

LAND FOR SALE — WOODLAND, CA

Churchill Downs Ave

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# Churchill Downs @ N. East Street

WOODLAND, CALIFORNIA • YOLO COUNTY

ASKING PRICE

**\$1,300,000**

\$7.31 per square foot

TOTAL LAND AREA

**±4.08 AC**

±177,725 Square Feet

ZONING

**RC**

Regional Commercial

DAILY TRAFFIC

**34,583**

ADT — N. East Street



Caceres Real Estate



## PROPERTY HIGHLIGHTS

- **Prime regional commercial land** — ±4.08 acres (±177,725 SF) in Woodland's established commercial and industrial corridor at the gateway to Interstate 5.
- **Immediate I-5 access** via the East Street interchange with over 34,000 vehicles passing daily on N. East Street alone, providing outstanding commercial exposure.
- **Flexible Regional Commercial zoning** supports retail, auto, food service, medical, and specialty uses both by right and by Conditional Use Permit.
- **All utilities available in the street** — City of Woodland water and sewer, PG&E power and gas, ready for development.
- **25 minutes to Downtown Sacramento** and just 15 minutes to Sacramento International Airport (SMF) via I-5.
- **Established commercial neighbors** including SAC Valley Cold Storage (167,852 SF), Cal Foods Logistics, and EBC Farms, generating consistent daytime traffic.
- **Exceptional value at \$7.31/SF** — well priced for RC-zoned land in the greater Sacramento metropolitan region.

## PROPERTY DETAILS

<b>Address</b>	Churchill Downs @ N. East St. Woodland, CA 95776
<b>APN</b>	027-460-013-000
<b>County</b>	Yolo County
<b>Total Lot Size</b>	±4.08 AC (±177,725 SF)
<b>Zoning</b>	Regional Commercial (RC)
<b>Property Type</b>	Commercial Vacant Land
<b>Asking Price</b>	\$1,300,000
<b>Price Per SF</b>	\$7.31 / SF
<b>Topography</b>	Level / Flat
<b>Improvements</b>	None — Vacant Land
<b>Subdivision</b>	Ventura Industrial Park No. 2
<b>Annual Property Taxes</b>	\$5,112.64 (2025)
<b>Sale Terms</b>	Cash or Conventional

## ONSITE UTILITIES

<b>WATER</b> City of Woodland	<b>SEWER</b> City of Woodland
<b>POWER</b> PG&E	<b>GAS</b> PG&E

*All utilities available at/near the street. Buyer to verify capacity and connection costs.*

**34,583**

ADT — N. EAST ST. (HWY 113)

**40,433**

ADT — I-5 CORRIDOR

**25 min**

DOWNTOWN SACRAMENTO

**15 min**

SACRAMENTO INTL AIRPORT

**8.5 mi**

DAVIS / UC DAVIS

The subject property is zoned **Regional Commercial (RC)** by the City of Woodland — one of the most versatile and flexible commercial designations in the City's zoning code. This classification supports a broad spectrum of retail, commercial, food service, automotive, and specialty uses, attracting owner-users, developers, and investors across many industries. All permitted uses should be independently verified with the City of Woodland Planning Department.

## PERMITTED USES BY CATEGORY

✓ PERMITTED BY RIGHT	⚙️ CONDITIONAL USE PERMIT	○ CUP — ZONING ADMIN
<ul style="list-style-type: none"> <li>Auto Sales &amp; Services</li> <li>Restaurants (No Drive-Thru)</li> <li>Grocery / Food Store</li> <li>Medical &amp; Professional Offices</li> <li>General Retail Commercial</li> </ul>	<ul style="list-style-type: none"> <li>Auto Repair</li> <li>Car Wash</li> <li>Convenience Store</li> <li>Brewery / Distillery</li> <li>Drive-Thru Commercial</li> </ul>	<ul style="list-style-type: none"> <li>Alt. Fuels / EV Charging</li> <li>Specialty Food Processing</li> <li>Agricultural Production</li> <li>Religious / Community Assm.</li> <li>Other Specialty Commercial</li> </ul>

## SITE AERIAL — CHURCHILL DOWNS @ N. EAST STREET, WOODLAND, CA



Buyers should independently verify all zoning and permitted uses with the City of Woodland Community Development Department: (530) 661-5820. Site is sold as-is with no environmental studies or preliminary planning completed.

Woodland is Yolo County's largest city and a steadily growing commercial hub, strategically positioned on the I-5 / Highway 113 corridor midway between Sacramento and Davis. The city's population and household income have both grown significantly since 2000, supported by a diversified employment base in logistics, food production, education, healthcare, and agriculture.

## WOODLAND, CA — KEY STATISTICS (2024)

<b>62,983</b> TOTAL POPULATION	<b>\$87,327</b> MEDIAN HOUSEHOLD INCOME	<b>29,600</b> TOTAL EMPLOYED (CITY)	<b>37.5</b> MEDIAN AGE (YEARS)
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## MARKET DATA SNAPSHOT

INDICATOR	WOODLAND, CA	YOLO COUNTY	TREND
Population (2024)	62,983	~230,000	↑ Growing
Projected Population (2025)	~63,995	—	+1.6% annually
Median Household Income	\$87,327	~\$89,000	↑ +96% since 2000
Per Capita Income	\$37,825	—	—
Median Home Value	\$553,323	—	↑ Strong
Population Growth Since 2000	+28.1%	—	↑ Consistent
Homeownership Rate	58.7%	—	Stable
Average Commute Time	24.5 minutes	—	Regional workforce

Sources: U.S. Census Bureau ACS 5-Year Estimates (2024); DataUSA.io (2024); City-Data.com (2024); Cubit Planning 2025 Projections. All figures are city-wide estimates.

## REGIONAL CONNECTIVITY

<b>25 min</b> DOWNTOWN SACRAMENTO VIA I-5	<b>15 min</b> SACRAMENTO INTL AIRPORT (SMF)	<b>8.5 mi</b> DAVIS, CA & UC DAVIS CAMPUS	<b>I-5/113</b> DUAL FREEWAY ACCESS AT DOORSTEP
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# An Exceptional Commercial Land Opportunity in Woodland, CA

EXCLUSIVELY OFFERED BY CACERES REAL ESTATE • WOODLAND, CALIFORNIA

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DRE #00821385