

550,000 SQ. FT. GLA RETAIL (PHASE 1)

# WOODLAND

## GATEWAY

SEC COUNTY ROAD 102 & INTERSTATE 5  
Woodland, California



CBRE

# ONLY SUPER REGIONAL SHOPPING NODE

for Woodland, Davis, Natomas, Knights Landing, Winters and Willows

WOODLAND  
GATEWAY

WOODLAND, CALIFORNIA



## PROJECT SUMMARY



**550,000 SF GLA Retail** (Phase 1)



**Woodland** is Yolo County's Government Seat



Traffic Count: **110,000 ADT**



**Primary Trade Area** Population: 165,200



**Total Trade Area** Population: 292,216



# NEIGHBORHOOD SHOPPING AND GREAT DINING

WOODLAND  
GATEWAY

WOODLAND, CALIFORNIA





# TENANT MIX

WOODLAND  
GATEWAY

WOODLAND, CALIFORNIA



- |                        |                  |                      |                    |                               |           |
|------------------------|------------------|----------------------|--------------------|-------------------------------|-----------|
| 1 IN-N-OUT             | 8 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               | 6 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 |



# SITE PLAN

WOODLAND  
GATEWAY

WOODLAND, CALIFORNIA

COUNTY ROAD 102 Traffic Count: 51,414 ADT



Traffic Count: 110,000 ADT

PHASE 1



- SHOPS 2
- SUITE 130 - ±1,612
- SUITE 140 - ±1,200
- SUITE 170 - ±1,200
- SUITE 180 - ±2,475

- SHOPS 6
- ±1,200

- ±14,500 PAD
- GROUND LEASE OR BTS

AVAILABLE FOR GROUND  
LEASE OR BTS



# MASTER SITE PLAN

WOODLAND  
GATEWAY

WOODLAND, CALIFORNIA





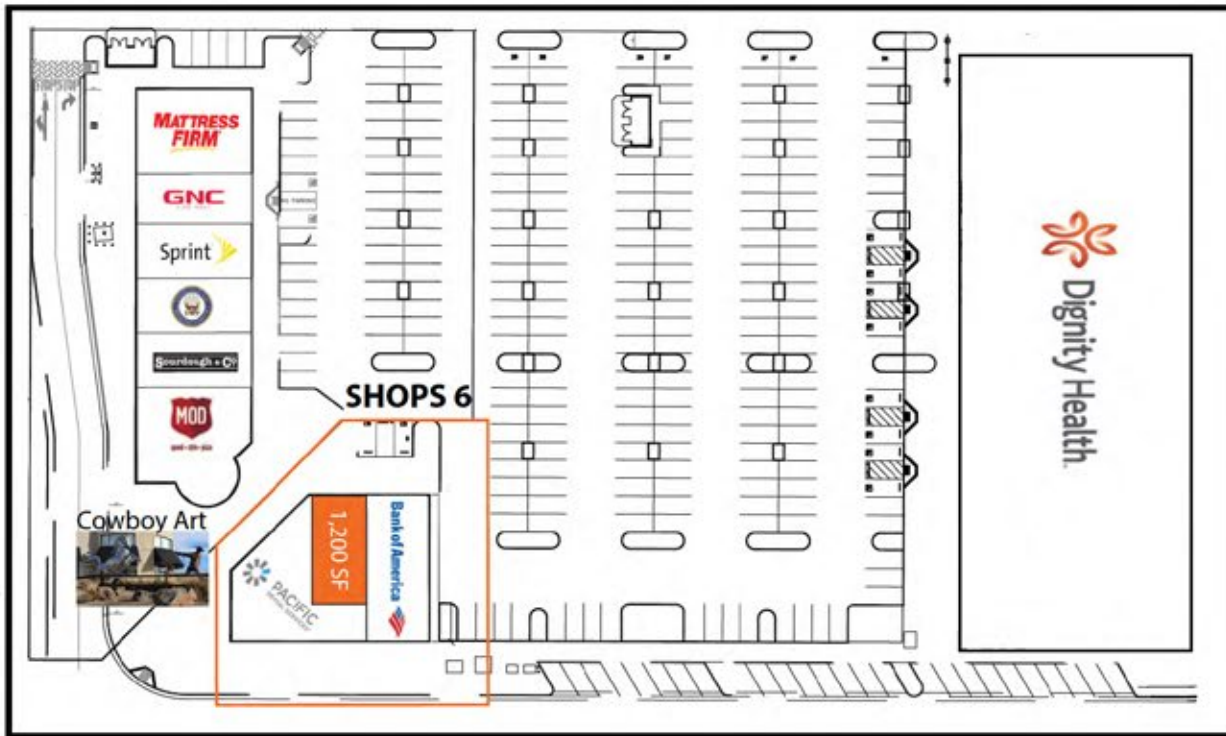
# SHOPS 6

WOODLAND  
GATEWAY

WOODLAND, CALIFORNIA

±1,200 SF

AVAILABLE NOW





# SHOPS 2 | COMPLETED CONSTRUCTION



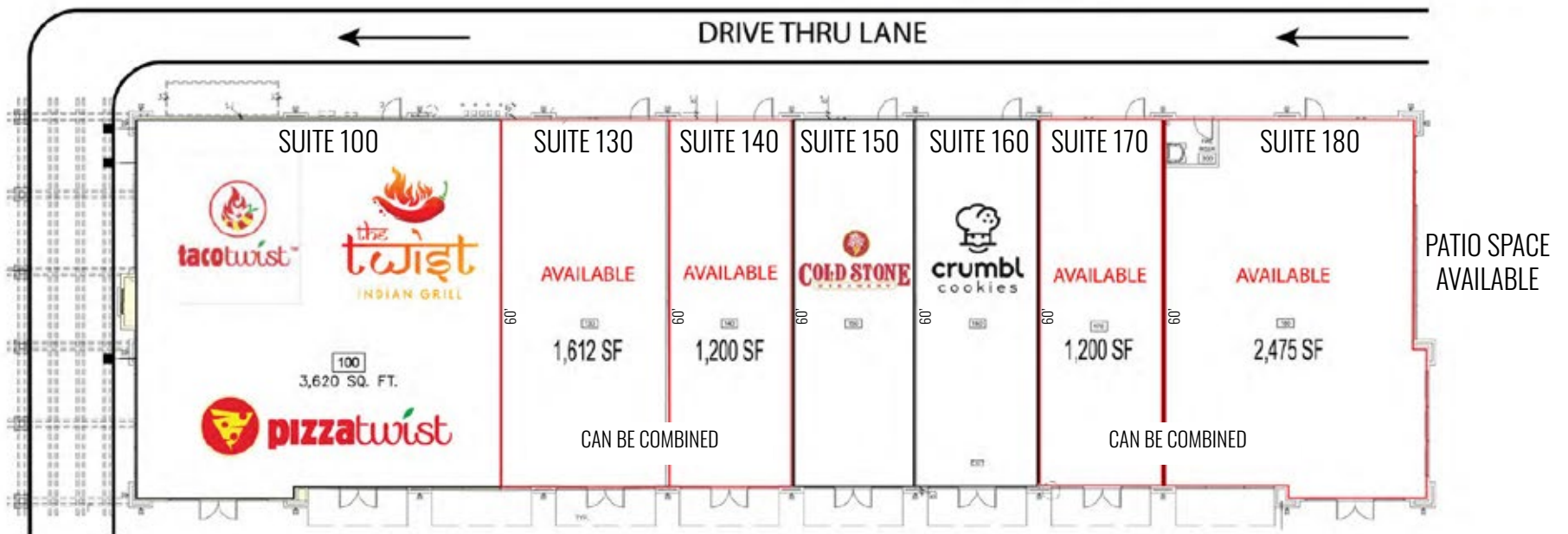
**SUITE 130 ±1,612 SF**

**SUITE 140 ±1,200 SF**

**SUITE 170 ±1,200 SF**

**SUITE 180 ±2,475 SF**

**AVAILABLE NOW**





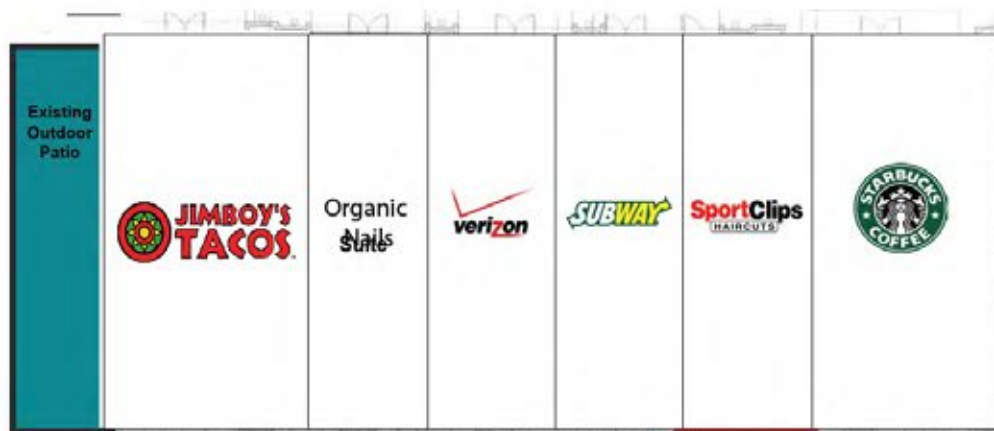
# SHOP BLDGS. FULLY LEASED



## SHOPS 1



## SHOPS 3





# SHOP BLDGS. FULLY LEASED

WOODLAND  
GATEWAY

WOODLAND, CALIFORNIA

## SHOPS 4



## SHOPS 5





# AERIAL VIEW

WOODLAND  
GATEWAY

WOODLAND, CALIFORNIA



WOODLAND  
GATEWAY



# AREA AMENITIES

WOODLAND GATEWAY

WOODLAND, CALIFORNIA





550,000 SQ. FT. GLA RETAIL (PHASE 1)

# WOODLAND

## GATEWAY

### CONTACT US

**RICK MARTINEZ**

Senior Vice President  
+1 916 446 8233  
rick.martinez@cbre.com  
Lic. 00991459

**JOSH SCHMIDT**

First Vice President  
+1 916 446 8776  
josh.schmidt@cbre.com  
Lic. 01328601

[www.cbre.com/sacramento](http://www.cbre.com/sacramento)

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio\_October2023

**CBRE**