

Yolo County Commercial

by Tim Schimmel

MARCH 2026 MARKET REPORT

21

ACTIVE NEW
LEASE LISTINGS

17

ACTIVE NEW
SALE LISTINGS

7

SALES UNDER
CONTRACT

5

CLOSED SALES
THIS MONTH



YOLO COUNTY, CALIFORNIA

Woodland • Davis • West Sacramento • Winters



WOODLAND

SOLD IN MARCH

RETAIL

ADDRESS	PRICE	DETAILS	\$/SF
617 West St	\$600,000	4,290 SF, Built 1975, Sold 3/26. Seller: Dowling Properties. Prev: \$1M (Jan 2024).	\$139.86

MULTIFAMILY

ADDRESS	PRICE	DETAILS	\$/UNIT
548 2nd St	\$1,095,000	2,635 SF, Built 1909, 2 bldgs, 3 stories, 3 units. Sold 3/10. Loan: \$860.9K @ 6.09%.	\$365,000

UNDER CONTRACT

RETAIL

ADDRESS	PRICE	DETAILS	\$/SF
320 Elm St	\$799,000	5,100 SF, Vacant, Built 1930. 0.28 AC. 482 DOM. Frontage: 292' Elm, 227' Main.	\$156.67

INDUSTRIAL

ADDRESS	PRICE	DETAILS	\$/SF
109 Harter Ave	\$2,750,000	20,800 SF warehouse, Built 1983. 2.35 AC. 207 DOM. Owner user sale.	\$132.21

OFFICE

ADDRESS	PRICE	DETAILS	\$/SF
15 Court St	\$450,000	1,910 SF, Vacant, Built 1946. Class C. 266 DOM. Prev: \$330K (2019).	\$235.60

NEW FOR SALE

INDUSTRIAL

ADDRESS	PRICE	DETAILS	\$/SF
550 N Pioneer Ave	Price Withheld	319,800 SF distribution, Built 1996. 14.94 AC. 28' clear, 70 docks. Multi-tenant.	
1107-1111 Gibson Rd	\$1,850,000	21,500 SF warehouse, Built 1955. 0.92 AC. 30' clear. Owner User. Prev: \$1.03M (2022).	\$86.05

LAND

ADDRESS	PRICE	DETAILS	\$/AC
392 W Main St	For Sale & Lease	Browns Corner. 5.75 AC. Also for lease: 250,470 SF.	
595 N East St	\$4,300,000	IOS Industrial Land. 5.73 AC. \$750,436/AC.	\$750,436
356 W Main St	\$475,000	Retail/Land/Special Purpose. Single tenant. NOI \$24,000.	

NEW FOR LEASE

RETAIL

ADDRESS	RATE	DETAILS
1810 E Main St	\$1.65-1.85/SF/mo NNN	Harvest Square. 1,000-2,820 SF avail. 11,901 SF strip center (84.7% leased). Built 2005.
527 Main St	\$1.00/SF/mo MG	3,266 SF. Built 1880. Downtown. Avail 30 days.

INDUSTRIAL

ADDRESS	RATE	DETAILS
1212-1216 Kentucky Ave	\$1.00-1.50/SF/mo MG	1,200-3,600 SF avail. 5,035 SF bldg. Built 1940.

LAND

ADDRESS	RATE	DETAILS
10050 CA-113	See Listing	95,832 SF. Industrial/Special Purpose/Land.
392 W Main St	Rate Undisclosed	Browns Corner. 250,470 SF. Also for sale.



DAVIS

SOLD IN MARCH

LAND

ADDRESS	PRICE	DETAILS	\$/AC
1416 Morris Way	\$905,000	0.68 AC. Sold 3/12. Loan: \$300K @ 3.88%.	\$1,330,882

NEW FOR SALE

OFFICE

ADDRESS	PRICE	DETAILS	\$/SF
1756 Picasso Ave	\$635K to \$1.76M	Green Meadows Office Park. Office condos. 1,777-5,593 SF. \$314-357/SF. 59.2% leased. Built 1984. Owner User.	

MULTIFAMILY

ADDRESS	PRICE	DETAILS	\$/UNIT
2746 5th St	\$819,000	2 units, 1,708 SF, Built 2017. 20 DOM.	\$409,500
230 J St	\$2,475,000	Chateau Apts. 10 units, 9,030 SF, Built 1966. Cap: 5.3%. GRM: 10.3. Prev: \$3.3M (2021).	\$247,500

NEW FOR LEASE

OFFICE

ADDRESS	RATE	DETAILS
604 3rd St	\$2.88/SF/mo MG	3rd & E St. 1,372 SF avail. 6,077 SF bldg (77.4% leased). Built 1981.
129 E St	\$2.25/SF/mo NNN	Orangecourt. 800 SF avail. 7,000 SF bldg. Built 1978. Avail 04/2026.
1477 Drew Ave	\$2.50/SF/mo FS	Univ Research Park. 1,923 SF avail. 12,908 SF bldg (71.9% leased). Built 1988.
1756 Picasso Ave	\$1.77/SF/mo	Green Meadows. 1,527-1,777 SF avail. 22,000 SF bldg (59.2% leased). Built 1984.



WEST SACRAMENTO

SOLD IN MARCH

OFFICE

ADDRESS	PRICE	DETAILS	\$/SF
1465 Enterprise Blvd	\$2,250,000	11,514 SF, Built 1998. Sold 3/11. Buyer: Things of My Very Own LLC. Seller: Enterprise Investments.	\$195.41

UNDER CONTRACT

RETAIL

ADDRESS	PRICE	DETAILS	\$/SF
805-831 Harbor Blvd	\$6,428,622	Harbor Corners strip center, 22,198 SF. \$289.60/SF. 100% leased, 9 tenants. Built 1992. Cap: 6.50%. Prev: \$5.5M (2018).	\$289.60

INDUSTRIAL

ADDRESS	PRICE	DETAILS	\$/AC
601 Harbor Blvd	\$3,500,000	Truck Terminal, 1,300 SF bldg on 3.94 AC. Built 1990. 677 DOM. Listing: CBRE.	\$888,325

MULTIFAMILY

ADDRESS	PRICE	DETAILS	\$/UNIT
Westfield Village	\$8,500,000	19 properties, 38 units, 32,566 SF. 0% vacant. Cap: 5.57%.	\$223,684

NEW FOR SALE

RETAIL

ADDRESS	PRICE	DETAILS	\$/SF
Ikea Ct	For Lease & Sale	1,592 SF retail. Also for lease at \$33/SF/YR NNN.	

INDUSTRIAL

ADDRESS	PRICE	DETAILS	\$/SF
839 F St	\$9,000,000	F Street Commerce Ctr, 50,000 SF, Built 2006. Vacant. 2.90 AC, 24' clear, 8 docks. Also for lease.	\$180.00
1201 Shore St	\$8,260,000	57,346 SF warehouse, Built 1980. Vacant. 24' clear, rail line. \$144/SF. Also for lease.	\$144.03
2510 Evergreen Ave	\$8,125,000	36,000 SF, 2.8 AC. Single tenant. \$225.69/SF. Opportunity Zone.	\$225.69
4101 W Capitol Ave	Price Withheld	10,000 SF warehouse on 4.50 AC. Built 1978.	
2419 Sellers Way	\$2,100,000	9,260 SF warehouse, Built 1975. Multi-tenant. \$226.78/SF. Prev: \$1.387M (Feb 2026).	\$226.78

MULTIFAMILY

ADDRESS	PRICE	DETAILS	\$/UNIT
Dude Motel	\$1,200,000	1501 W Capitol Ave. Hospitality/Multifamily. 13 units. Opportunity Zone.	\$92,308
301 D St	Price Withheld	301 D Apartments. 40 units, 40,000 SF, Built 2023. 4 stories. 10% vacant. Avg rent: \$1,836/unit.	

LAND

ADDRESS	PRICE	DETAILS	\$/AC
851 Sacramento Ave	\$8,888,888	8.16 AC.	\$1,089,324

NEW FOR LEASE

RETAIL

ADDRESS	RATE	DETAILS
4680 W Capitol Ave	Rate Withheld	Pad Site. 1,495 SF. Under construction (Apr 2026).
4750 W Capitol Ave	Rate Withheld	Pad Site A. 1,450 SF. Under construction (Apr 2026).
2950 Beacon Blvd	\$1.60/SF/mo MG	Harbor Business Plaza. 991-3,641 SF avail. 8,239 SF bldg (55.8% leased).

INDUSTRIAL

ADDRESS	RATE	DETAILS
1303 Terminal St	Rate Withheld	3,200 SF sublet. 14,621 SF bldg. Built 1982.
1585 Parkway Blvd	\$1.05/SF/mo NNN	Port of Sac Industrial Pk. 9,375 SF. 18' clear, 3 docks.
1201 Shore St	\$0.85/SF/mo NNN	57,346 SF. Vacant. 24' clear. Also for sale at \$8.26M.
2975 Ramco St	Rate Withheld	Southport Logistics. 49,056 SF. Built 2024. 32' clear, 36 docks.
3121 Evergreen Ave	\$0.80/SF/mo NNN	25,966 SF. 69,237 SF bldg (62.5% leased). 24' clear, 12 docks.

OFFICE

ADDRESS	RATE	DETAILS
1250 Harbor Blvd	\$1.60/SF/mo MG	Harbor Business Plz. 674-1,512 SF avail. 7,573 SF bldg (80% leased).
2945 Ramco St	\$1.75-1.85/SF/mo FS	Southport Office Plz. 2,196-4,830 SF avail. 62,909 SF bldg.
1275 Halyard Dr	\$1.60/SF/mo MG	Harbor Business Plz. 1,124 SF. 8,710 SF bldg (87.1% leased).



WINTERS

UNDER CONTRACT

MULTIFAMILY

ADDRESS	PRICE	DETAILS	\$/UNIT
32 E Main St	\$6,250,000	Creekside Apts. 32 units, 32,000 SF, Built 1989. 3.78 AC. 3.13% vacant. Cap: 6.04%. GRM: 8.31. Listing: Northmarq.	\$195,313

NEW FOR LEASE

OFFICE

ADDRESS	RATE	DETAILS
11 E Main St	\$3.00/SF/mo NNN	1,850 SF. Built 1895, renovated 2022. Avail 04/2026, 3-10 yr term. Downtown Winters.



UNINCORPORATED YOLO COUNTY

SOLD IN MARCH

LAND

ADDRESS	PRICE	DETAILS	\$/AC
95 County Road	\$450,000	19.31 AC. Sold 3/11. Loan: \$405K balloon @ 6.1% (All In FCU).	\$23,302

UNINCORPORATED AREA NOTE

Esparto and other unincorporated communities had no additional commercial activity in March 2026. Contact Tim for county-level opportunities.

MARCH 2026 AT A GLANCE

5

CLOSED
SALES

7

UNDER
CONTRACT

17

NEW FOR
SALE

21

NEW FOR
LEASE

\$5.3M

CLOSED
VOLUME

Tim's Take

MARKET COMMENTARY, MARCH 2026

March transaction volume was light with only 2 closings in Woodland, 1 in Davis, 1 in West Sacramento, and 1 in unincorporated Yolo County. But 7 properties are in escrow right now, including an \$8.5M multifamily portfolio and the \$6.4M Harbor Corners retail center in West Sac. The pipeline tells a better story than the closed numbers.

Industrial continues to dominate inventory. West Sacramento has 5+ warehouse and distribution listings totaling over 160,000 SF. Woodland's Pioneer Ave corridor is active with both the 319K SF distribution center and IOS land listings. If you are looking for industrial space, this is the market.

Davis multifamily is getting interesting. Chateau Apartments at 230 J St listed at \$247K/unit (5.3% cap) vs the previous sale at \$330K/unit in 2021. Prices are correcting. For investors with patience, Yolo County's fundamentals (UC Davis, state government proximity, limited new supply) remain strong.



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