

Yolo County Commercial

by Tim Schimmel

MAY 2026 MARKET REPORT

22

ACTIVE NEW
LEASE LISTINGS

8

ACTIVE NEW
SALE LISTINGS

10

SALES UNDER
CONTRACT

11

CLOSED SALES
THIS MONTH



YOLO COUNTY, CALIFORNIA

Woodland • Davis • West Sacramento • Winters



Caceres Real Estate

Tim Schimmel

COMMERCIAL REAL ESTATE BROKER

tim@caceresrealestate.com

(530) 383 3030

CalDRE #01762217

caceresrealestate.com





WOODLAND

SOLD IN MAY

MULTIFAMILY

ADDRESS	PRICE	DETAILS
125 College St	\$1,315,000 (\$131,500/Unit)	Sale type: Investment; Units: 10, Sold 5/22/2026

LAND

ADDRESS	PRICE	DETAILS
1000 Kentucky Ave - Kentucky Avenue Land	Not Disclosed	Sale type: Investment, Sold 5/14/2026
1930 Hays In - 1930 Hays Lane	\$1,350,000	Sale type: Investment, Sold 5/11/2026

UNDER CONTRACT OR ESCROW

RETAIL

ADDRESS	PRICE	DETAILS
320 Elm St	\$799,000 (\$156.67/SF)	Building: 5,100 SF, Escrow, Sale type: Investment or Owner User

INDUSTRIAL

ADDRESS	PRICE	DETAILS
639 5th St	\$349,900 (\$230.20/SF)	Building: 1,520 SF, Escrow, Sale type: Investment or Owner User

OFFICE

ADDRESS	PRICE	DETAILS
222 Court St	\$1,100,000 (\$240.28/SF)	Building: 4,578 SF, Escrow, Sale type: Investment or Owner User

SPECIALTY

ADDRESS	PRICE	DETAILS
356 W Main St	\$449,000 (\$353.82/SF)	Building: 1,269 SF, Escrow, Sale type: Investment or Owner User

SIGNED LEASES

RETAIL

ADDRESS	RATE	DETAILS
1780 E Main St	Not stated	2,025 SF, Signed May 27, 2026

INDUSTRIAL

ADDRESS	RATE	DETAILS
210 N East St	\$0.65/SF/month NNN	42,624 SF, Tenant Buswest, Signed May 19, 2026

NEW FOR SALE

RETAIL

ADDRESS	PRICE	DETAILS
1260 E Gibson Rd - County Fair Fashion Mall	\$16,000,000 (\$312.15/SF)	Building: 51,257 SF, Sale type: Investment
295 W Main St - Rite Aid	Withheld	Sale type: Investment or Owner User
73 W Court St	\$1,650,000 (\$255.89/SF)	Building: 6,448 SF, Sale type: Investment
90 W Main St	\$1,778,000 (\$247.98/SF)	Building: 7,170 SF, Sale type: Investment

NEW FOR LEASE

RETAIL

ADDRESS	RATE	DETAILS
1780 E Main St - Apple Village	Withheld	3,275 SF available

INDUSTRIAL

ADDRESS	RATE	DETAILS
1237 E Beamer St	\$1.47 SF/Month/+ELEC	1,220 SF available
1238 E Beamer St	\$0.75 SF/Month/+UTIL	4,000 SF available

OFFICE

ADDRESS	RATE	DETAILS
1246-1248 Fortna Ave	\$1.62 SF/Month/FS	2,200 SF available
414 4th St - Downtown Business Center	\$1.60 - 1.69 SF/Month/FS	5,775 SF available
601-605 Main St - Capital Hotel Building	\$1.60 SF/Month/MG	905 SF available



DAVIS

SOLD IN MAY

MULTIFAMILY

ADDRESS	PRICE	DETAILS
212 University Ave	\$3,150,000 (\$525,000/Unit)	Sale type: Investment; Units: 6, Sold 5/1/2026

LAND

ADDRESS	PRICE	DETAILS
Mace Blvd	\$875,000	Sale type: Investment, Sold 5/8/2026

UNDER CONTRACT OR ESCROW

OFFICE

ADDRESS	PRICE	DETAILS
1756 Picasso Ave - Green Meadows Office Park	\$635,000 (\$357.34/SF)	Building: 1,777 SF, Under Contract, Sale type: Owner User

MULTIFAMILY

ADDRESS	PRICE	DETAILS
1424 Wake Forest Dr - Oxford Parkside Apartments	\$14,500,000 (\$230,159/Unit)	Under Contract, Sale type: Investment; Units: 63
230 J St - Chateau Apartments	\$2,475,000 (\$247,500/Unit)	Under Contract, Sale type: Investment; Units: 10
745 F St - Stratford Place Apartments	\$3,500,000 (\$184,211/Unit)	Under Contract, Sale type: Investment; Units: 19

LAND

ADDRESS	PRICE	DETAILS
4398 Mahogany Ln	Not Disclosed	Under Contract, Sale type: Investment

SIGNED LEASES

RETAIL

ADDRESS	RATE	DETAILS
Brinley Building • 603 2nd St	Not stated	1,716 SF, Signed May 12, 2026
Oakshade Town Center • 2101-2135 Cowell Blvd & Cowell Blvd & Pole Line Rd	Not stated	490 SF, Signed May 17, 2026
Westlake Plaza Shopping Center • 1260 Lake Blvd	\$1.50/SF/Month (\$30,960)	1,720 SF, Signed May 5, 2026

OFFICE

ADDRESS	RATE	DETAILS
509 4th St	\$2.00/SF/Month (\$3,000)	125 SF, Signed May 10, 2026

NEW FOR LEASE

RETAIL

ADDRESS	RATE	DETAILS
1260 Lake Blvd - Westlake Plaza	\$1.85 SF/Month/NNN	3,300 SF available
211-213 G St	Withheld	3,000 SF available

OFFICE

ADDRESS	RATE	DETAILS
1970 Lake Blvd	Withheld	6,855 SF available
430 D St	\$6.25 - 7.08 SF/Month/FS	280 SF available
801-803 2nd St - The Chen Building	Withheld	1,502 SF available



WEST SACRAMENTO

SOLD IN MAY

RETAIL

ADDRESS	PRICE	DETAILS
1223 Merkley Ave	\$850,000 (\$103.58/SF)	Building: 8,206 SF, Sale type: Owner User, Sold 5/8/2026
805-831 Harbor Blvd - Harbor Corners	\$6,200,000 (\$279.30/SF)	Building: 22,198 SF, Sale type: Investment, Sold 5/11/2026

MULTIFAMILY

ADDRESS	PRICE	DETAILS
510 Maple St	\$1,450,000 (\$241,667/Unit)	Sale type: Investment; Units: 6, Sold 5/27/2026

SIGNED LEASES

INDUSTRIAL

ADDRESS	RATE	DETAILS
1301-1323 Terminal St	Not stated	3,200 SF, Signed May 10, 2026
1645 Parkway Blvd	\$0.86/SF/Month (\$77,400)	7,500 SF, Tenant DNA Logistics Management, Signed May 21, 2026
3525 Carlin Dr	Not stated	236,716 SF, Tenant Redwood Beverage Group, Signed May 1, 2026
Industrial Blvd Business Ctr • 3064-3190 Industrial Blvd	\$1.00/SF/Month (\$22,560)	1,880 SF, Signed May 4, 2026

OFFICE

ADDRESS	RATE	DETAILS
2534-2568 Industrial Blvd	Not stated	1,472 SF, Tenant PrideStaff, Signed May 26, 2026

NEW FOR SALE

RETAIL

ADDRESS	PRICE	DETAILS
4657 W Capitol Ave	\$6,200,000 (\$1,280.99/SF)	Building: 4,840 SF, Sale type: Investment or Owner User

MULTIFAMILY

ADDRESS	PRICE	DETAILS
555 Douglas St - Riverbend Apartments	\$15,250,000 (\$185,976/Unit)	Sale type: Investment; Units: 82

NEW FOR LEASE

RETAIL

ADDRESS	RATE	DETAILS
1235 Harbor Blvd	Withheld	5,005 SF available
725 Riverpoint Ct - Riverpoint Marketplace	\$1.90 SF/Month/MG	2,059 SF available

INDUSTRIAL

ADDRESS	RATE	DETAILS
1590 Raley Ct - Enterprise Business Park II	\$0.80 - 0.90 SF/Month/NNN	34,240 SF available
3222 W Capitol Ave	\$1.29 SF/Month/MG	7,000 SF available
3501 1st St	Withheld	1,000 SF available
3771 Channel Dr - 3765, 3783 & 3771 Channel Dr	Withheld	410,543 SF available
506-512 Harbor Blvd	\$1.31 SF/Month/MG	8,000 SF available
830 Riverside Pky - Riverside Commerce Center	\$1.10 SF/Month/NNN	3,748 SF available
970 F St - Jefferson Commerce Center	\$1.10 - 1.15 SF/Month/MG	10,188 SF available

MULTIFAMILY

ADDRESS	RATE	DETAILS
999 Riverfront St - Pierside Apartments	\$3.50 SF/Month	4,763 SF available



WINTERS

SOLD IN MAY

MULTIFAMILY

ADDRESS	PRICE	DETAILS
32 E Main St - Creekside Apartments	\$6,150,000 (\$192,188/Unit)	Sale type: Investment; Units: 32, Sold 5/15/2026

LAND

ADDRESS	PRICE	DETAILS
27852 County Road 90 - 21 acres	\$6,850,000	Sale type: Investment, Sold 5/4/2026

UNDER CONTRACT OR ESCROW

LAND

ADDRESS	PRICE	DETAILS
Grant Ave - Vacant Land	Not Disclosed	Under Contract, Sale type: Investment

NEW FOR SALE

MULTIFAMILY

ADDRESS	PRICE	DETAILS
415 4th St	\$1,290,000 (\$430,000/Unit)	Sale type: Investment; Units: 3



UNINCORPORATED YOLO COUNTY

SOLD IN MAY

LAND

ADDRESS	PRICE	DETAILS
Pheasant Creek Vineyard / County Road 99 W	\$5,701,000	Two-property agricultural and vineyard land sale, 491.90 acres, Sold 5/8/2026

NEW FOR SALE

MULTIFAMILY

ADDRESS	PRICE	DETAILS
25265 Carlsbad Ave	\$2,999,000	Sale type: Investment

NEW FOR LEASE

INDUSTRIAL

ADDRESS	RATE	DETAILS
52210 Willow Point Ave	\$1.41 SF/Month/NNN	15,500 SF available

Yolo County Commercial

22

ACTIVE NEW
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11

SIGNED
LEASES

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ACTIVE NEW
SALE LISTINGS

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UNDER CONTRACT
OR ESCROW

\$33.9M

DISCLOSED CLOSED
VOLUME

Tim's Take

MARKET COMMENTARY

May was a heavier month than it may look at first glance. The clearest demand signal was leasing: eleven signed leases totaled about 299,468 SF, led by a 236,716 SF industrial lease in West Sacramento and a 42,624 SF industrial lease in Woodland.

The sale market was still active, but selective. Multifamily traded in West Sacramento, Woodland, Winters, and Davis, while land activity remained important across Woodland, Davis, Winters, and the Dunnigan ag market. Disclosed closed volume was about \$33.9 million, not counting the Woodland Kentucky Avenue land sale where the price was not disclosed.

For owners, the practical read is the same: good assets and usable land are still moving, but pricing needs to be grounded in real comps, lease evidence, and buyer use. For tenants, the large industrial leases show that functional space continues to matter across Yolo County.



Tim Schimmel

Commercial Real Estate Broker

Email tim@caceresrealestate.com

Phone (530) 383 3030

DRE 01762217

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