

CACERES REAL ESTATE

ISSUE NO. 2

Yolo County Commercial

by Tim Schimmel

APRIL 2026 MARKET REPORT

22

ACTIVE NEW
LEASE LISTINGS

10

ACTIVE NEW
SALE LISTINGS

7

SALES UNDER
CONTRACT

11

CLOSED SALES
THIS MONTH



YOLO COUNTY, CALIFORNIA

Woodland • Davis • West Sacramento • Winters

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WOODLAND

SOLD IN APRIL

RETAIL

| ADDRESS | PRICE | DETAILS | \$/SF |
|--------------------------|-----------|--|----------------|
| 458 College St, Woodland | \$675,000 | Retail, 8,800 SF on 3.16 acres, Sold April 1, 2026 | \$76.70 per SF |

INDUSTRIAL

| ADDRESS | PRICE | DETAILS | \$/SF |
|--------------------------|-------------|--|-----------------|
| 325 Harter Ave, Woodland | \$1,050,000 | Warehouse, 5,000 SF on 1.00 acre, Sold April 3, 2026 | \$210.00 per SF |

MULTIFAMILY

| ADDRESS | PRICE | DETAILS | \$/UNIT |
|---|--------------|--|-------------------|
| Woodmark Apartments, 700 Kincheloe Ct, Woodland | \$11,975,000 | Apartments, 173 units, Sold April 14, 2026, Buyer Woodmark Preservation Associates LP, true buyer BLDG Partners | \$69,220 per unit |
| Sycamore Pointe Apartments, 521 Pioneer Ave, Woodland | \$7,515,000 | Apartments, 136 units, Sold April 14, 2026, Buyer Sycamore Preservation Associates LP, true buyers Affordable Housing Access and BLDG Partners | \$55,257 per unit |

UNDER CONTRACT OR ESCROW

LAND

| ADDRESS | ASKING PRICE | DETAILS | \$/SF |
|------------------------|---------------|---|-------|
| 1930 Hays Ln, Woodland | Not disclosed | Land, 2.52 acres, R C commercial zoning, Under contract, 377 days on market | |

SIGNED LEASES

RETAIL

| ADDRESS | RATE | DETAILS |
|---|---|---|
| Bank of The West, 186 Main St, Woodland | \$1.63 per SF monthly starting rent, modified gross | Retail, 5,300 SF, Signed April 21, 2026, Tenant BMO |

INDUSTRIAL

| ADDRESS | RATE | DETAILS |
|--------------------------------|---|---|
| 12355 County Road 96, Woodland | \$0.70 per SF monthly, industrial gross | Industrial, 48,000 SF, Signed April 25, 2026, Tenant Mud Puppys |

OFFICE

| ADDRESS | RATE | DETAILS |
|--|---------------------------------------|---|
| Woodland Innovation Center, 1100 Main St, Woodland | Not stated | Office, 3,388 SF, Signed April 30, 2026 |
| 601 Court St, Woodland | \$1.25 per SF monthly, modified gross | Office, 2,368 SF, Signed April 27, 2026 |

FLEX

| ADDRESS | RATE | DETAILS |
|-------------------------|--|--|
| 1210 Commerce, Woodland | \$1.00 per SF monthly starting rent, NNN | Flex, 6,500 SF, Signed April 1, 2026, Tenant The Theater Company |

NEW FOR SALE

RETAIL

| ADDRESS | PRICE | DETAILS | \$/SF |
|-----------------------------------|---------------------|-----------------------------|-------|
| Rite Aid, 295 W Main St, Woodland | Price not published | Retail, 17,272 SF available | |

INDUSTRIAL

| ADDRESS | PRICE | DETAILS | \$/SF |
|-----------------------------|-------------|----------------------|-----------------|
| 1485 Tanforan Ave, Woodland | \$8,200,000 | Warehouse, 67,711 SF | \$121.10 per SF |

LAND

| ADDRESS | PRICE | DETAILS | \$/SF |
|--|----------------|--|---------------|
| 1212 Churchill Downs Ave, Woodland | \$1,300,000 | Land, 4.08 acres, RC zoning | \$7.31 per SF |
| Harter and Commerce Industrial Portfolio, Woodland | Price withheld | Land, 4 property portfolio on 111,333 SF of land, including a 0.68 acre vacant land parcel | |

NEW FOR LEASE

RETAIL

| ADDRESS | RATE | DETAILS |
|------------------------------------|----------------------------|-------------------------|
| 1807 to 1837 E Gibson Rd, Woodland | \$2.25 per SF monthly, NNN | Retail, 870 to 3,916 SF |

INDUSTRIAL

| ADDRESS | RATE | DETAILS |
|------------------------------------|--|---|
| 1400 Churchill Downs Ave, Woodland | \$0.52 per SF monthly, NNN | Manufacturing, 106,630 to 266,480 SF, listed space 159,850 SF |
| 1237 E Beamer St, Woodland | \$1.47 per SF monthly plus electricity | Warehouse, 1,220 SF |
| 210 N East St, Woodland | \$0.85 per SF monthly, NNN | Manufacturing, 42,624 SF |

OFFICE

| ADDRESS | RATE | DETAILS |
|--|--------------------------------------|-------------------------|
| 1100 Main St, Woodland | Withheld | Office, 50 to 3,572 SF |
| Hotel Woodland, 424 to 448 Main St, Woodland | \$1.12 to \$2.09 per SF monthly, NNN | Office, 752 to 3,738 SF |



DAVIS

UNDER CONTRACT OR ESCROW

MULTIFAMILY

| ADDRESS | ASKING PRICE | DETAILS | \$/UNIT |
|--|--------------|--|--------------------|
| Stratford Place Apartments, 745 F St, Davis | \$3,500,000 | Apartments, 19 units, Under contract, 36 days on market, 5.40 percent cap rate | \$184,211 per unit |

SIGNED LEASES

RETAIL

| ADDRESS | RATE | DETAILS |
|---|------------|---|
| 4525 Fermi Pl and Faraday Avenue, Davis | Not stated | Retail, 4,351 SF, Signed April 21, 2026 |

INDUSTRIAL

| ADDRESS | RATE | DETAILS |
|--------------------|----------------------------|---|
| 1950 5th St, Davis | \$0.80 per SF monthly, NNN | Industrial, 13,600 SF, Signed April 7, 2026 |

OFFICE

| ADDRESS | RATE | DETAILS |
|---|--|---|
| Westlake Plaza Shopping Center, 1260 Lake Blvd, Davis | \$1.50 to \$2.25 per SF monthly asking range | Office, 2,474 SF, Signed April 21, 2026 |

FLEX

| ADDRESS | RATE | DETAILS |
|-------------------------|---------------------------------------|---------------------------------------|
| 1100 W Chiles Rd, Davis | \$2.45 per SF monthly, modified gross | Flex, 1,534 SF, Signed April 28, 2026 |
| 720 Olive Dr, Davis | \$1.10 per SF monthly, NNN | Flex, 5,040 SF, Signed April 17, 2026 |

MEDICAL

| ADDRESS | RATE | DETAILS |
|------------------------|------------|--|
| 635 Anderson Rd, Davis | Not stated | Medical, 1,066 SF, Signed April 14, 2026 |

NEW FOR SALE

RETAIL

| ADDRESS | PRICE | DETAILS | \$/SF |
|--|--------------|------------------------------------|-----------------|
| Chiles Road portfolio, 4100 to 4120 Chiles Rd, Davis | \$18,000,000 | Retail, 48,532 SF retail portfolio | \$370.89 per SF |

MULTIFAMILY

| ADDRESS | PRICE | DETAILS | \$/UNIT |
|-------------------|-------------|-------------------------------|--------------------|
| 240 2nd St, Davis | \$2,695,000 | Apartments, 8 units, 6,592 SF | \$336,875 per unit |

NEW FOR LEASE

RETAIL

| ADDRESS | RATE | DETAILS |
|--|----------------------------|---------------------------|
| The Courtyard Building, 231 G St, Davis | Withheld | Retail, 391 to 2,507 SF |
| Westlake Plaza, 1260 Lake Blvd, Davis | \$1.50 per SF monthly, NNN | Retail, 335 to 4,606 SF |
| 730 to 732 3rd St, Davis | Withheld | Retail, 850 SF |
| The Marketplace, 1321 to 1361 W Covell Blvd, Davis | Withheld | Retail, 2,786 SF |
| The Marketplace, 1411 to 1471 W Covell Blvd, Davis | Withheld | Retail, 1,750 to 4,257 SF |

INDUSTRIAL

| ADDRESS | RATE | DETAILS |
|---------------------|----------|------------------------------|
| 946 Olive Dr, Davis | Withheld | Warehouse, 1,105 to 2,211 SF |



WEST SACRAMENTO

SOLD IN APRIL

INDUSTRIAL

| ADDRESS | PRICE | DETAILS | \$/SF |
|--|-------------|---|-----------------|
| Port Center Business Park, 2510 Boatman Ave, West Sacramento | \$1,699,999 | Warehouse, 9,315 SF on 0.55 acres, Sold April 13, 2026 | \$182.50 per SF |
| 4061 Seaport Blvd, West Sacramento | \$2,700,000 | Warehouse, 14,660 SF on 0.98 acres, Sold April 10, 2026 | \$184.17 per SF |

UNDER CONTRACT OR ESCROW

RETAIL

| ADDRESS | ASKING PRICE | DETAILS | \$/SF |
|---|--------------|---|-----------------|
| Harbor Corners, 805 to 831 Harbor Blvd, West Sacramento | \$6,428,622 | Retail, 22,198 SF, Under contract, 99 days on market, 6.50 percent cap rate | \$289.60 per SF |

INDUSTRIAL

| ADDRESS | ASKING PRICE | DETAILS | \$/SF |
|----------------------------------|--------------|--|-------------------|
| 601 Harbor Blvd, West Sacramento | \$3,500,000 | Truck Terminal, 1,300 SF on 3.94 acres, Under contract, 714 days on market | \$2,692.31 per SF |

MULTIFAMILY

| ADDRESS | ASKING PRICE | DETAILS | \$/UNIT |
|-----------------------------|--------------|---|--------------------|
| Westfield Village Portfolio | \$8,500,000 | Multifamily, 19 properties, 38 units, Under contract, 65 days on market | \$223,684 per unit |

SIGNED LEASES

INDUSTRIAL

| ADDRESS | RATE | DETAILS |
|---------------------------------------|---------------------------------------|--|
| Bldg 4, 2505 Port St, West Sacramento | \$0.65 per SF monthly, NNN | Industrial, 12,260 SF, Signed April 29, 2026 |
| 752 Northport Dr, West Sacramento | \$1.20 per SF monthly, modified gross | Industrial, 2,400 SF, Signed April 20, 2026 |

OFFICE

| ADDRESS | RATE | DETAILS |
|---------------------------------------|---------------------------------------|---|
| 3950 Industrial Blvd, West Sacramento | \$1.30 per SF monthly, modified gross | Office, 1,626 SF, Signed April 21, 2026 |

NEW FOR SALE

INDUSTRIAL

| ADDRESS | PRICE | DETAILS | \$/SF |
|--|-------------|---|-----------------|
| F Street Commerce Center, 841 to 849 F St, West Sacramento | \$8,330,000 | Warehouse, 49,000 SF, 42,088 SF available | \$170.00 per SF |

MULTIFAMILY

| ADDRESS | PRICE | DETAILS | \$/UNIT |
|---|-----------|-------------------------------|--------------------|
| West Sacramento Duplex, 1701 Rockrose Rd, West Sacramento | \$895,000 | Apartments, 2 units, 2,100 SF | \$447,500 per unit |

NEW FOR LEASE**RETAIL**

| ADDRESS | RATE | DETAILS |
|--|----------------------------|------------------|
| 829 Jefferson Blvd, West Sacramento | \$2.00 per SF monthly, NNN | Retail, 3,915 SF |
| 849 Jefferson Blvd, West Sacramento | \$3.00 per SF monthly, NNN | Retail, 3,000 SF |
| Riverpoint Marketplace, 767 IKEA Ct, West Sacramento | Withheld | Retail, 1,592 SF |

INDUSTRIAL

| ADDRESS | RATE | DETAILS |
|---|---|-------------------------|
| 2501 to 2511 Del Monte St, West Sacramento | \$0.80 per SF monthly, NNN | Warehouse, 8,964 SF |
| 1811 to 1901 Enterprise Blvd, West Sacramento | \$0.85 per SF monthly, industrial gross | Manufacturing, 8,484 SF |
| 3200 Jefferson Blvd, West Sacramento | \$1.25 per SF monthly, NNN | Warehouse, 4,000 SF |
| 4081 Seaport Blvd, West Sacramento | \$0.96 per SF monthly, NNN | Warehouse, 10,400 SF |
| 3501 1st St, West Sacramento | Withheld | Industrial, 1,000 SF |
| 408 Harbor Blvd, West Sacramento | \$1.15 per SF monthly negotiable | Warehouse, 4,420 SF |

OFFICE

| ADDRESS | RATE | DETAILS |
|---|----------|----------------|
| Horizon Plaza, 1035 Jefferson Blvd, West Sacramento | Withheld | Office, 864 SF |



WINTERS

SOLD IN APRIL

INDUSTRIAL

| ADDRESS | PRICE | DETAILS | \$/SF |
|--------------------------------------|--------------------|---|------------------------|
| 27990 County Road 90, Winters | \$5,000,000 | Warehouse, 22,200 SF on 7.45 acres, Sold April 17, 2026, Buyer Kiewit Infrastructure Co | \$225.23 per SF |

UNDER CONTRACT OR ESCROW

MULTIFAMILY

| ADDRESS | ASKING PRICE | DETAILS | \$/UNIT |
|--|--------------------|---|---------------------------|
| Creekside Apartments, 32 E Main St, Winters | \$6,250,000 | Apartments, 32 units, Under contract, 189 days on market, 6.04 percent cap rate | \$195,313 per unit |

LAND

| ADDRESS | ASKING PRICE | DETAILS | \$/SF |
|-----------------------------|----------------------|---|-------|
| 1 Grant Ave, Winters | Not disclosed | Land, 13.75 acres, R 1 residential zoning, Under contract, 300 days on market | |



UNINCORPORATED YOLO COUNTY

SOLD IN APRIL

LAND

| ADDRESS | PRICE | DETAILS | PER ACRE |
|---|-------------|--|-------------------|
| Highway 16, Guinda | \$132,500 | Land, 2.81 acres, Sold April 14, 2026 | \$47,111 per acre |
| Highway, Brooks | \$350,000 | Land, 10.45 acres, Sold April 8, 2026 | \$33,478 per acre |
| 40340 S River Rd, Clarksburg | \$1,870,000 | Land, 176.44 acres, Sold April 10, 2026 | \$10,598 per acre |
| Esparto 207 Almonds, County Road 12A area | \$631,000 | Land, 3 APNs totaling 203.44 acres, APN allocation not stated, Sold April 13, 2026 | \$3,102 per acre |

NEW FOR SALE

LAND

| ADDRESS | PRICE | DETAILS | PER ACRE |
|---|-------------|---|--------------------|
| 44643 County Road 29, Davis postal area | \$1,799,900 | Land, 121.00 acres | \$14,875 per acre |
| 26436 Woodland Ave, Esparto | \$1,150,000 | Land, 3.78 acres, C G commercial zoning | \$304,233 per acre |

Yolo County Commercial

22

ACTIVE NEW
LEASE LISTINGS

14

SIGNED
LEASES

10

ACTIVE NEW
SALE LISTINGS

7

UNDER CONTRACT
OR ESCROW

\$33.6M

CLOSED
VOLUME

Tim's Take

MARKET COMMENTARY

April was an active month in the parts of the market that matter most. Woodland multifamily traded at scale, industrial users kept moving in West Sacramento, Woodland, Davis, and Winters, and land activity showed buyers are still willing to underwrite sites when the basis makes sense.

Leasing remains the clearest demand signal. Fourteen signed leases totaled just under 110,000 SF, led by a 48,000 SF industrial lease in Woodland and a 13,600 SF industrial lease in Davis. BMO also signed a new lease at 186 Main Street, keeping a familiar Main Street tenant in place.

The sale market is selective, not frozen. Well located income assets and usable industrial space are still getting attention, while broker priced and withheld listings show sellers are testing value carefully. For owners, clean pricing evidence and a realistic plan matter more than ever.

April data points: 14 signed leases totaling 109,907 SF, 11 closed sales totaling \$33,598,499, and 7 properties under contract or escrow totaling \$28,178,622.



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This newsletter is provided for informational purposes only. Data sourced from Tim supplied CoStar PDF extracts, Crexi land sale records, and CoStar land sale/listing reports for April 2026.

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