

YOLO COUNTY, CALIFORNIA | WOODLAND

California & Main Retail Center

106-108 W Main St & 350-374 California St | Woodland, CA 95695

\$4,399,000

ASKING PRICE

7.1%

CAP RATE AT ASKING

25,969

TOTAL SQUARE FEET

100%

OCCUPIED

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Caceres Real Estate



A Fully Occupied Retail Center at Woodland's Premier Commercial Corner

California & Main Retail Center is a 25,969 square foot multi-tenant retail shopping center anchoring the signalized corner of West Main Street and California Street in Woodland, California. All six suites are 100% occupied under primarily NNN / reimbursement-based lease structures, delivering immediate in-place income from day one.

The center's L-shaped configuration maximizes frontage on both corridors while providing ample surface parking. Tenants benefit from the exceptional visibility of one of Woodland's busiest intersections, and the property's modern standing-seam metal roof and updated common areas reflect recent capital investment by the current ownership.

The tenant mix is anchored by community-serving uses: dental care (Amara Dental Center), children's enrichment (The Kid's Clubhouse, 7,300 SF), Subway-branded / franchise-operated food service, Mexican restaurant use (Double Up Que Sabirrios), personal services (King's Barbershop), and discount retail (Woodland Thrift Center).

This offering provides stable in-place income with contractual rent growth and multiple tenant extension provisions. Several renewal/extension rights include caps, mutual-agreement requirements, or other lease-specific mechanics; buyers should review leases and estoppels during diligence.

Woodland is the Yolo County seat (pop. 61,854) and the commercial hub for Yolo County's 227,607 residents. Median household income of \$90,180 underpins durable retail demand across this submarket.

PROPERTY DETAILS

Property Name	California & Main Retail Center
Address	106-108 W Main St & 350-374 California St
City, State	Woodland, CA 95695
County	Yolo County
GLA	25,969 SF
Tenants	6 (100% Occupied)
Lease Type	Primarily NNN / Reimbursement-Based
WALT	~3.1 Years
Corner	Signalized Intersection
Parking	Surface, Ample
Asking Price	\$4,399,000
Price per SF	\$169.39
Current Cap Rate	7.1%



100% Occupied with Diversified Income

All six suites are leased to a mix of food service, dental, children's enrichment, discount retail, and personal service tenants. Tenant reimbursements and expense recoveries are governed by the leases and seller-provided rent overview.



Signalized Corner on Woodland's Primary Corridor

California & Main Retail Center occupies the hard corner of West Main Street and California Street, Woodland's dominant commercial artery. Maximum traffic visibility, easy ingress and egress, and a superior location advantage over all non-corner retail in the submarket.



Fresh 5-Year Dental Lease

Amara Dental Center occupies 3,319 SF with a current term through March 31, 2031 and annual rent growth during the current term. The lease includes one additional five-year option at market value with 120 days' notice.



Built-In Rent Growth and Extension Provisions

Multiple leases include scheduled rent increases or renewal/extension provisions. Several extension rights include caps, mutual-agreement requirements, automatic renewal mechanics, or lease-specific notice requirements.



Woodland Thrift Center Renewal Mechanics

Woodland Thrift Center occupies 11,200 SF and expires December 31, 2027. Extension rent is set to market value but capped at a 15% increase over the prior year, with 3% annual increases thereafter.



Yolo County Seat with Captive Trade Area

As the seat of Yolo County (227,607 residents), Woodland anchors a captive trade area with limited new retail competition. The county's agricultural economy and proximity to Sacramento (25 miles) sustain both local demand and regional consumer traffic through this corridor.



The following reflects seller-provided 2026-2028 P&L / pro forma figures and the seller-provided rent overview. The NOI shown below is property NOI before owner-specific expenses and excludes debt service, owner charges, bank charges, travel, automobile, commissions, and owner asset-management expenses.

SECTION 1: 2026-2028 INCOME & EXPENSE PRO FORMA

Income & Expense Item	2026	2027	2028
INCOME			
Rent / Lease Income	\$464,704.76	\$479,035.50	\$493,406.67
Total Income	\$464,704.76	\$479,035.50	\$493,406.67
PROJECTED PROPERTY EXPENSES / SELLER PRO FORMA STRUCTURE			
Property Tax	\$51,576.82	\$53,124.12	\$54,717.85
Insurance	\$15,371.72	\$15,832.87	\$16,307.86
Electricity	\$3,000.00	\$3,090.00	\$3,182.70
Fees & Permits	\$150.00	\$154.50	\$159.14
Grounds Maintenance	\$10,200.00	\$10,506.00	\$10,821.18
Legal & Professional Fees	\$1,738.54	\$1,790.69	\$1,844.41
Maintenance & Repair	\$10,000.00	\$10,300.00	\$10,609.00
Management Fees	\$20,000.00	\$20,600.00	\$21,200.00
Professional Service	\$1,500.00	\$1,545.00	\$1,591.35
Security Alarm Monitoring	\$1,500.00	\$1,545.00	\$1,591.35
Telephone Expense	\$314.00	\$323.42	\$333.12
Trash Collection	\$7,404.00	\$7,626.12	\$7,854.90
Water & Sanitation	\$13,800.00	\$14,214.00	\$14,640.42
CapEx Reserve	\$18,000.00	\$18,540.00	\$19,096.20
Total Projected Expenses	\$154,555.07	\$159,191.73	\$163,967.48
Property NOI Before Owner-Specific Expenses	\$310,149.69	\$319,843.77	\$329,439.19

Expense detail is based on seller-provided 2026-2028 P&L/pro forma. Totals shown tie to seller's source totals and may reflect source rounding. Lease terms, reimbursement mechanics, option exercise status, tenant ledgers, and estoppels should be reviewed during diligence.

At \$4,200,000 7.4% Cap Rate	At \$4,250,000 7.3% Cap Rate	At \$4,300,000 7.2% Cap Rate	At \$4,399,000 (Asking) 7.1% Current Cap Rate
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04 Rent Roll

SELLER-PROVIDED RENT OVERVIEW

In-place rent roll based on seller-provided rent overview and available lease documents. Tenant reimbursements and expense recoveries are per leases and seller-provided rent overview.

Tenant	Suite	SF	% Bldg	Base/Mo	NNN/Mo	Total/Mo	\$/SF Base	\$/SF NNN	Exp. Date	Options
The Kid's Clubhouse	A	7,300	28.1%	\$7,031.10	\$3,650.00	\$10,681.10	\$0.96	\$0.50	3/31/2030	5-year renewal; 15% cap; mutual agreement; 6-mo notice
Subway	B	1,200	4.6%	\$2,630.58	\$600.00	\$3,230.58	\$2.19	\$0.50	3/31/2029	Two 5-year options; auto unless 6-mo non-renewal
King's Barbershop	C	750	2.9%	\$1,325.00	\$375.00	\$1,700.00	\$1.77	\$0.50	4/30/2029	3-year option at market value; 120-day notice
Double Up Que Sabirrios	D	2,200	8.5%	\$4,309.00	\$1,300.00	\$5,609.00	\$1.96	\$0.59	3/31/2030	Extension considered; market value capped 15%, then 3% annual
Amara Dental Center	E	3,319	12.8%	\$5,207.50	\$1,659.50	\$6,867.00	\$1.57	\$0.50	3/31/2031	5-year option at market value; 120-day notice
Woodland Thrift Center	F	11,200	43.1%	\$5,335.37	\$5,376.00	\$10,711.37	\$0.48	\$0.48	12/31/2027	Market value capped 15%, then 3% annual
TOTAL / AVG		25,969	100%	\$25,839	\$12,961	\$38,799	\$0.99	\$0.50		

CONTRACTUAL RENT ESCALATION SCHEDULES

The Kid's Clubhouse

Current total rent: \$10,681.10/mo
 Base: \$7,031.10/mo + NNN: \$3,650/mo
 Term through March 31, 2030
 5-year extension subject to cap and mutual agreement

Amara Dental Center (New 5yr Lease)

Current total rent: \$6,867/mo
 Base: \$5,207.50/mo + NNN: \$1,659.50/mo
 Current term through March 31, 2031
 New lease signed March 4, 2026

King's Barbershop

Current total rent: \$1,700/mo
 Base: \$1,325/mo + NNN: \$375/mo
 Term through April 30, 2029
 3-year extension at market value per addendum

Double Up Que Sabirrios

Current total rent: \$5,609/mo
 Rent overview split: \$4,309 base + \$1,300 NNN
 Term through March 31, 2030
 Extension considered per 2026 addendum terms

Subway (Amendment Apr 2021)

Current extension through Mar 31, 2029
 Current base: \$2,630.58/mo + NNN \$600/mo
 Two additional 5-year options; 3% annual increases
 \$40,000 aggregate default liability cap per amendment

Woodland Thrift Center

Current base: \$5,335.37/mo + NNN \$5,376/mo
 Current total rent: \$10,711.37/mo
 Lease expires: December 31, 2027
 Market value capped at 15%, then 3% annual



The Kid's Clubhouse		Suite A 7,300 SF 28.1%
Category	Children's Education & Enrichment	
Current Term	Through Mar 31, 2030	
Current Rent	\$7,031.10 base + \$3,650 NNN = \$10,681.10/mo total	
Extension	Additional 5 years; market rent not exceeding 15% increase; mutual agreement required; 6-month notice.	

Amara Dental Center		Suite E 3,319 SF 12.8%
Category	Dental / Medical Office	
Current Term	Through Mar 31, 2031	
Current Rent	\$5,207.50 base + \$1,659.50 NNN = \$6,867/mo total	
Option	Additional 5 years at Fair Market Value / market value with 120-day notice.	

Subway		Suite B 1,200 SF 4.6%
Category	Subway-branded / franchise-operated food service	
Current Term	Through Mar 31, 2029	
Current Rent	\$2,630.58 base + \$600 NNN = \$3,230.58/mo total	
Options	Two 5-year options with 3% annual increases; automatic unless 6-month non-renewal notice.	
Lease Note	If an option term is exercised in January, tenant receives a one-time 50% rent reduction for that January month only.	

Double Up Que Sabirrios		Suite D 2,200 SF 8.5%
Category	Mexican Restaurant	
Current Term	Through Mar 31, 2030	
Current Rent	\$5,609/mo total. Rent overview split: \$4,309 base + \$1,300 NNN.	
Extension	Market value after first 5 years, capped at 15% of prior year, then 3% annual increases.	
Lease Note	2026 addendum says extension will be considered after timely payments/cooperative tenancy.	

King's Barbershop		Suite C 750 SF 2.9%
Category	Personal Services / Barbershop	
Current Term	Through Apr 30, 2029	
Current Rent	\$1,325 base + \$375 NNN = \$1,700/mo total	
Option	Additional 3 years at Fair Market Value / market value; negotiated within 90 days; 120-day notice.	

Woodland Thrift Center		Suite F 11,200 SF 43.1%
Category	Thrift / Discount Retail	
Current Term	Through Dec 31, 2027	
Current Rent	\$5,335.37 base + \$5,376 NNN = \$10,711.37/mo total	
Extension	Market value after initial term, capped at 15% of prior year, with 3% annual increases thereafter.	

Woodland Thrift Center Extension Structure

Woodland Thrift Center occupies 11,200 SF, or approximately 43.1% of the property, with a current term ending December 31, 2027. Current total rent is approximately \$10,711.37 per month, including base rent and NNN reimbursement. After the initial five-year term, rent is set to market value but not to exceed a 15% increase over the prior year, with 3% annual increases thereafter.

43%

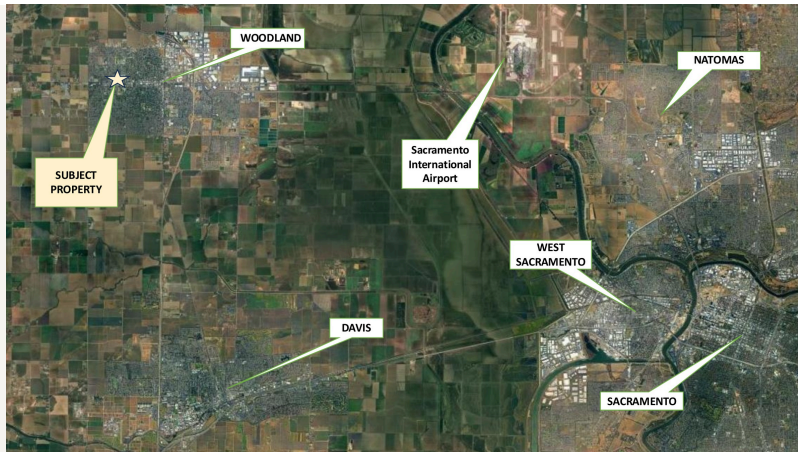
OF BUILDING SF

Dec 2027

LEASE EXPIRATION

15%

RENEWAL INCREASE CAP



61,854

WOODLAND POPULATION

\$90,180

MEDIAN HOUSEHOLD INCOME

227,607

YOLO COUNTY POPULATION

25 mi

DISTANCE TO SACRAMENTO

Retail Market Context

Woodland's retail corridors serve local residents, downtown users, and regional traffic moving between Sacramento, Davis, I-5, and Highway 113. Buyers should evaluate competing supply, tenant demand, and achievable rent levels during diligence.

Investment Grade Metrics

This property is offered at a 7.1% current cap rate based on seller-provided property NOI before owner-specific expenses and the \$4,399,000 asking price.

Population Growth

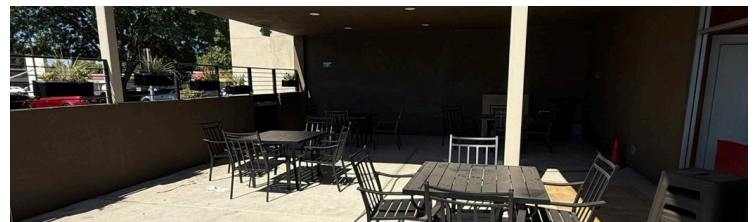
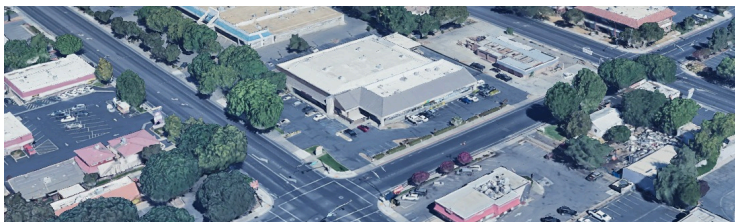
Woodland is the county seat of Yolo County and serves as a local commercial hub between Sacramento and Davis, with West Main Street connecting downtown Woodland, surrounding neighborhoods, and regional routes.

About Woodland, California

Woodland is the county seat of Yolo County and the dominant commercial hub between Sacramento and Davis. West Main Street runs directly in front of the property, connecting the city's eastern and western retail districts at one of the corridor's highest-visibility intersections. Woodland's economy is anchored by agriculture, government, healthcare, and professional services, with proximity to UC Davis (10 miles) and Sacramento International Airport (15 miles). Its retail corridors are relatively resilient to e-commerce displacement.

Area Proximity

Downtown Woodland	~0.3 miles
Woodland Memorial Hospital	~0.8 miles
Yolo County Courthouse	~0.5 miles
UC Davis Campus	~10 miles
Sacramento CBD	~25 miles
Sacramento Intl. Airport	~15 miles
I-5 / Highway 113	~1 mile





California & Main Retail Center

CORNER OF W MAIN ST & CALIFORNIA ST | WOODLAND, CA 95695



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