

1392 E. Main Street, Suite C, Woodland, CA

- High Visibility Location
- **Extensive Window Line**
- Next to Sherwin-Williams
- Anchors include: Orchard Supply Grocery Outlet, Tractor Supply & Office Depot
- 1,192 sf. of end cap retail in pad building

Offering Summary

Available Sq Ft: 1,192 +/- sf **Initial Base Rent:** \$2.50 psf Lease Type: Min. Lease Term: 3 Years

Available:

Now

NNN

Contact:

Bob Knez

(415) 446-4220 bob@hlcre.com

Lic#: 00640535



HL Commercial Real Estate

70 Mitchell Blvd., Suite 202 San Rafael, CA 94903 www.hlcre.com

Lic#: 00978130

1392 East Main Street, Suite C, Woodland, CA, 95776

Property Description:

Subject is a pad building in the Woodlands Crossroads Center. Recognizable national and regional tenants, including Tractor Supply Co., Ross, Grocery Outlet and Office Depot are the anchors.

Location Description:

Located at the intersection of East Main Street and Mator Road in Woodland, California Due to its high visibility and prominent location with frontage on East Main Street, the Shopping Center was designed combining functionality with architectural embellishment to better serve this Sacramento Valley community. The building was finished with an emphasis on shade elements and building articulation.

Space Information/Features:

Total Available Square Feet: 1192 +/- sq. ft.

Retail Type: All ok except, No pizza or Mexican food

Signage: 2 fascia walls for tenant

Parking: 3.44:1000 sf, plus easement for main

Shopping center lots

Building Information/Features:

Total Building Square Feet: 1,192 +/- sq. ft.

Year Constructed: 2001

Zoning Designation: <u>CC - Community Commercial</u>

Fire Sprinklers: yes Heating & Air Conditioning: yes

Flood Zone Designation: Zone X (An area that is determined to be outside the

100- and 500-year floodplains)

Lease Terms:

Initial Base Rent: \$2,980 (\$2.50 psf) w/ 3% annual increases, plus

1 option equal to # of years in initial term

Lease Type: NNN (2023 = \$1,200/mo)

Lease Term: 3-5 Years

Tenant Expenses: Tenant pays all separated metered utilities and

NNN charges. This space shares HVAC unit with adjacent space and shares cost of

electric meter for the HVAC only.

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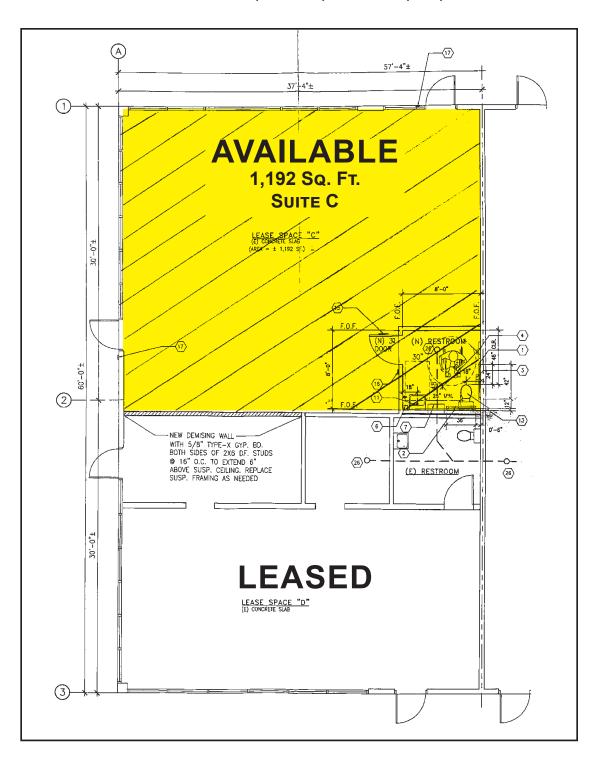


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