

Yolo County Commercial

by Tim Schimmel

JUNE 2026 MARKET REPORT

25

ACTIVE NEW
LEASE LISTINGS

16

ACTIVE NEW
SALE LISTINGS

8

SALES UNDER
CONTRACT

12

CLOSED SALES
THIS PERIOD



YOLO COUNTY, CALIFORNIA

Woodland • Davis • West Sacramento • Winters



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WOODLAND

RECENT CLOSED SALES

INDUSTRIAL

ADDRESS	PRICE	DETAILS
639 5th St	\$350,000 (\$230.26/SF)	1,520 SF, Sold Jul 1, 2026, Sale type: Owner User
352 to 360 W Kentucky Ave	Not Disclosed	6,630 SF, Sold Jun 18, 2026, Sale type: Owner User
550 N Pioneer Ave	\$28,500,000 (\$89.12/SF)	319,800 SF, Sold Jun 3, 2026, Sale type: Investment

OFFICE

ADDRESS	PRICE	DETAILS
222 Court St	\$1,100,000 (\$240.28/SF)	4,578 SF, Sold Jul 1, 2026, Sale type: Investment

RETAIL

ADDRESS	PRICE	DETAILS
10 W Kentucky Ave	\$3,983,500 (\$986.01/SF)	4,040 SF, Sold Jun 22, 2026, Sale type: Investment
315 East St	\$400,000 (\$337.84/SF)	1,184 SF, Sold Jun 18, 2026
320 Elm St	\$799,000 (\$156.67/SF)	5,100 SF, Sold Jun 13, 2026, Sale type: Owner User

UNDER CONTRACT OR ESCROW

SPECIALTY

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

SIGNED LEASES

OFFICE

ADDRESS	RATE	DETAILS
708 to 714 Main St / Beamer Place	\$4.72/SF/month Modified Gross	180 SF, Tenant HPAC, Signed Jun 7, 2026

NEW FOR SALE

LAND

ADDRESS	PRICE	DETAILS
16238 Co 19 Rd	\$1,720,620 (\$25.00/SF)	68,825 SF / 1.58 AC, Sale type: Investment or Owner User

RETAIL

ADDRESS	PRICE	DETAILS
186 Main St	\$1,980,000 (\$373.58/SF)	5,300 SF, Sale type: Investment, Cap rate: 5.25%

NEW FOR LEASE

INDUSTRIAL

ADDRESS	RATE	DETAILS
1351 E Beamer St	\$0.70/SF/month	190,000 SF available, Triple Net, Occupancy: Oct 2026
1400 Churchill Downs Ave / Woodland Business Park	\$0.52/SF/month	130,500 to 428,500 SF available, Triple Net, Occupancy: 30 Days

RETAIL

ADDRESS	RATE	DETAILS
916 Main St	\$2.00/SF/month	504 to 540 SF available, Modified Gross, Occupancy: 30 Days



DAVIS

RECENT CLOSED SALES

FLEX / INDUSTRIAL

ADDRESS	PRICE	DETAILS
1616 to 1632 Da Vinci Ct	\$5,200,000 (\$198.38/SF)	26,212 SF, Sold Jun 15, 2026, Sale type: Investment

MULTIFAMILY

ADDRESS	PRICE	DETAILS
240 2nd St	\$2,600,000 (\$325,000/Unit)	8 units, Sold Jun 2, 2026, Sale type: Investment

OFFICE

ADDRESS	PRICE	DETAILS
1756 Picasso Ave Unit F	\$615,000 (\$346.09/SF)	1,777 SF, Sold Jun 17, 2026, Sale type: Investment

UNDER CONTRACT OR ESCROW

LAND

ADDRESS	PRICE	DETAILS
4398 Mahogany Ln	Not Disclosed	12.00 AC, Under Contract, Sale type: Investment

MULTIFAMILY

ADDRESS	PRICE	DETAILS
1424 Wake Forest Dr	\$14,500,000 (\$230,159/Unit)	63 units, Under Contract, Sale type: Investment
745 F St	\$3,500,000 (\$184,211/Unit)	19 units, Under Contract, Sale type: Investment

SIGNED LEASES

FLEX / INDUSTRIAL

ADDRESS	RATE	DETAILS
4614 2nd St	\$1.75/SF/month Industrial Gross	5,424 SF, Signed Jun 9, 2026

RETAIL

ADDRESS	RATE	DETAILS
718 2nd St / Red Brick	Not stated	502 SF, Signed Jun 21, 2026
231 G St / The Courtyard Building	Not stated	850 SF, Signed Jun 11, 2026
730 to 732 3rd St	Not stated	850 SF, Signed Jun 10, 2026
221 to 227 G St	Not stated	1,519 SF, Signed Jun 4, 2026

NEW FOR SALE

HOSPITALITY

ADDRESS	PRICE	DETAILS
Prodigy Hotel a Days Inn by Wyndham / 4100 Chiles Rd	\$14,500,000 (\$185,897.44/Room)	78 rooms, Sale type: Investment

MULTIFAMILY

ADDRESS	PRICE	DETAILS
750 B St	\$3,300,000 (\$206,250/Unit)	16 units / 10,025 SF, Sale type: Investment

OFFICE

ADDRESS	PRICE	DETAILS
1772 Picasso Ave	\$730,000 (\$311.70/SF)	2,342 SF, Sale type: Owner User
1970 Lake Blvd	\$2,095,000 (\$204.29/SF)	10,255 SF, Sale type: Investment or Owner User

RETAIL

ADDRESS	PRICE	DETAILS
4120 Chiles Rd	\$3,500,000 (\$281.71/SF)	12,424 SF, Sale type: Investment

NEW FOR LEASE

FLEX / INDUSTRIAL

ADDRESS	RATE	DETAILS
1222 Research Park Dr	Not Disclosed	32,030 SF available, TBD, Occupancy: Immediately

MIXED USE

ADDRESS	RATE	DETAILS
132 E St / Mansion Square	\$2.15 / \$2.45/SF/month	520 to 5,803 SF available, Modified Gross, Occupancy: Immediately

OFFICE

ADDRESS	RATE	DETAILS
1801 Hanover Dr	\$1.70/SF/month	1,285 SF available, Triple Net, Occupancy: Immediately

RETAIL

ADDRESS	RATE	DETAILS
1015 Olive Dr	\$0.50/SF/month	12,000 SF available, Modified Gross, Occupancy: Oct 2026



WEST SACRAMENTO

RECENT CLOSED SALES

OFFICE

ADDRESS	PRICE	DETAILS
1450 Halyard Dr	\$2,850,000 (\$169.64/SF)	16,800 SF, Sold Jun 25, 2026, Sale type: Owner User

RETAIL

ADDRESS	PRICE	DETAILS
31 15th St	Not Disclosed	31,188 SF, Sold Jun 26, 2026, Sale type: Owner User

UNDER CONTRACT OR ESCROW

INDUSTRIAL

ADDRESS	PRICE	DETAILS
2419 Sellers Way	\$2,100,000 (\$226.78/SF)	9,260 SF, Under Contract, Sale type: Investment or Owner User
820 E St	Not Disclosed	17,818 SF, Under Contract, Sale type: Investment or Owner User

OFFICE

ADDRESS	PRICE	DETAILS
750 Riverpoint Dr	Not Disclosed	100,000 SF, Escrow, Sale type: Investment or Owner User

SIGNED LEASES

INDUSTRIAL

ADDRESS	RATE	DETAILS
830 Northport Dr	\$0.80/SF/month	2,500 SF, Signed Jun 28, 2026
971 F St	\$1.32/SF/month Modified Gross	4,000 SF, Tenant AUTO KRAKEN LLC, Signed Jun 25, 2026
3065 Ramco St / Mary Place Building C	Not stated	46,683 SF, Tenant Jillamy Inc, Signed Jun 8, 2026
3045 Mulvany Pl	\$0.95/SF/month Triple Net	131,587 SF, Tenant SJ Distributors LLC, Signed Jun 1, 2026
3200 to 3240 Reed Ave	\$0.68/SF/month Triple Net	30,624 SF, Tenant Clean Harbors, Signed Jun 1, 2026
2979 Promenade St & Southport Pky	\$0.90/SF/month Triple Net	7,500 SF, Signed Jun 1, 2026
950 Riverside Pky	\$1.10/SF/month Triple Net	1,348 SF, Signed Jun 1, 2026
605 Sutter Ave	Not stated	1,000 SF, Signed Jun 1, 2026

NEW FOR SALE

FLEX / INDUSTRIAL

ADDRESS	PRICE	DETAILS
3940 Industrial Blvd Bldg D	Not Disclosed	17,396 SF, Sale type: Investment or Owner User

LAND

ADDRESS	PRICE	DETAILS
218 4th St	\$1,599,000 (\$202.81/SF)	7,884 SF / 0.18 AC, Sale type: Investment

MULTIFAMILY

ADDRESS	PRICE	DETAILS
1220 Sacramento Ave	\$1,825,000 (\$152,083.33/Unit)	12 units / 5,082 SF, Sale type: Investment

OFFICE

ADDRESS	PRICE	DETAILS
3050 Beacon Blvd	\$3,500,000 (\$211.16/SF)	18,086 SF, Sale type: Owner User

RETAIL

ADDRESS	PRICE	DETAILS
918 Jefferson Blvd	\$749,000 (\$515.49/SF)	1,453 SF, Sale type: Investment or Owner User

NEW FOR LEASE

FLEX / INDUSTRIAL

ADDRESS	RATE	DETAILS
3380 Industrial Blvd / Commerce Park West	\$0.80 / \$0.90/SF/month	1,944 to 15,202 SF available, Triple Net, Occupancy: Multiple

INDUSTRIAL

ADDRESS	RATE	DETAILS
1500 Overland Ct / Port Sacramento Ind Park	\$0.78/SF/month	109,129 SF available, Triple Net, Occupancy: 30 Days
2206 to 2214 Rice Ave	\$0.85/SF/month	5,400 SF available, Triple Net, Occupancy: Immediately
2521 to 2551 Del Monte St	\$0.85/SF/month	5,000 SF available, Triple Net, Occupancy: Immediately
1700 Enterprise Blvd / Port of Sacramento Ind Pk	\$0.75/SF/month	14,800 SF available, Triple Net, Occupancy: Immediately
2791 Del Monte St	\$0.85/SF/month	1,600 SF available, Triple Net, Occupancy: Immediately
2661 to 2699 Del Monte St	\$0.80/SF/month	7,500 SF available, Triple Net, Occupancy: Immediately
2659 Del Monte St	\$0.80/SF/month	5,000 SF available, Triple Net, Occupancy: Immediately
2501 to 2511 Del Monte St / Del Monte Business Center	\$0.80/SF/month	8,264 to 17,228 SF available, Triple Net, Occupancy: Multiple
1800 to 1810 Enterprise Blvd / Enterprise West Industrial Park	Not Disclosed	21,551 SF available, Industrial Gross, Occupancy: Immediately
3620 Industrial Blvd	Not Disclosed	30,216 SF available, TBD, Occupancy: Immediately
1740 to 1760 Enterprise Blvd / Enterprise West Industrial Park	Not Disclosed	10,889 to 32,549 SF available, TBD, Occupancy: Immediately
2795 Del Monte St / 2795-A DEL MONTE ST	Not Disclosed	2,000 SF available, Triple Net, Occupancy: 30 Days
3575 Ramos Dr / Southport Industrial Park	Not Disclosed	58,544 SF available, TBD, Occupancy: Immediately

MIXED USE

ADDRESS	RATE	DETAILS
3950 to 3960 Industrial Blvd / Port Plaza	\$1.25 / \$1.35/SF/month	1,150 to 7,387 SF available, Modified Gross, Occupancy: Immediately
3040 Duluth St	\$1.32/SF/month	1,250 to 6,250 SF available, Modified Gross, TBD, Occupancy: Immediately

RETAIL

ADDRESS	RATE	DETAILS
824 W Capitol Ave / Grand Gateway	\$4.00/SF/month	1,000 to 35,665 SF available, Triple Net, Occupancy: Jun 2027



WINTERS

UNDER CONTRACT OR ESCROW

LAND

ADDRESS	PRICE	DETAILS
Grant Ave vacant land	Not Disclosed	13.75 AC, Under Contract, Sale type: Investment

NEW FOR SALE

LAND

ADDRESS	PRICE	DETAILS
27622 County Road 92F	\$3,900,000 (\$4.45/SF)	875,556 SF / 20.10 AC, Sale type: Investment



UNINCORPORATED YOLO COUNTY

NEW FOR SALE

INDUSTRIAL

ADDRESS	PRICE	DETAILS
Specialize Agriculture Industrial Portfolio	Not Disclosed	421,885 SF, Sale type: Investment

LAND

ADDRESS	PRICE	DETAILS
37830 Jefferson Blvd	\$2,990,000 (\$0.52/SF)	5,723,784 SF / 131.40 AC, Sale type: Investment or Owner User
50725 Babel Slough Rd	\$2,385,000 (\$0.34/SF)	6,947,820 SF / 159.50 AC, Sale type: Investment

NEW FOR LEASE

INDUSTRIAL

ADDRESS	RATE	DETAILS
42445 County Road 116	\$0.55/SF/month	8,118 to 17,600 SF available, Industrial Gross, Occupancy: Immediately

Yolo County Commercial

25

ACTIVE NEW
LEASE LISTINGS

14

SIGNED
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UNDER CONTRACT
OR ESCROW

\$46.4M

DISCLOSED CLOSED
VOLUME

Tim's Take

MARKET COMMENTARY

Yolo County's commercial real estate market stayed active in June, with the clearest movement coming from industrial leasing and a steady flow of sale activity across Woodland, Davis, and West Sacramento.

Signed leases totaled 234,567 SF, led by several large West Sacramento industrial deals. The largest were 131,587 SF at 3045 Mulvany Place, 46,683 SF at Mary Place Building C, and 30,624 SF at Reed Avenue. That activity shows that functional, well located industrial space is still drawing users, even as tenants remain focused on cost and efficiency.

On the sales side, disclosed closed volume was about \$46.4 million, led by the \$28.5 million sale of 550 N Pioneer Avenue in Woodland. Davis also showed activity across apartments, flex, and office. For owners, pricing still needs to be supported by recent comps and real user demand. For buyers and tenants, the best opportunities are properties that solve a clear operating need.



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Data sourced from CoStar market reports and transaction records for June 2026.

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