

FORMER ROMEY'S LIQUOR SPACE AVAILABLE FOR LEASE



NEC Main St. & West St., Woodland, CA

PROPERTY INFORMATION

- Building Size:** ±4,500 SF improved retail space 2 bathrooms and ±850 SF storage space at the rear of the building.
- Parcel Size:** ±1.5 Acres on the corner of the lighted intersection with curb access to both Main and West Streets on subject parcel.
- Asking Rent:** \$0.90/SF/Month with ±\$0.11/SF/Month in triple net charges.
- Adj. Retail:** Owners ±16,000 SF building anchors an approximately ±40,000 SF retail shopping center. An ±11,120 SF Dollar General opened next door in Owner's building on 1/05/2013 signing a 10 year lease with options. Dutch Brother's Coffee on Main Street is also part of the Owner's property. A new Walgreens Drug is on the NWC and Marshals/CVS Drug are on the SWC of this same intersection.
- Parking:** Building is over parked with a ±65,340 SF parcel and being part of a larger shopping center. The building was built for Purity Markets originally.
- Traffic:** Main Street: 16,115 ADT & West Street: 13,823 ADT
- | Demos: | 1.5 Miles | 3 Miles | 5 Miles |
|--------------------|-----------|----------|----------|
| Population: | 37,274 | 57,276 | 61,362 |
| Ave Income: | \$61,858 | \$66,370 | \$66,640 |
- Comments:** The Property sits on one of the best retail intersections in Woodland. West Street goes directly out to a full interchange on Interstate 5 as does Main Street. Solid residential surrounds site in 360°s. In the West side of town in addition to this site, the immediate area supports Raley's Supermarket, Nugget Markets, JoAnn Fabrics, LaSuperior Markets, Big Lots, Kragen Auto, Auto Zone, Dollar Tree, Walgreens, Marshalls, CVS Drug and Rite Aid Drug. The site offers excellent visibility and access from both heavily traveled retail streets.

Exclusively Offered By:

Boyd W. Cahill
Sr. Vice President
TRI Commercial Real Estate

Tel: 916.677.8147
DRE Lic #: 00412344
bcahill@tricommercial.com



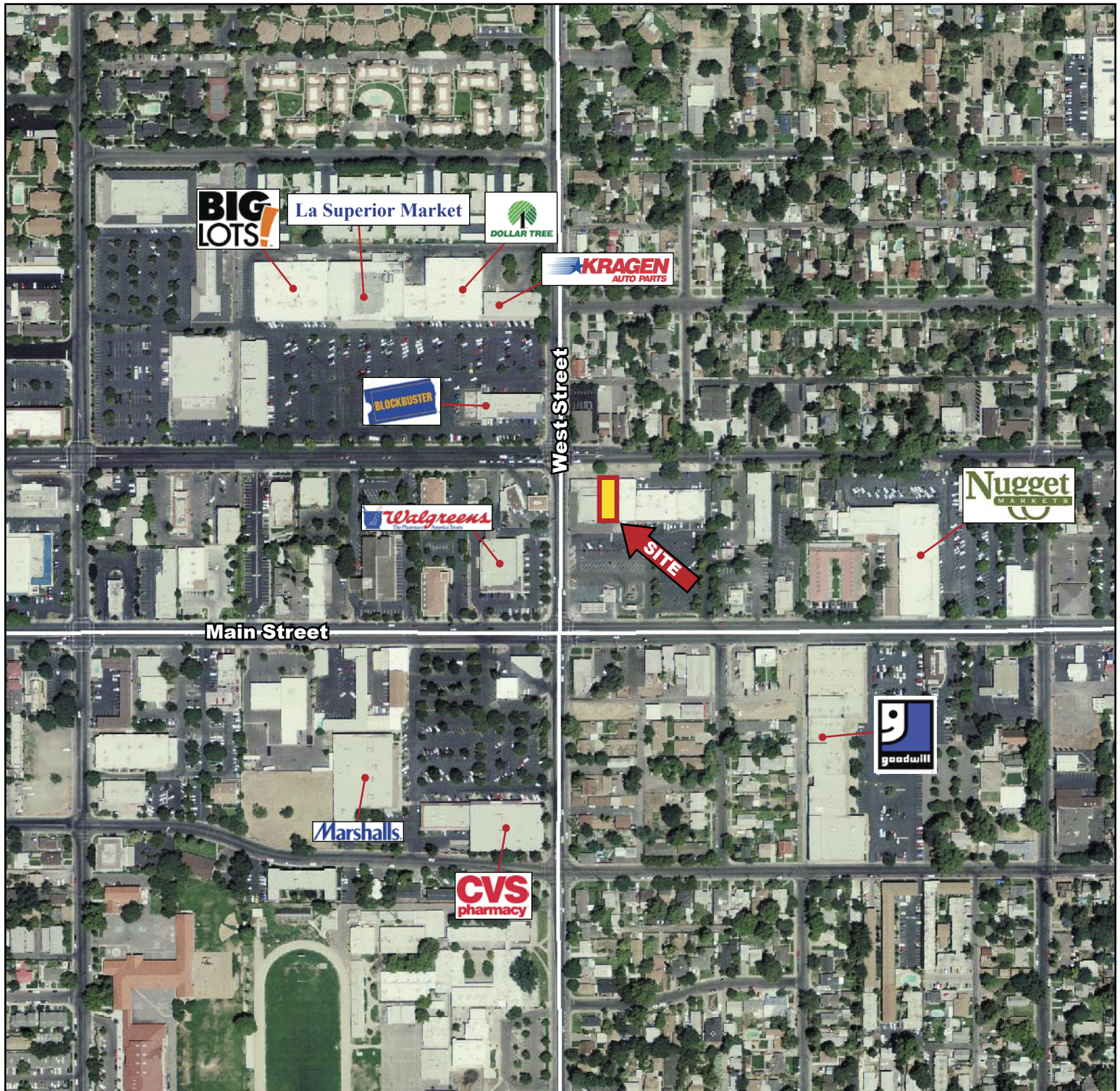
The information provided while not guaranteed has been secured from sources we deem reliable. However, no warranty or representation express or implied is made as to the accuracy of the information contained herein. All information should be verified by the recipient prior to purchase or execution of legal documents.

NEC Main St. & West St.



Aerial

CORFAC
International



Exclusively Offered By:

Boyd W. Cahill
Sr. Vice President
TRI Commercial Real Estate

Tel: 916.677.8147
DRE Lic #: 00412344
bcahill@tricommercial.com

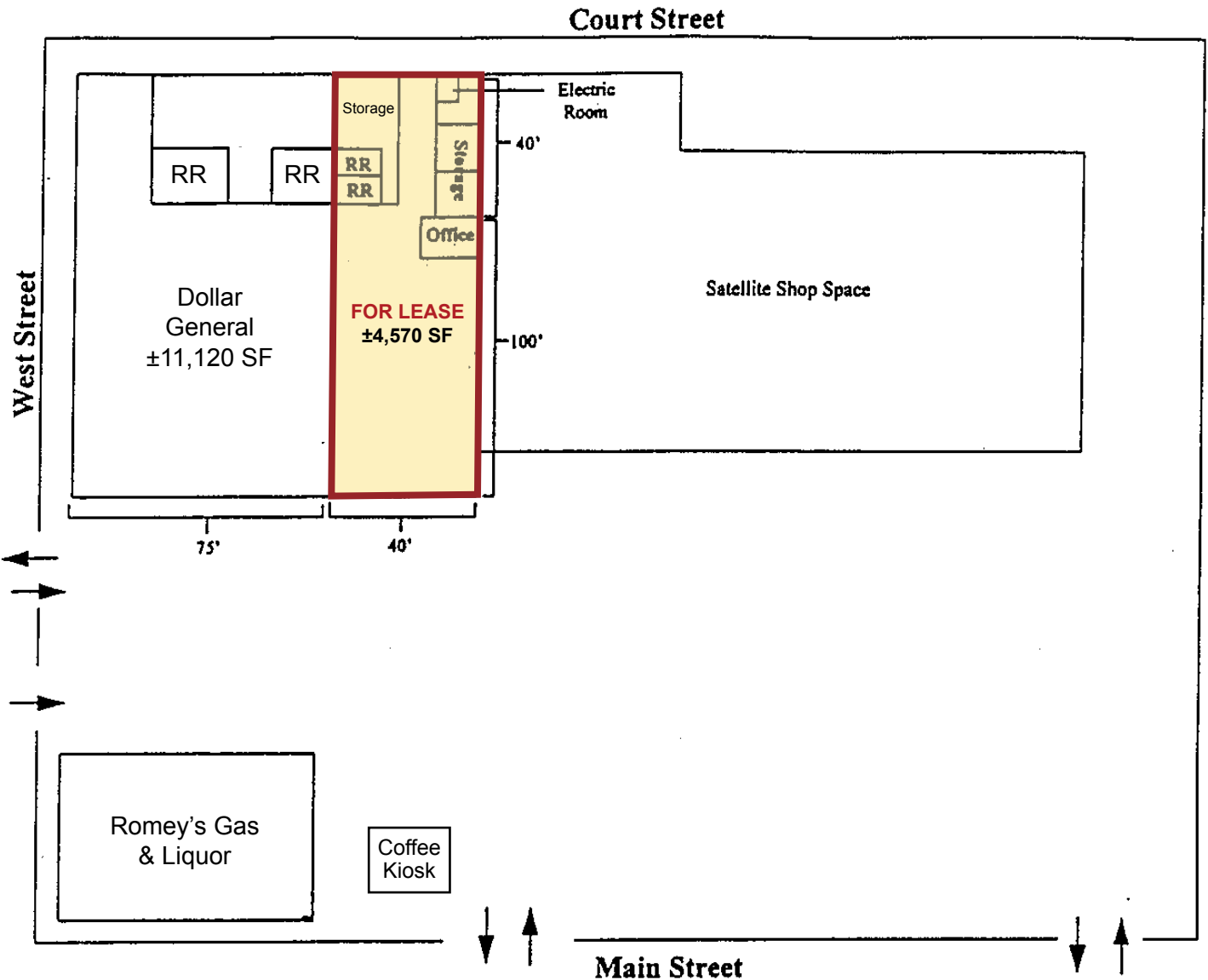


The information provided while not guaranteed has been secured from sources we deem reliable. However, no warranty or representation express or implied is made as to the accuracy of the information contained herein. All information should be verified by the recipient prior to purchase or execution of legal documents.

NEC Main St. & West St.



Site Plan



Exclusively Offered By:

Boyd W. Cahill
Sr. Vice President
TRI Commercial Real Estate

Tel: 916.677.8147
DRE Lic #: 00412344
bcahill@tricommercial.com



The information provided while not guaranteed has been secured from sources we deem reliable. However, no warranty or representation express or implied is made as to the accuracy of the information contained herein. All information should be verified by the recipient prior to purchase or execution of legal documents.