

WESTGATE RALEY'S SHOPPING CENTER

968 SF - 6,950 SF AVAILABLE

**NOW
REMODELED**



**361-383 W MAIN STREET
895 W LINCOLN AVE
WOODLAND, CA**

FEATURES:

- Anchored by the high-volume Raley's Supermarket—which is the dominant grocer in West Woodland
- Excellent co-tenancy, including Jo-Ann's, Togo's, Edward Jones and Country Waffles
- Easy ingress and egress
- Monument signage available

COMMENTS:

The center benefits the dominant anchor grocer and from strong demographics in the western portion of the city and is located near Woodland Memorial Hospital. Westgate Shopping Center is located at the SEC of West Main and Highway 98—two main commuter arterials.

ATTRACTIVE LEASE RATES:

See page 2.

DEMOGRAPHICS:	1 mile	3 mile	5 mile
2018 Population (est):	13,562	47,943	64,929
2018 Avg. HH Income:	\$66,647	\$72,533	\$81,167
Daily Traffic Count:	W Main St 13,236 & Rd 98 18,005		

FOR MORE INFORMATION, CONTACT:

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ETHAN CONRAD
PROPERTIES INC.

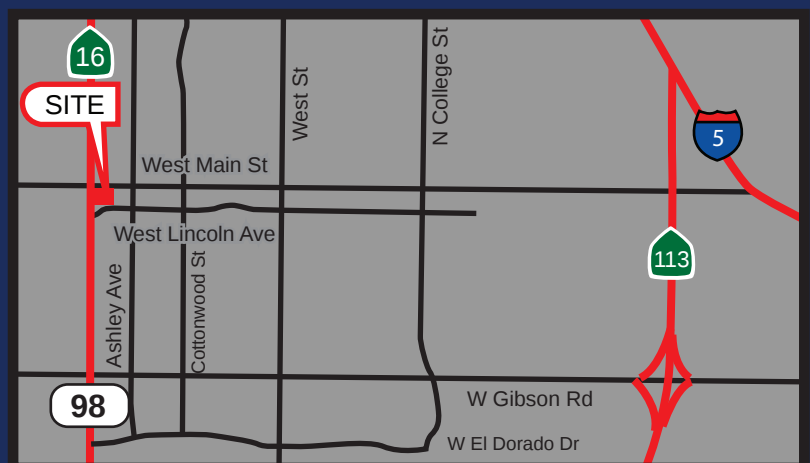
916.779.1000

1300 National Drive, Suite 100

Sacramento, CA 95834

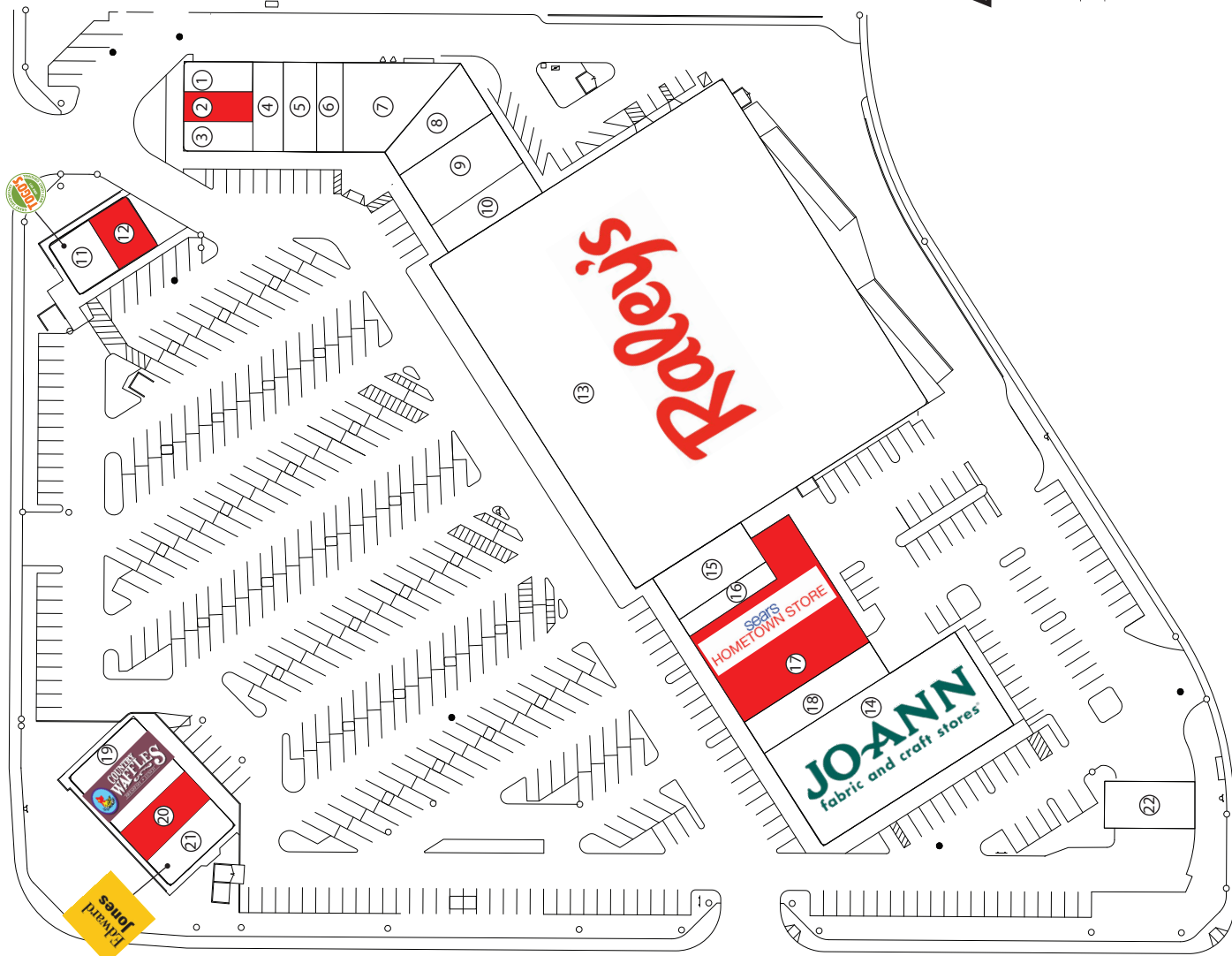
Fax: 916.779.1200

www.ethanconradprop.com



WESTGATE RALEY'S SHOPPING CENTER - WOODLAND CA

WEST MAIN ST



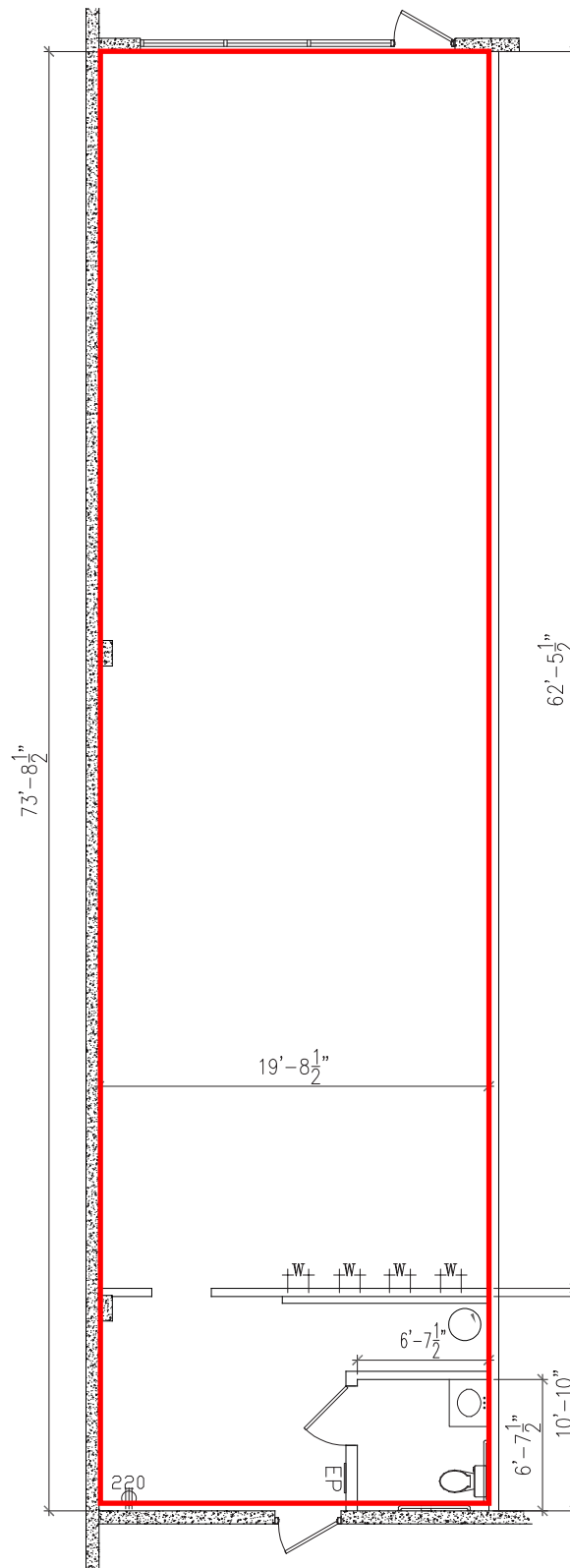
LEASE TABLE

Suite	Tenant	SqFt	Lease Rate
1. 353-A	Woodland Nails	1,026	
2. 353-B	AVAILABLE	968	\$2.25, NNN
3. 353-C	Woodland Smoke Shop	983	
4. 353-D	Dan T's Custom Jewelry	1,200	
5. 353-E	Fiato's Pizzeria	1,315	
6. 353-F	Precision 6	1,085	
7. 353-G	Golden Dragon	3,023	
8. 353-H	Speedy Wash	2,350	
9. 353-J	Woodland Western Wear	3,003	
10. 353-K	Dollar Store	1,495	
11. 361-A	Togo's	1,194	
12. 361-B	AVAILABLE	1,301	\$2.39, NNN
13. 367	Raley's	60,115	
14. 375	Jo-Ann Fabrics	12,056	
15. 375-A	Sol Mexican Cuisine	2,409	
16. 375-B	Pure Water	1,400	
17. 375-C	Sears Hometown Store*	6,884	\$1.39, NNN
18. 375-D	Phillips Chiropractic	2,040	
19. 383-A	Country Waffles	3,055	
20. 383-C	AVAILABLE	1,853	\$1.95, NNN
21. 383-D	Edward Jones	1,105	
22. 895	US Oil Changers	1,905	

NNN costs are approximately \$0.48 PSF.

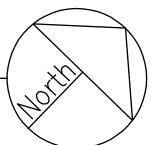
*Available with 60 days notice.

WESTGATE RALEY'S SHOPPING CENTER - WOODLAND CA

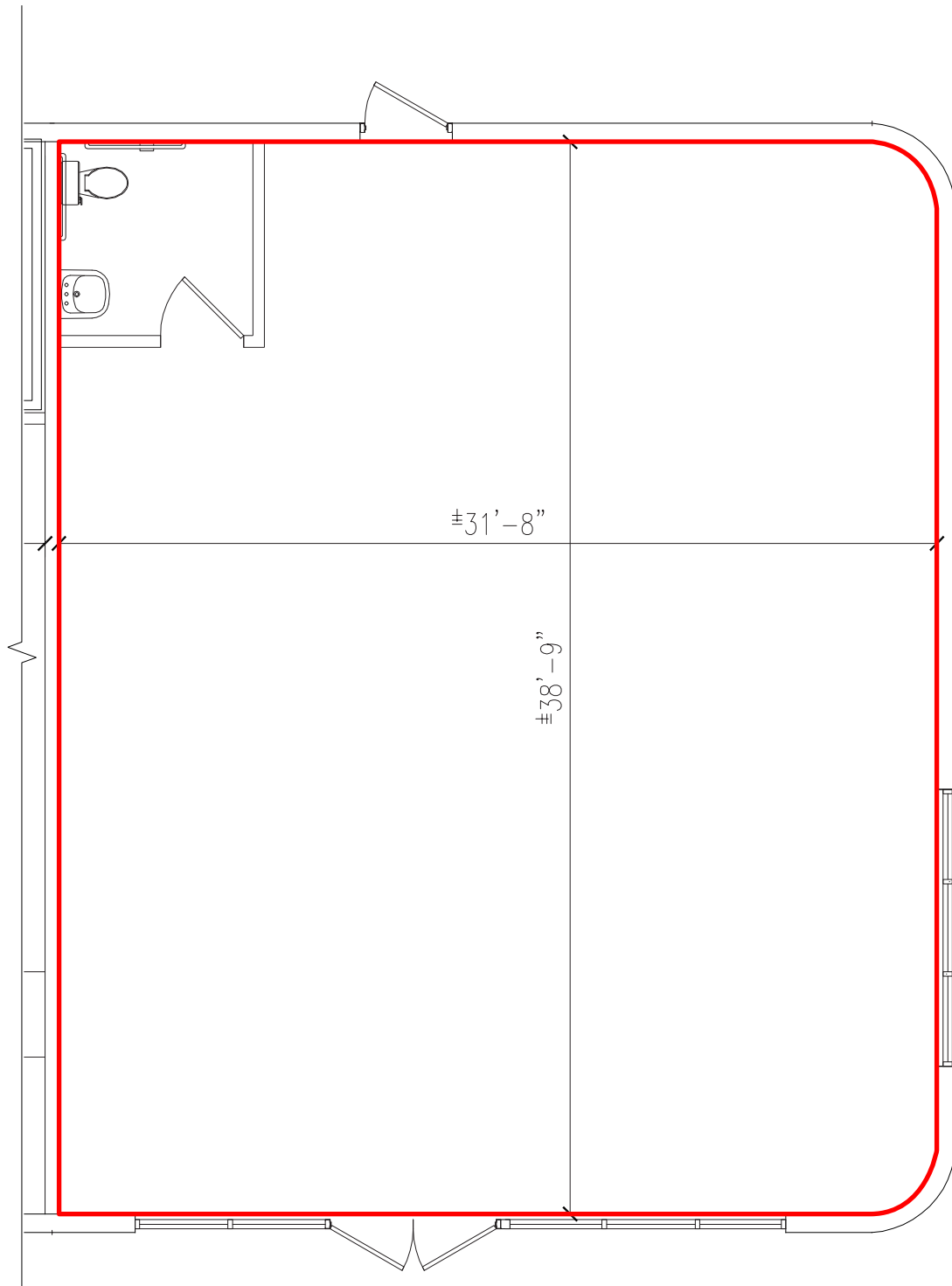


ETHAN CONRAD PROPERTIES INC.
WESTGATE SHOPPING CENTER
SUITE 353-K - 1,493 SF
WOODLAND, CA

3/21/2018

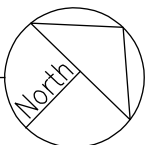


WESTGATE RALEY'S SHOPPING CENTER - WOODLAND CA

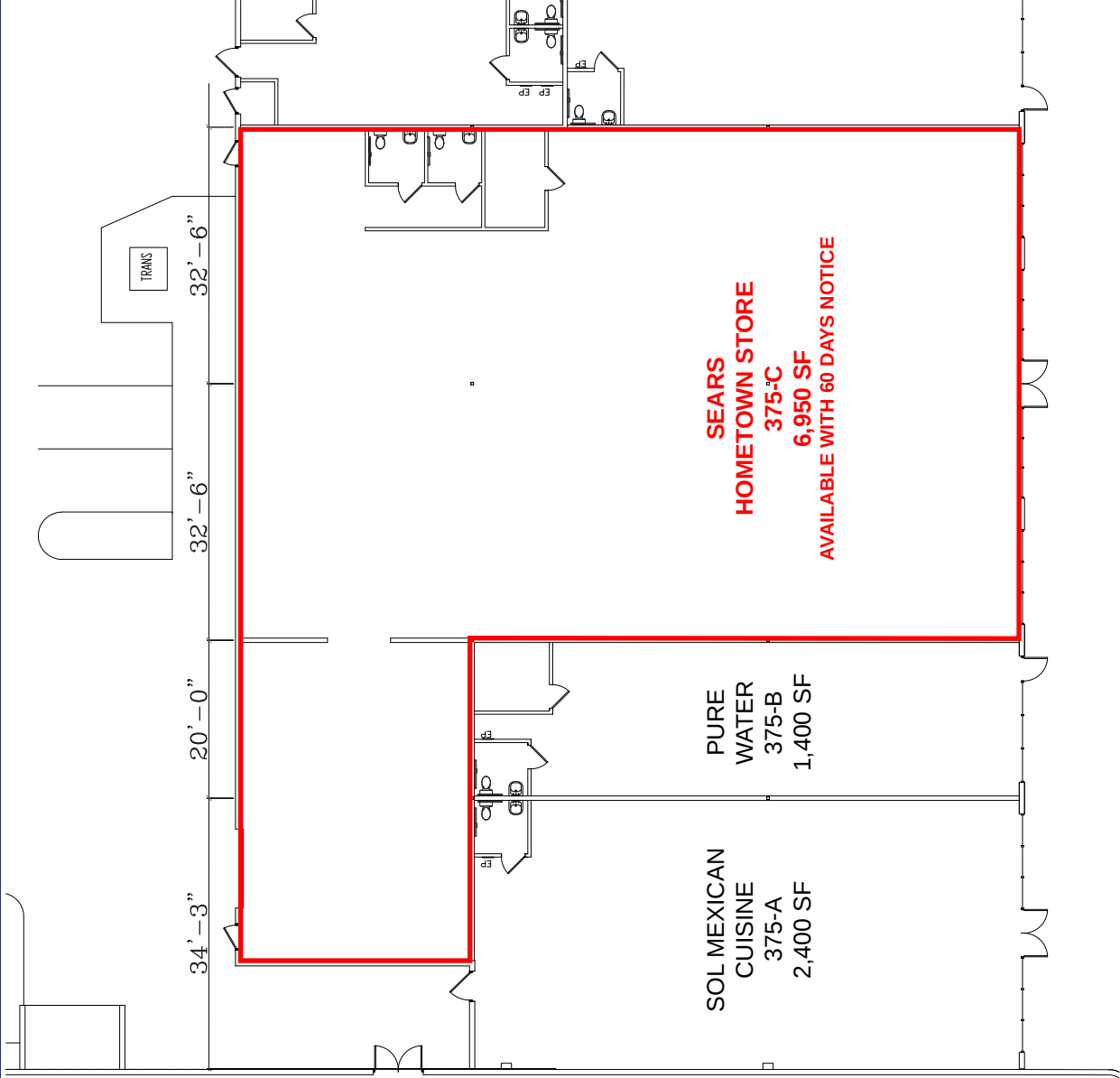


ETHAN CONRAD PROPERTIES INC.
WESTGATE SHOPPING CENTER
SUITE 361-B - 1,301 SF
WOODLAND, CA

9/14/2018

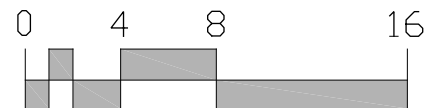
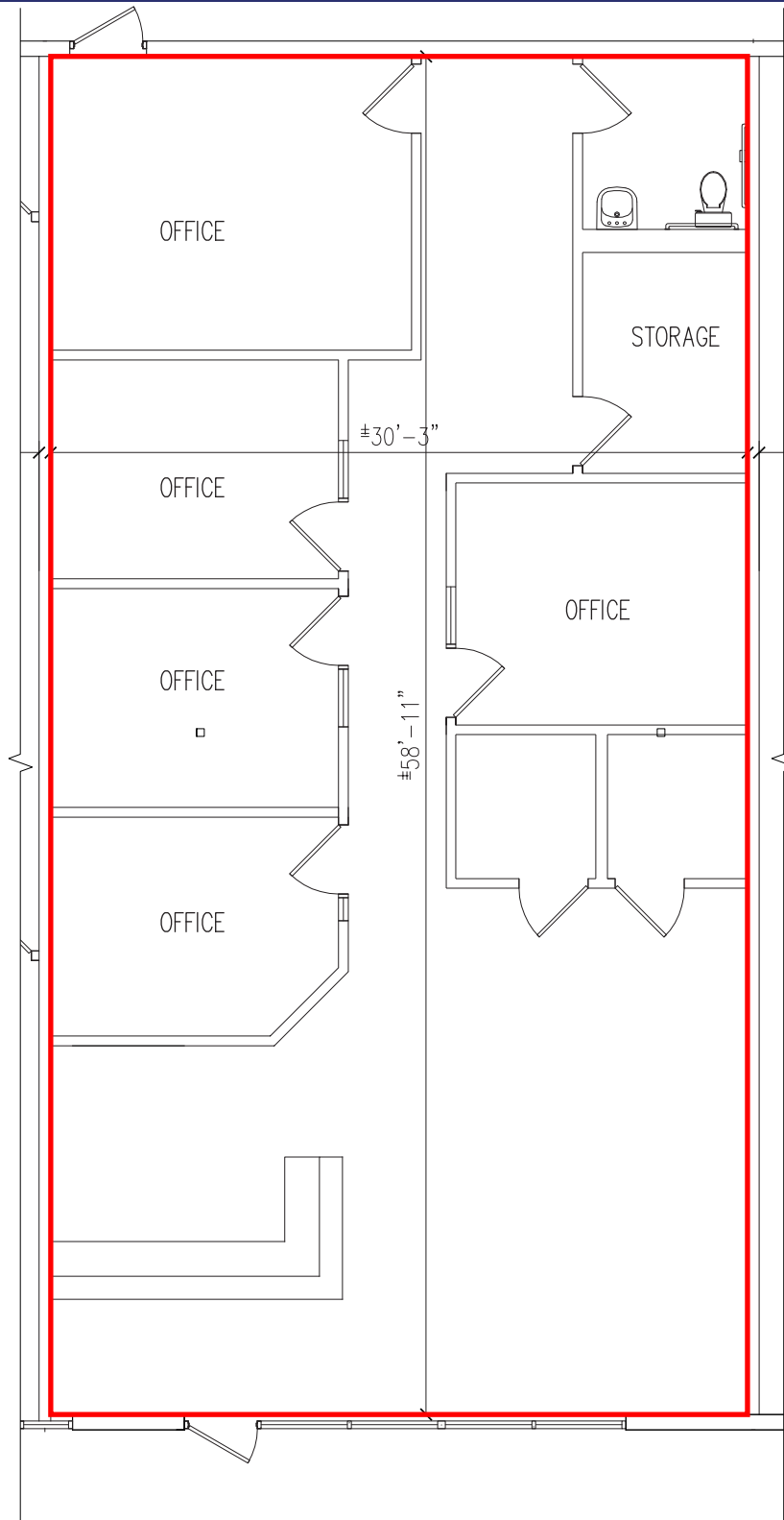


WESTGATE RALEY'S SHOPPING CENTER - WOODLAND CA



ETHAN CONRAD PROPERTIES INC.
WESTGATE SHOPPING CENTER
WOODLAND, CA

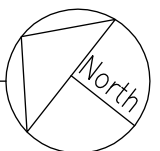
WESTGATE RALEY'S SHOPPING CENTER - WOODLAND CA



ETHAN CONRAD PROPERTIES INC.
WESTGATE SHOPPING CENTER
SUITE 383-C, ±1,852 R.S.F.
WOODLAND, CA

9/14/2018

SCALE: $\frac{1}{8}"=1'-0"$



WESTGATE RALEY'S SHOPPING CENTER - WOODLAND CA



WESTGATE RALEY'S SHOPPING CENTER - WOODLAND CA



- GLA 118,038 SF
- Primary Trade Area Population 141,826
- Total Trade Area Population 292,216

SITE