

**WESTGATE SHOPPING CENTER**  
**353 - 383 W MAIN STREET**  
**& 895 W LINCOLN AVE**  
**WOODLAND, CA**

FOR LEASE

968 SF - 12,056 SF RETAIL SUITES

**ETHAN CONRAD**  
PROPERTIES INC.



**COMPLETELY REMODELED**

**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

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**916.779.1000**

FEATURES:

- Anchored by high-volume Raley’s Supermarket - which is the dominant grocer in West Woodland
- Excellent co-tenancy, including DollarTree, Togo’s, Edward Jones and Country Waffles
- Easy ingress and egress
- Monument signage available
- Abundant parking
- Volta electric vehicle charging stations

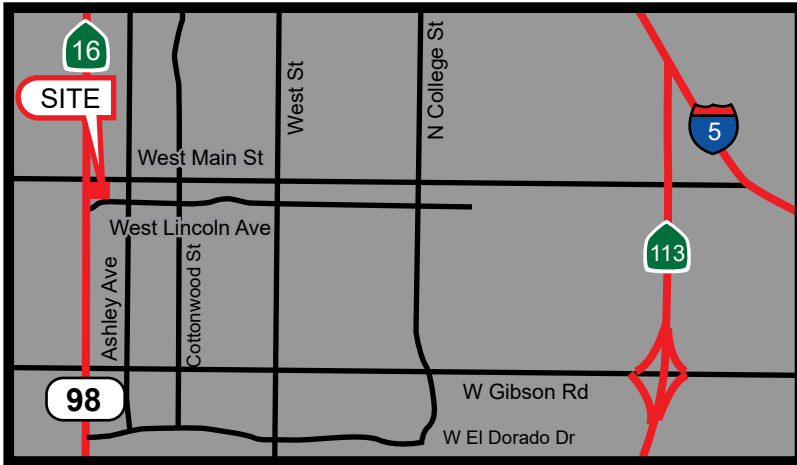
PROPERTY DETAILS:

The Westgate Shopping Center is approximately a 111,783 SF neighborhood center that is strategically located to serve the core of the western Woodland trade area that has very limited competition. The shopping center is situated on the west side of the city of Woodland along two main arterials and also benefits from great access and visibility from the signalized corner of two main arterials.

The property is anchored by the high volume and very busy Raley’s Supermarket, which is the dominant grocer in the area, and has an excellent tenant mix of complimentary uses.



Tenants save up to 10% vs traditional utility costs.



LEASE RATES:

\$1.19 - \$2.29 PSF, NNN

NNN costs are approximately \$0.40 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	13,893	48,586	69,869
2023 Average HH Income:	\$79,510	\$99,207	\$115,225
Traffic Count @ W Main Street:	13,236 & Rd 98: 18,005		

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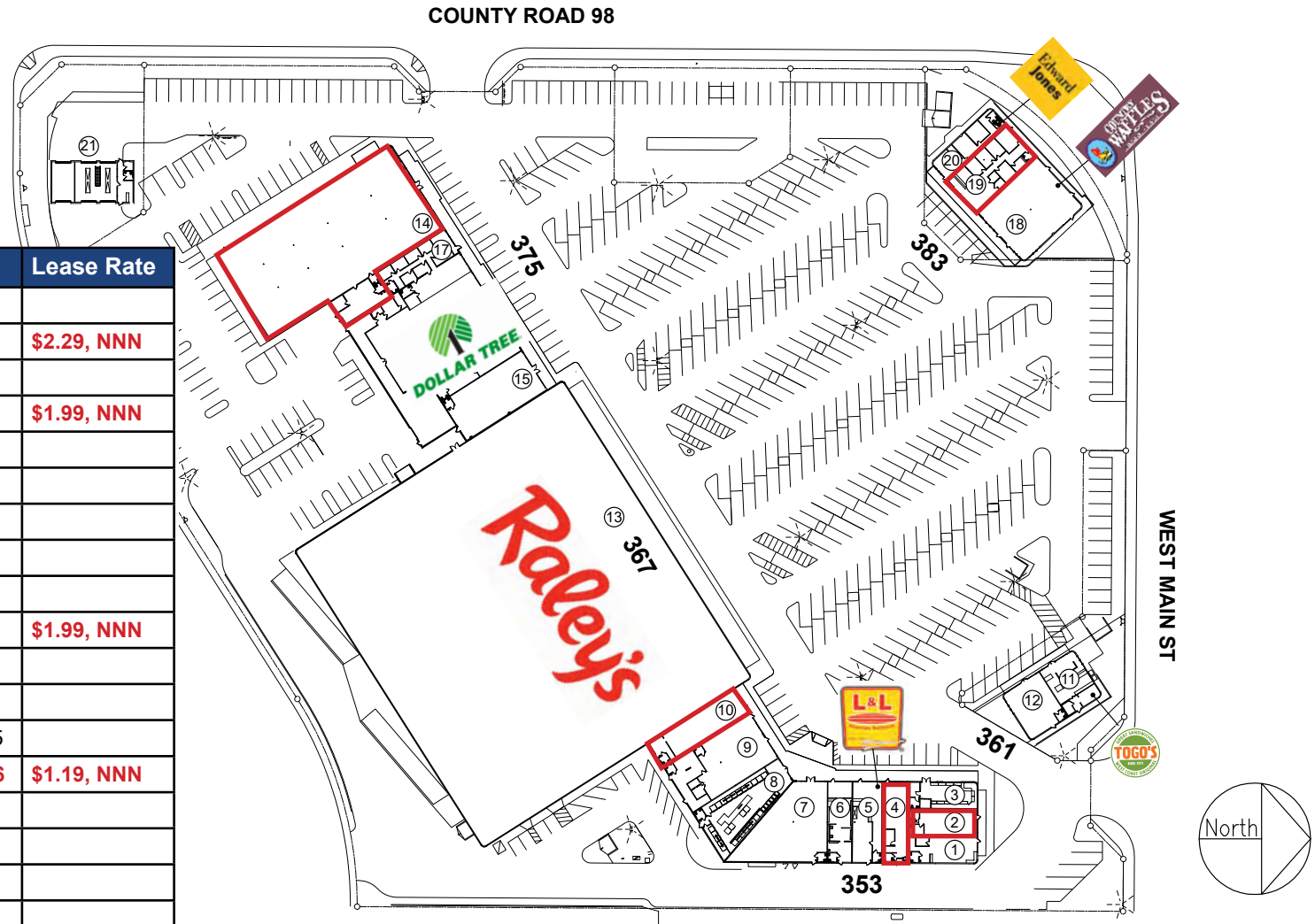
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## SITE PLAN

Suite	Tenant	SF	Lease Rate
1-353A	Woodland Nails	1,026	
<b>2-353B</b>	<b>AVAILABLE</b>	<b>968</b>	<b>\$2.29, NNN</b>
3-353C	Woodland Smoke Shop	983	
<b>4-353D</b>	<b>AVAILABLE</b>	<b>1,200</b>	<b>\$1.99, NNN</b>
5-353E	L&L Hawaiian BBQ	1,315	
6-353F	Precision 6	1,085	
7-353G	Golden Dragon	3,023	
8-353H	Speedy Wash	2,350	
9-353J	Woodland Western Wear	3,003	
<b>10-353K</b>	<b>AVAILABLE</b>	<b>1,495</b>	<b>\$1.99, NNN</b>
11-361A	Togo's	1,194	
12-361B	Williams Dental Care	1,301	
13-367	Raley's	60,115	
<b>14-375</b>	<b>AVAILABLE</b>	<b>12,056</b>	<b>\$1.19, NNN</b>
15-375A	Sol Mexican Cuisine	2,409	
16-375B/C	DollarTree	8,285	
17-375D	Philips Chiropractic	2,040	
18-383A	Country Waffles	3,055	
<b>19-383C</b>	<b>AVAILABLE</b>	<b>1,894</b>	<b>\$2.15, NNN</b>
20-383D	Edward Jones	1,105	
21-895	US Oil Changers	1,905	

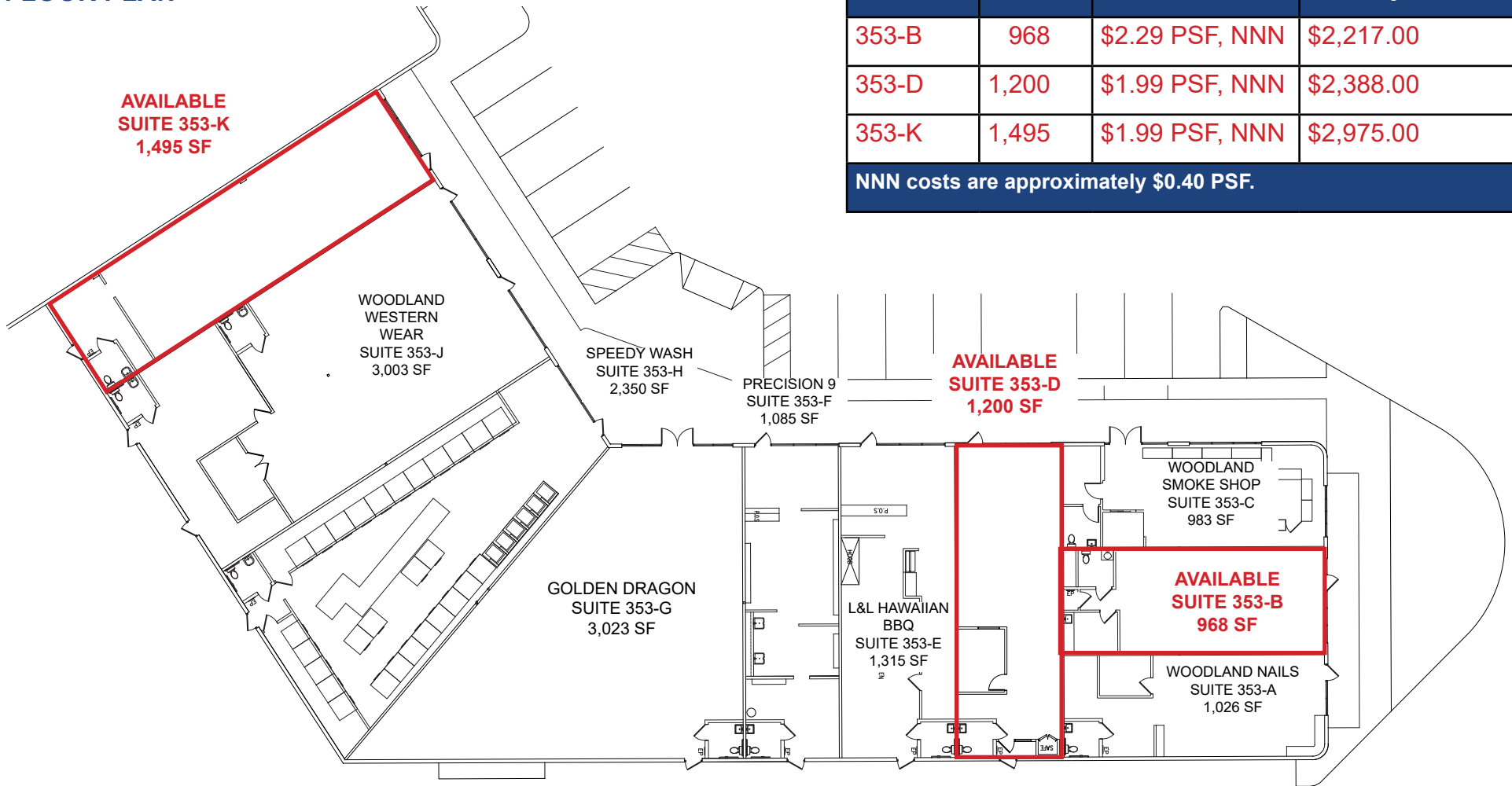
NNN costs are approximately \$0.40 PSF.



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**FLOOR PLAN**



Suite	SF	Lease Rate	Monthly Rent
353-B	968	\$2.29 PSF, NNN	\$2,217.00
353-D	1,200	\$1.99 PSF, NNN	\$2,388.00
353-K	1,495	\$1.99 PSF, NNN	\$2,975.00
NNN costs are approximately \$0.40 PSF.			

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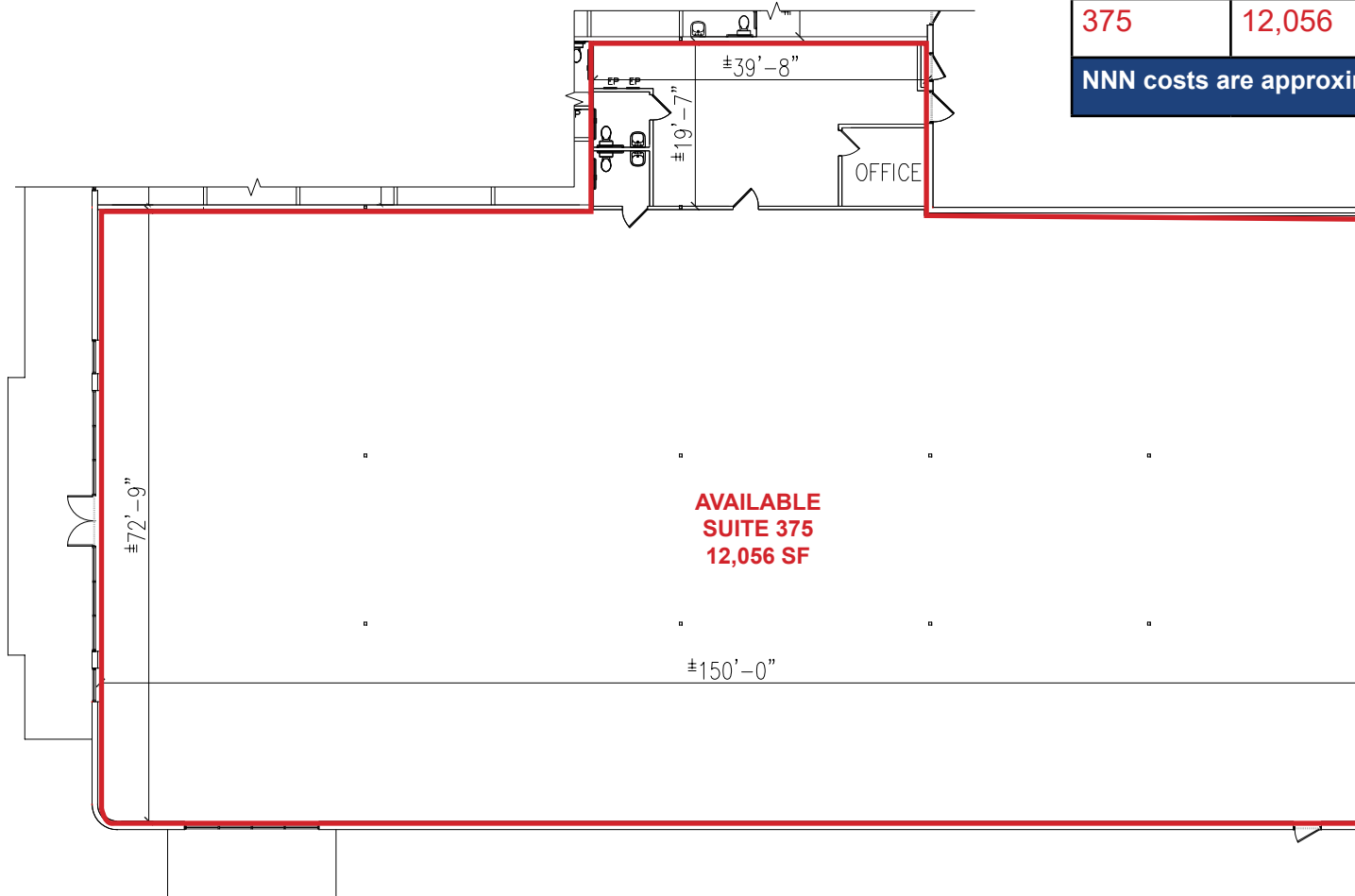
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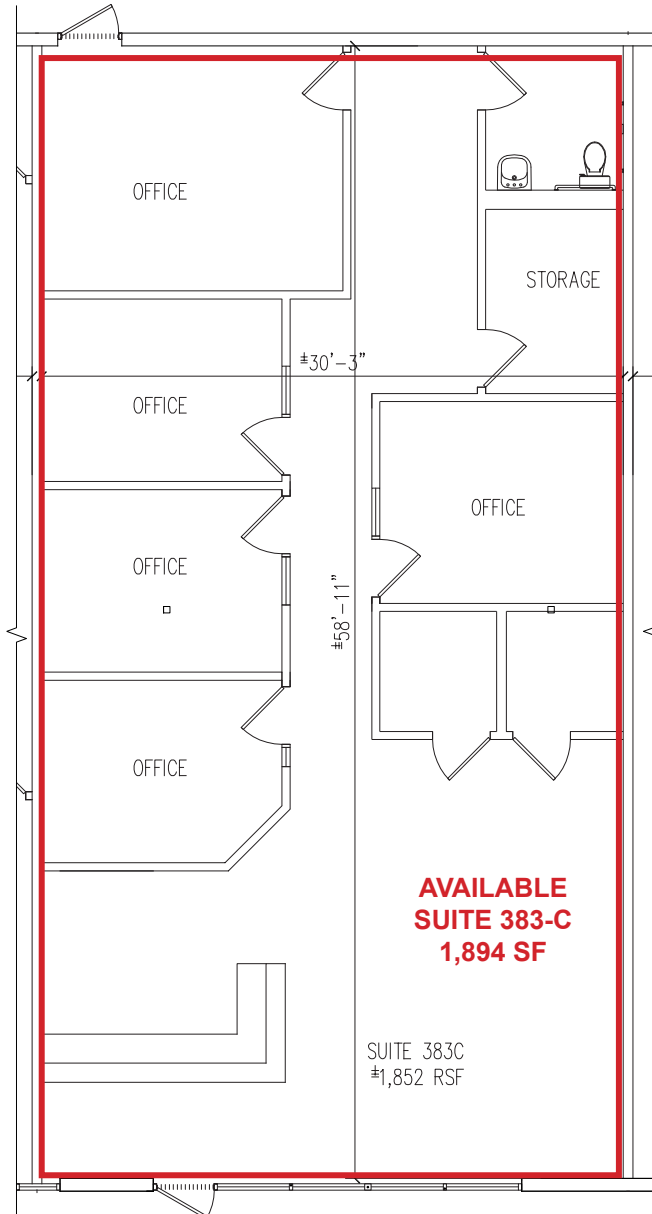


Suite	SF	Lease Rate	Monthly Rent
375	12,056	\$1.19 PSF, NNN	\$14,347.00
NNN costs are approximately \$0.40 PSF.			

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FLOOR PLAN



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Suite	SF	Lease Rate	Monthly Rent
383-C	1,894	\$2.15 PSF, NNN	\$4,072.00
NNN costs are approximately \$0.40 PSF.			

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