AC

M7

RESIDENTIAL
PA 2
10.7 AC
(DETACHED SFR)
(+/- 59 UNITS)
(@ +/- 5.5 DU/AC)

PARK
1.9 AC

RESIDENTIAL
PA 3
13.8 AC
(DETACHED SFR)
(+/ 76 UNITS)
(@ +/ 5.5 DU/AC)

FLEX
3.5 AC

RESIDENTIAL
PA-1
5.5 AC
(ALLEY LOADED)
(+/- 47 UNITS)
(@ +/- 8.5 DU/AC)

FLEX
30.0 AC

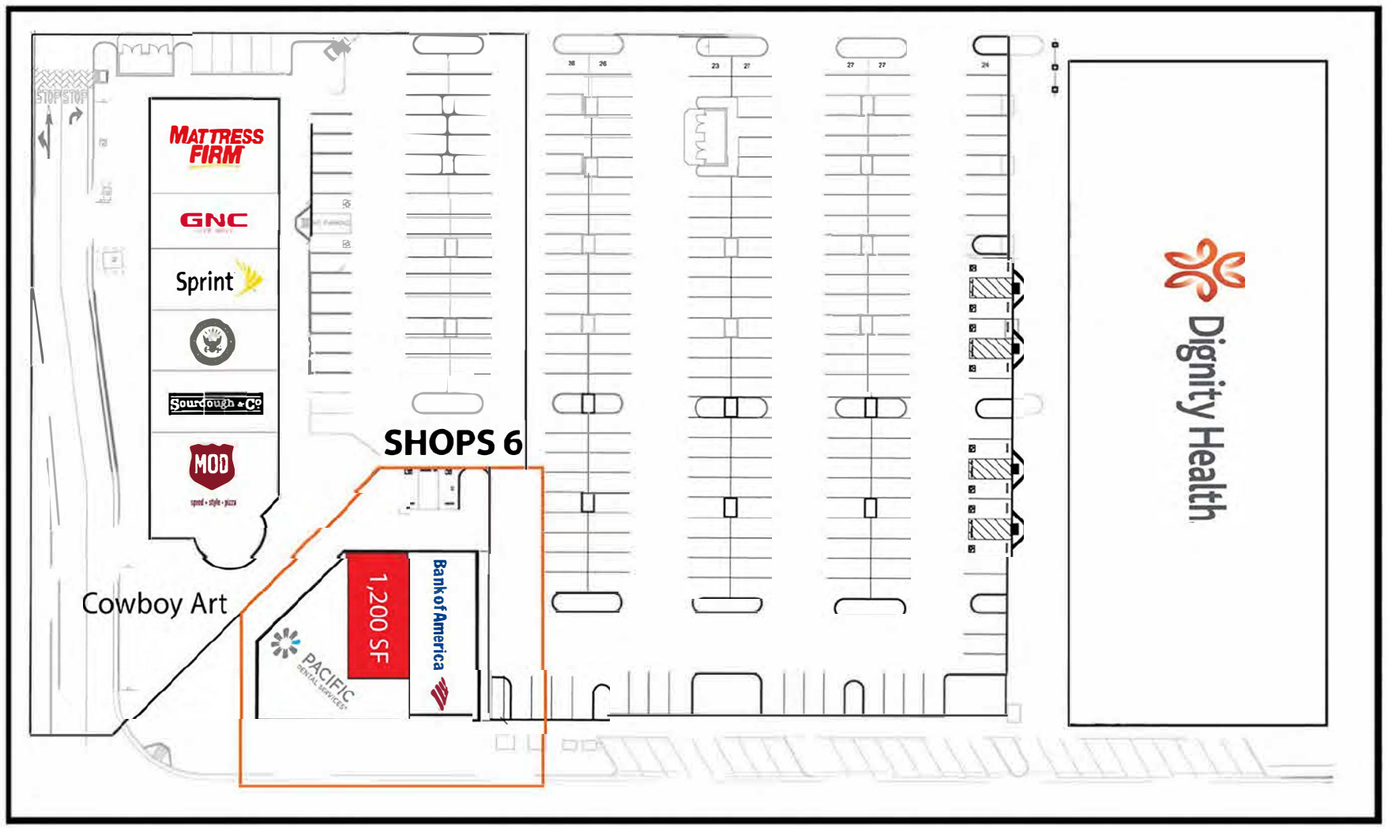
AGRICULTURE
22.5 AC

CITY OF WOODLAND

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

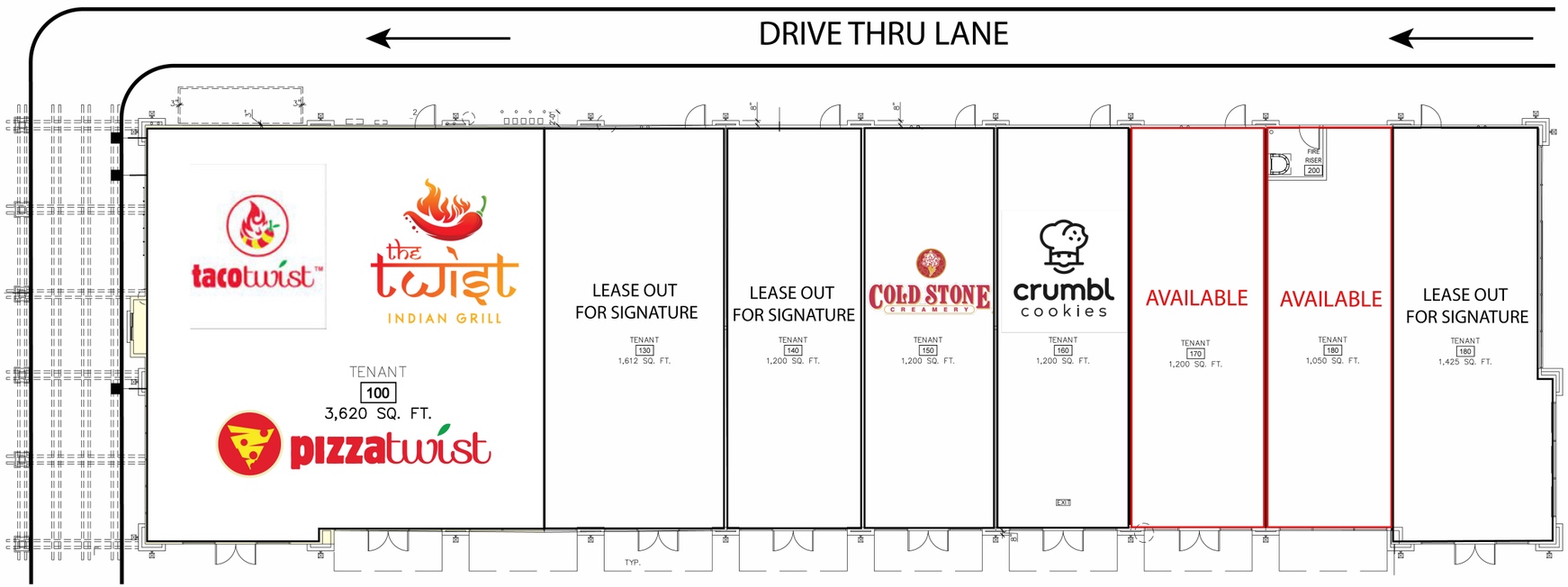
SHOPS 6

NOW AVAILABLE



SHOPS 2

NOW AVAILABLE

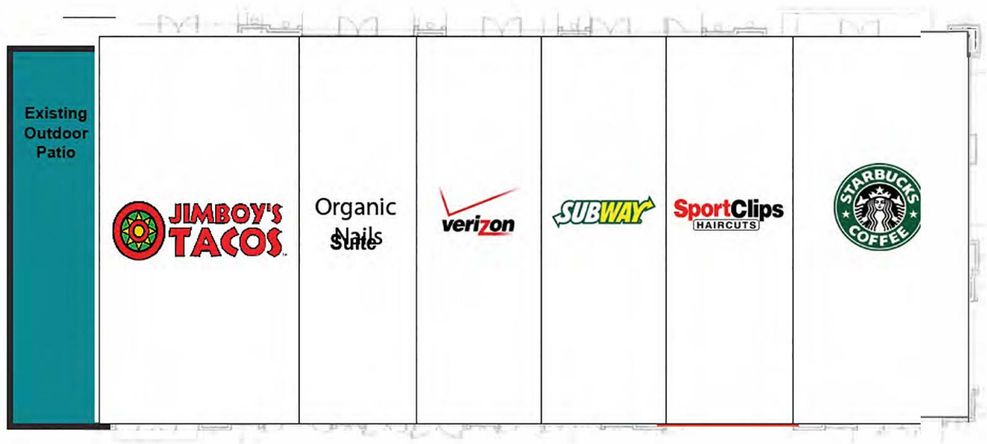


SHOPS 1

FULLY LEASED

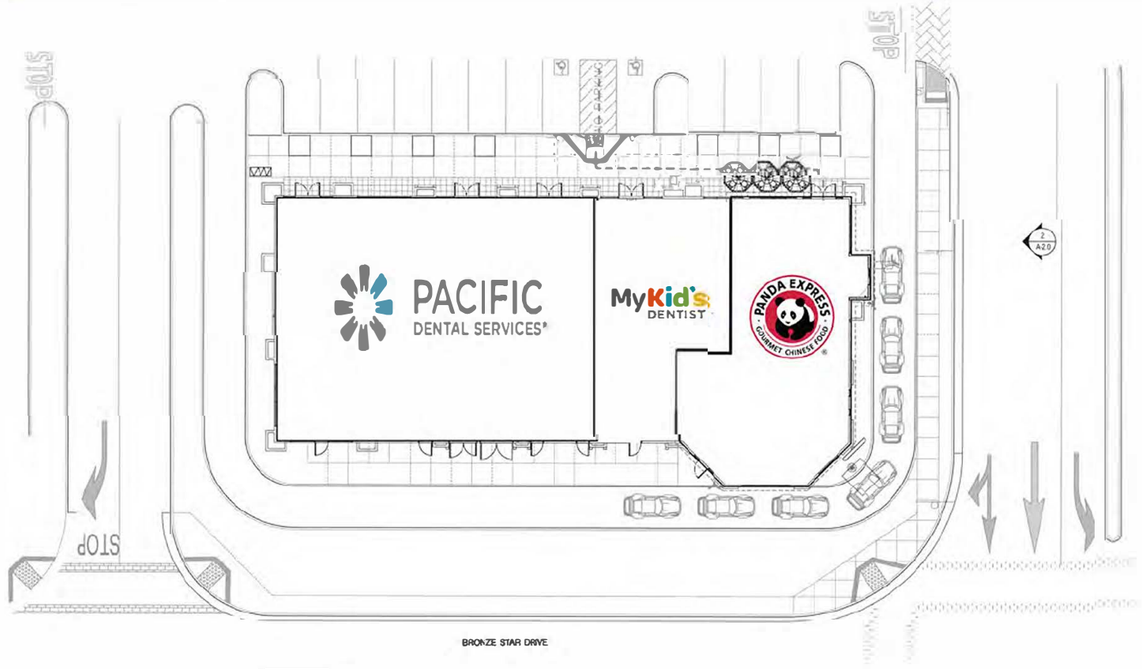
SHOPS 3

FULLY LEASED



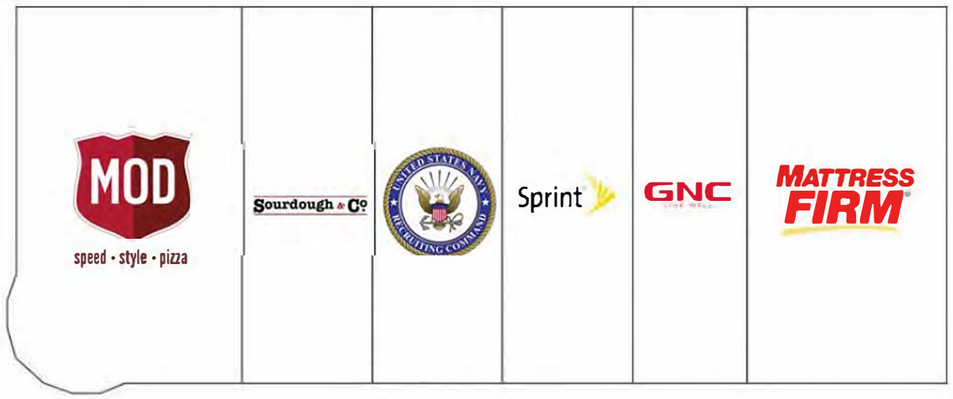
SHOPS 4

FULLY LEASED



SHOPS 5

FULLY LEASED



WOODLAND GATEWAY
SHOPPING CENTER

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