FOR LEASE

APPLE VILLAGE

1780 E MAIN ST, WOODLAND, CA



±2,025 SF RETAIL SPACE AVAILABLE

3D Tour Click Here

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ROME REAL ESTATE GROUP



APPLE VILLAGE

SUITE	SIZE	LEASE RATE	SPACE NOTES
100	±2,025 SQ. FT.	Inquire with broker	Available with 60 days' notice

PROPERTY HIGHLIGHTS

- **Power-Retail Anchor Cluster:** Walmart Supercenter and Home Depot funnel a nonstop flow of destination shoppers, while Applebee's next door drives strong dinner-hour traffic—built-in footfall that competitors can't buy.
- **32,500 VPD Frontage on East Main:** A commanding 283-foot storefront faces ±32,500 vehicles daily on Woodland's busiest retail corridor—delivering billboard-level visibility without the billboard cost.
- **Two-Minute Access to I-5 & SR-113:** North-south traffic from Interstate 5 meets east-west commuters from State Route 113 just two minutes away, creating the perfect pit stop for shopping, dining, and daily errands.
- **Signalized, Pylon-Promoted Entry:** A full traffic signal, left-turn pocket, and prominent pylon sign make access effortless—keeping shoppers and delivery vans flowing in and out with ease.
- **Front-Door Convenience Parking:** Fifty-four striped stalls (4.8 per 1,000 SF) sit just steps from every storefront—ideal for quick pickup, longer visits, and ADA-friendly access.
- **Upscale, Expanding Trade Area:** Woodland's population now tops 52,000 with steady annual growth and a median household income of $80,542.00 —an ideal mix of buying power and momentum for retailers.
- **1,500+ Employees Within 1 Mile:** Target (≈800 staff) and Walgreens (≈700 staff) distribution hubs fuel daily demand with a paid-every-Friday workforce seeking coffee, lunch, and after-shift errands.

STRONG TRAFFIC COUNTS
I-5 AND E MAIN STREET: 51,368 ADT

AVERAGE HOUSEHOLD INCOME
$104,917
WITHIN 3 MILES

PROPERTY ZONING
COMMUNITY/GENERAL COMMERCIAL (C2)
YOLO COUNTY

54 DEDICATED SURFACE SPACES

FLOOR PLAN

SUITE 100

SIZE

±2,025 SF

LEASE RATE

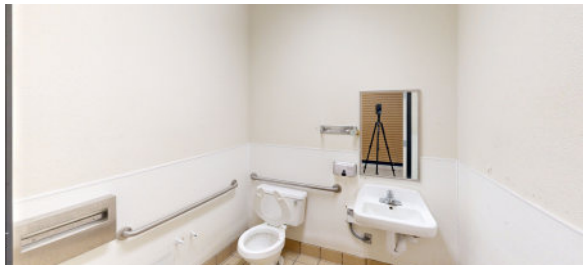
Contact Broker

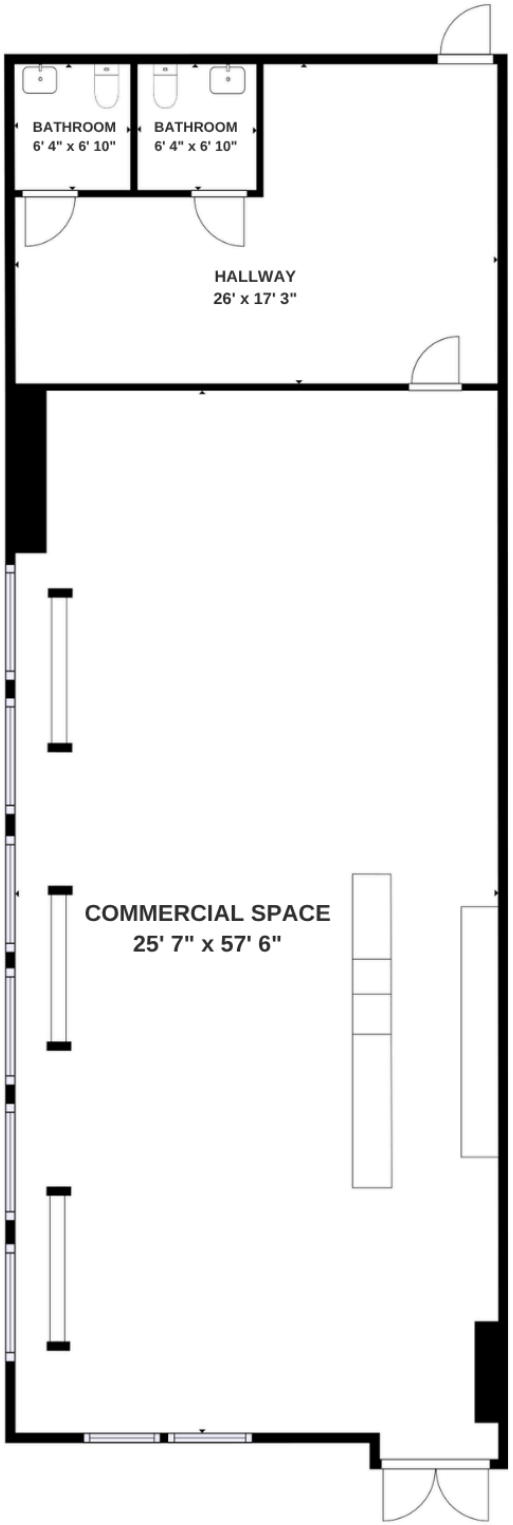
3D TOUR
CLICK HERE

INTERIOR PHOTOS



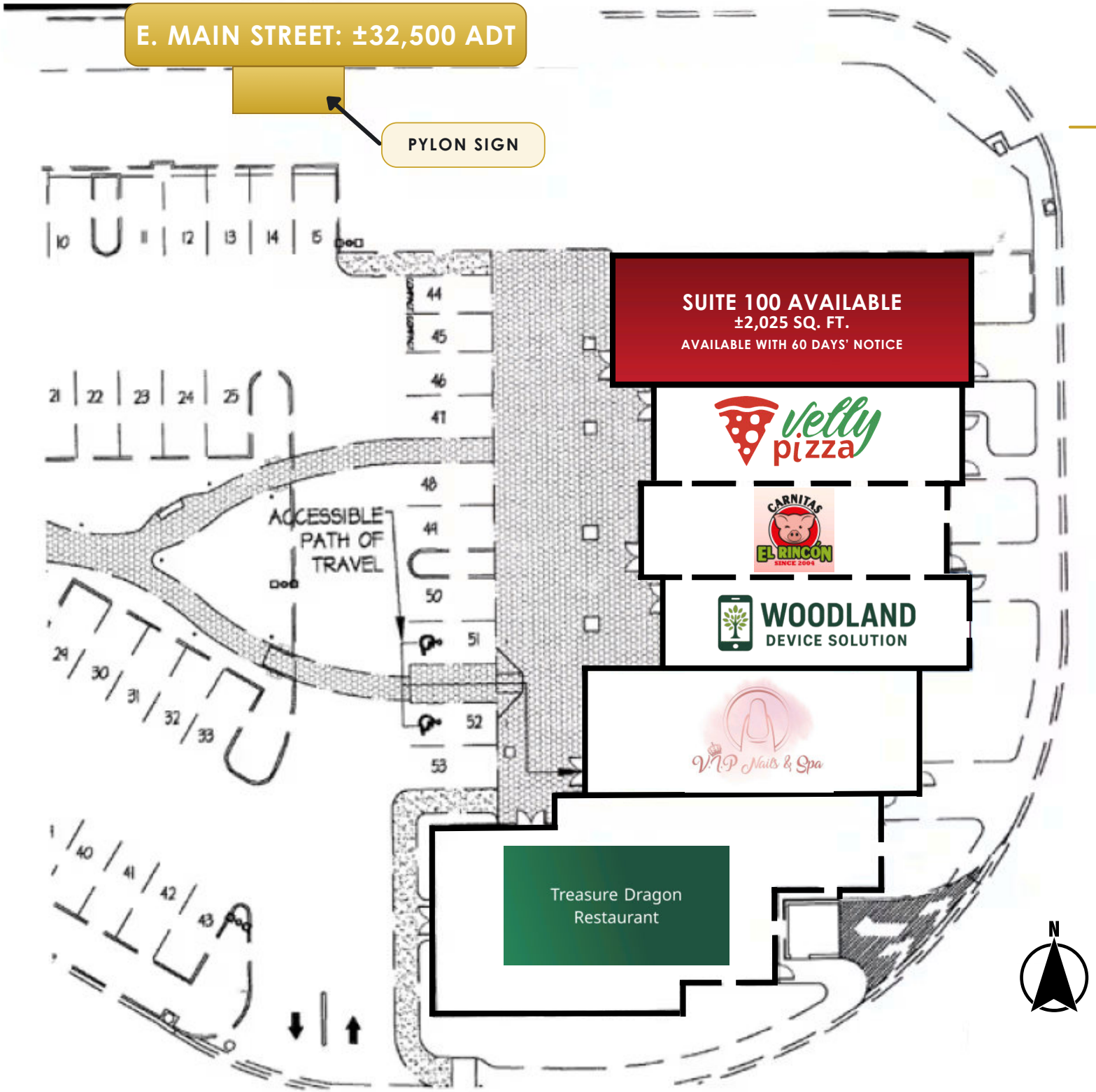




APPLE VILLAGE

SITE PLAN



EXTERIOR PHOTOS

APPLE VILLAGE
1780 E MAIN ST









DEMOGRAPHIC SUMMARY REPORT

1780 E MAIN ST · WOODLAND, CA 95776



POPULATION
2024 ESTIMATE

3 MILES	52,384
5 MILES	64,060
10 MILES	152,162

POPULATION
2029 PROJECTION

3 MILES	53,364
5 MILES	65,105
10 MILES	154,562

HOUSEHOLD INCOME
2024 AVERAGE

3 MILES	$104,917
5 MILES	$102,750
10 MILES	$111,838

HOUSEHOLD INCOME
2024 MEDIAN

3 MILES	$80,542
5 MILES	$78,951
10 MILES	$78,486

2024 POPULATION BY ORIGIN

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	22,007	27,880	73,821
BLACK	936	1,138	3,439
HISPANIC ORIGIN	25,141	30,473	46,333
AM. INDIAN & ALASKAN	474	578	941
ASIAN	5,982	6,658	27,264
HAWAIIAN & PACIFIC ISLAND	80	94	234
OTHER	22,906	27,712	46,464

IMMEDIATE VICINITY RETAIL AERIAL



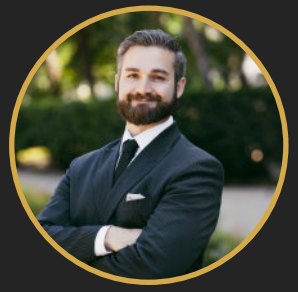
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CONTACT US

For more information about this retail suite



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916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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