



Yolo County Commercial



by Tim Schimmel

JULY 2026 MARKET REPORT

17

ACTIVE NEW
LEASE LISTINGS

12

ACTIVE NEW
SALE LISTINGS

6

SALES UNDER
CONTRACT

12

CLOSED SALES
THIS PERIOD



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

RECENT CLOSED SALES

INDUSTRIAL

ADDRESS	PRICE	DETAILS
18650 County Road 98	\$2,450,000 (\$111.34/SF)	22,005 SF, Sold Jul 2, 2026, Sale type: Investment

MULTIFAMILY

ADDRESS	PRICE	DETAILS
117 to 121 Elliot St	\$835,000 (\$278,333/Unit)	3 units, Sold Jul 17, 2026, Sale type: Investment

RETAIL

ADDRESS	PRICE	DETAILS
317 W Main St	\$1,800,000 (\$97.30/SF)	18,500 SF, Sold Jul 16, 2026
1530 E Main St	\$1,401,565 (\$354.02/SF)	3,959 SF, Sold Jul 15, 2026, Sale type: Investment

UNDER CONTRACT OR ESCROW

SPECIALTY

ADDRESS	PRICE	DETAILS
1405 Cottonwood St	\$1,975,000 (\$106.31/SF)	18,578 SF, Under Contract, Sale type: Investment or Owner User

SIGNED LEASES

RETAIL

ADDRESS	RATE	DETAILS
424 to 448 Main St	\$1.12/SF/month	1,830 SF, Signed Jul 1, 2026
916 Main St	\$2.00/SF/month Modified Gross	540 SF, Signed Jul 1, 2026

NEW FOR SALE

INDUSTRIAL

ADDRESS	PRICE	DETAILS
38642 Kentucky Ave	\$2,400,000 (\$123.66/SF)	19,408 SF / 0.89 AC, Sale type: Owner User
1785 E Beamer St	\$6,600,000 (\$311.32/SF)	21,200 SF / 10.77 AC, Sale type: Owner User

LAND

ADDRESS	PRICE	DETAILS
439 4th St	\$210,000 (\$39.18/SF)	5,360 SF / 0.12 AC, Sale type: Owner User
1242 to 1244 E Main St	\$350,000 (\$14.61/SF)	23,962 SF / 0.55 AC, Sale type: Investment
10115 County Road 97	\$4,480,000 (\$0.32/SF)	14,133,913 SF / 324.47 AC, Sale type: Investment or Owner User

OFFICE

ADDRESS	PRICE	DETAILS
902 Court St	\$585,000 (\$146.25/SF)	4,000 SF, Sale type: Investment or Owner User
19 Court St	\$399,000 (\$399.00/SF)	1,000 SF, Sale type: Investment

RETAIL

ADDRESS	PRICE	DETAILS
115 Main St	\$985,000 (\$347.08/SF)	2,838 SF, Sale type: Investment or Owner User

SPECIALTY

ADDRESS	PRICE	DETAILS
19435 East St	\$795,000 (\$811.22/SF)	980 SF / 1.38 AC, Sale type: Investment

NEW FOR LEASE

INDUSTRIAL

ADDRESS	RATE	DETAILS
440 N Pioneer Rd	Not Disclosed	36,000 SF available, TBD, Occupancy: Immediately

LAND

ADDRESS	RATE	DETAILS
E Main Street / 35.48 Acres Agricultural Land	N/A	1,545,509 SF / 35.48 AC available, Occupancy: Not stated

OFFICE

ADDRESS	RATE	DETAILS
601 to 605 Main St / Capital Hotel Building	\$1.60/SF/month	905 SF available, Modified Gross, Occupancy: Immediately

RETAIL

ADDRESS	RATE	DETAILS
115 Main St	Not Disclosed	2,838 SF available, TBD, Occupancy: Immediately



DAVIS

UNDER CONTRACT OR ESCROW

LAND

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

NEW FOR LEASE

FLEX / INDUSTRIAL

ADDRESS	RATE	DETAILS
1950 5th St	\$0.80/SF/month	13,600 SF available, Triple Net, Occupancy: Immediately

OFFICE / RETAIL

ADDRESS	RATE	DETAILS
610 2nd St	\$2.63/SF/month	1,250 SF available, TBD, Occupancy: Immediately

RETAIL

ADDRESS	RATE	DETAILS
640 to 650 W Covell Blvd / Anderson Plaza	Not Disclosed	2,533 SF available, Triple Net, Occupancy: 60 Days



WEST SACRAMENTO

RECENT CLOSED SALES

INDUSTRIAL

ADDRESS	PRICE	DETAILS
601 Harbor Blvd	\$3,090,000 (\$2,376.92/SF)	1,300 SF, Sold Jul 31, 2026, Sale type: Investment
3600 Massie Ct	\$21,979,500 (\$46.29/SF)	474,792 SF, Sold Jul 23, 2026, Sale type: Investment
3685 Massie Ct	\$19,842,000 (\$47.01/SF)	422,059 SF, Sold Jul 23, 2026, Sale type: Investment
2510 Evergreen Ave	\$8,125,000 (\$225.69/SF)	36,000 SF, Sold Jul 8, 2026, Sale type: Investment
3600 Industrial Blvd	\$11,750,000 (\$187.28/SF)	62,739 SF, Sold Jul 1, 2026, Sale type: Investment

UNDER CONTRACT OR ESCROW

INDUSTRIAL

ADDRESS	PRICE	DETAILS
860 to 870 Riske Ln	\$4,950,000 (\$69.13/SF)	71,600 SF, Escrow, Sale type: Investment

OFFICE

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

SIGNED LEASES

FLEX / INDUSTRIAL

ADDRESS	RATE	DETAILS
3380 Industrial Blvd	\$0.80/SF/month	4,843 SF, Signed Jul 21, 2026

INDUSTRIAL

ADDRESS	RATE	DETAILS
2206 to 2214 Rice Ave	\$0.85/SF/month	5,400 SF, Signed Jul 20, 2026
830 Riverside Pky	\$1.10/SF/month	3,748 SF, Signed Jul 7, 2026
1040 Riverside Pky	\$1.05/SF/month	5,861 SF, Signed Jul 6, 2026

OFFICE

ADDRESS	RATE	DETAILS
1550 Harbor Blvd	Not stated	3,337 SF, Signed Jul 26, 2026
1355 Halyard Dr	\$1.93/SF/month	494 SF, Signed Jul 26, 2026
3960 Industrial Blvd	\$1.25/SF/month	1,150 SF, Signed Jul 19, 2026

RETAIL

ADDRESS	RATE	DETAILS
2105 to 2155 Town Center Plz / Building E and F	Not stated	4,675 SF, Signed Jul 26, 2026

NEW FOR SALE

LAND

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

RETAIL

ADDRESS	PRICE	DETAILS
1552 Jefferson Blvd	\$2,200,000 (\$555.28/SF)	4,050 SF, Sale type: Investment, Cap rate: 8.43%

NEW FOR LEASE

INDUSTRIAL

ADDRESS	RATE	DETAILS
2660 Industrial Blvd	\$0.60/SF/month	20,000 SF available, Triple Net, Occupancy: Immediately
2222 to 2228 Rice Ave	\$0.90/SF/month	1,375 SF available, Triple Net, Occupancy: Immediately
2401 to 2485 Front St	\$1.08/SF/month	1,880 to 3,784 SF available, Industrial Gross, Occupancy: Immediately
2795 Del Monte St / 2795 A Del Monte St	Not Disclosed	2,000 SF available, Triple Net, Occupancy: 30 Days
1700 Enterprise Blvd / Port of Sacramento Industrial Park	\$0.75/SF/month	14,800 SF available, Triple Net, Occupancy: Immediately
2521 to 2551 Del Monte St	\$0.85/SF/month	5,000 SF available, Triple Net, Occupancy: Immediately
1500 Overland Ct / Port Sacramento Industrial Park	\$0.78/SF/month	109,129 SF available, Triple Net, Occupancy: 30 Days
506 Glide Ave	\$0.97/SF/month	3,100 SF available, Triple Net, Occupancy: 30 Days

LAND

ADDRESS	RATE	DETAILS
711 Sutter St	Not Disclosed	80,586 SF / 1.85 AC available

OFFICE

ADDRESS	RATE	DETAILS
3210 Beacon Blvd	Not Disclosed	5,000 SF available, Modified Gross, Occupancy: Immediately



WINTERS

UNDER CONTRACT OR ESCROW

LAND

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



UNINCORPORATED YOLO COUNTY

RECENT CLOSED SALES

LAND

ADDRESS	PRICE	DETAILS
20115 County Road 79A	\$208,000 (\$0.20/SF)	23.40 AC, Sold Jul 24, 2026
Unnamed Rd	\$880,000 (\$0.09/SF)	219.89 AC, Sold Jul 9, 2026, Sale type: Investment

RETAIL

ADDRESS	PRICE	DETAILS
16903 Yolo Ave	\$240,000 (\$133.33/SF)	1,800 SF, Sold Jul 2, 2026, Sale type: Investment

UNDER CONTRACT OR ESCROW

MULTIFAMILY

ADDRESS	PRICE	DETAILS
29120 Main St	\$640,000 (\$640,000/Unit)	1 unit / 1,908 SF, Under Contract, Sale type: Investment

NEW FOR SALE

SPECIALTY

ADDRESS	PRICE	DETAILS
9970 to 9974 Main St	\$585,000 (\$180.83/SF)	3,235 SF / 2.50 AC, Sale type: Investment or Owner User

Yolo County Commercial

17

ACTIVE NEW
LEASE LISTINGS

10

SIGNED
LEASES

12

ACTIVE NEW
SALE LISTINGS

6

UNDER CONTRACT
OR ESCROW

\$72.6M

DISCLOSED CLOSED
VOLUME

Tim's Take

MARKET COMMENTARY

July's headline was transaction volume. Twelve closed sales in the July data totaled about \$72.6 million in disclosed volume, and West Sacramento industrial properties accounted for most of it. The two Massie Court buildings traded for a combined \$41.8 million, while 3600 Industrial Boulevard and 2510 Evergreen Avenue added another \$19.9 million. Large industrial trades drove the month more than deal count alone suggests.

Leasing was active but smaller. Ten signed leases totaled 31,878 square feet. West Sacramento accounted for 29,508 square feet, led by 5,861 square feet at 1040 Riverside Parkway, 5,400 square feet at 2206 to 2214 Rice Avenue, and 4,843 square feet at 3380 Industrial Boulevard. Tenants continued to favor functional spaces with near term occupancy.

New inventory told a different geographic story. Woodland accounted for nine of twelve active new sale listings across land, office, industrial, retail, and specialty properties. West Sacramento accounted for ten of seventeen new lease listings. For owners, location and usable space remain central to pricing. Buyers and tenants have choices, but stronger properties still need clear economics and realistic terms.



Caceres Real Estate



Tim Schimmel

Commercial Real Estate Broker

Email tim@caceresrealestate.com

Phone (530) 383 3030

DRE 01762217