

FOR LEASE

2 West Court Street

WOODLAND, CA



**\$1,000 BONUS TO
PROCURING BROKER***

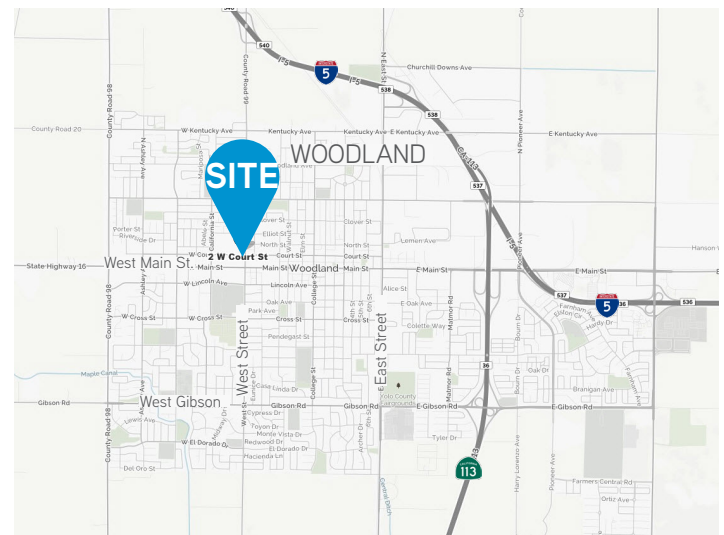


Property Highlights

- › ±2,860 SF pad space available
- › Located in front of the West Court Plaza, a ±113,000 SF neighborhood center
- › Neighboring tenants include WalMart Neighborhood Market, Big Lots, Dollar Tree, and La Superior Market
- › Easily accessible with excellent visibility
- › Located on a signalized intersection in the heart of Woodland's retail corridor

| 2017 Demographics | 1 Mile | 3 Miles | 5 Miles |
|----------------------|----------|----------|----------|
| Population | 22,804 | 55,132 | 62,770 |
| Average HH Income | \$72,285 | \$87,362 | \$92,916 |

Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2017



*for leases signed to suitable tenants before December 31, 2018

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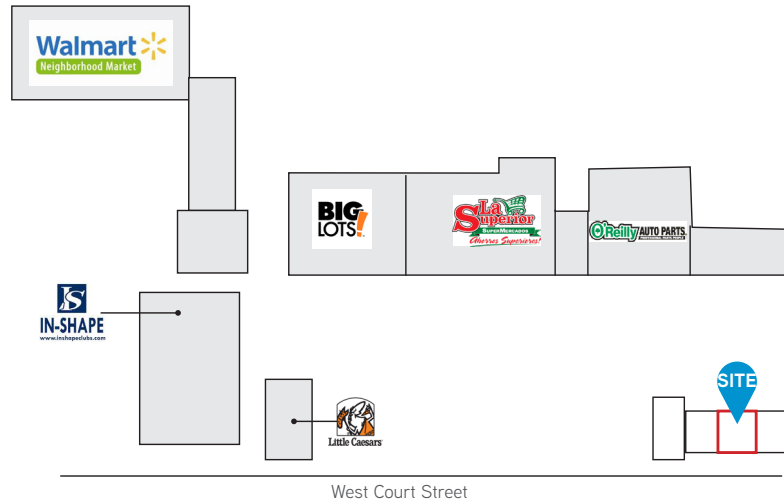
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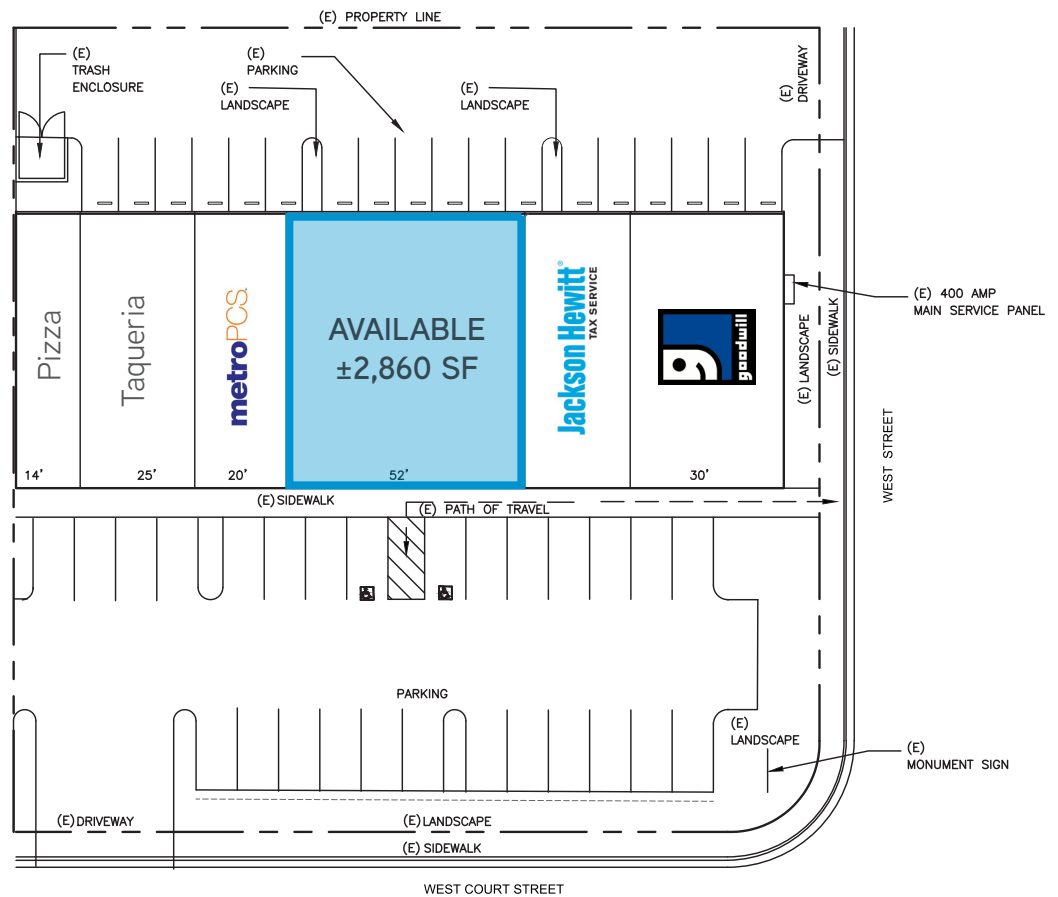
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Site Plan



Floor Plan



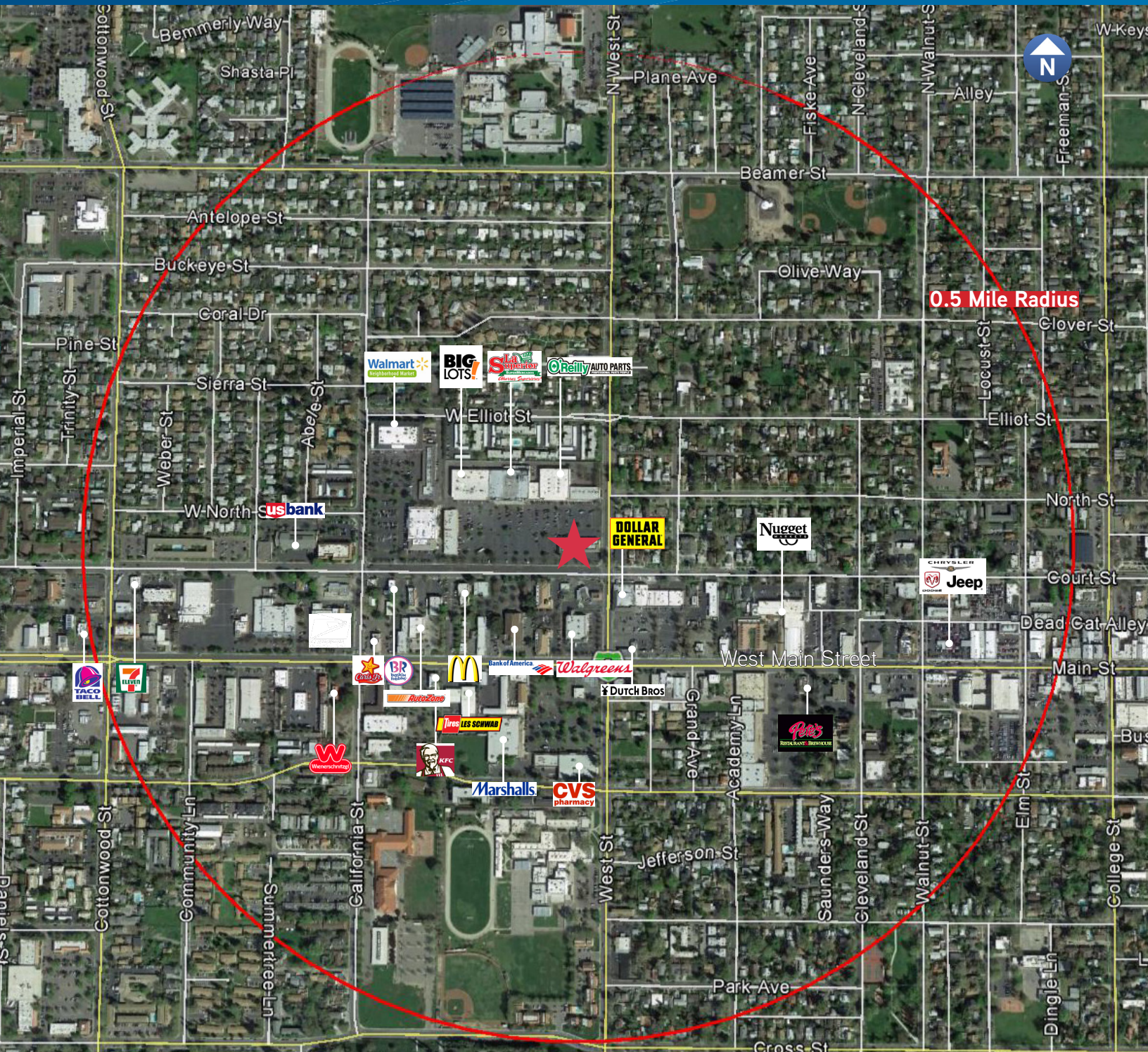
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