

Sycamore Pointe Shopping Center

SEC Main St & Pioneer Ave - Woodland, CA



Property Profile

- Location:** Sycamore Pointe
401 - 469 Pioneer Ave
Woodland, CA 95776
- Anchored By:** Food 4 Less, Dollar Tree, Big 5,
Round Table, Taco Bell, & Starbucks
- Spaces Available:** ±1,219 SF End Cap Space
and ±1,219 SF In-Line Space



For more information, contact:

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Property Highlights

- Tremendous daytime population
- Near Wal Mart, Home Depot, Costco, Target, Michaels, Best Buy, Ross, Grocery Outlet, Harbor Freight Tools and Tractor Supply
- The East Main Street & Pioneer Avenue intersection is one of the busiest intersections, in town with over 50,000 cars each day
- Excellent accessibility to an expanded regional trade area from its location at Main Street & I-5
- Just north of the Spring Lake Development, a major area of residential growth, which is bringing over 4,000 new homes and 11,000 new residents to Woodland

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Site Plan



#	Tenant	Size
451	Food 4 Less	51,053 SF
461	Subway	1,207 SF
465	Yolo Federal Credit Union	2,207 SF
467	Jinju Sushi	1,207 SF
469	I Love Teriyaki	1,207 SF
401A	Starbucks	1,800 SF
401B	Ludy's BBQ	1,244 SF
421A	Available	1,219 SF
421B	Liebowitz Optometry	1,219 SF
421C	Available	1,219 SF
421D	Cost U Less Insurance	1,219 SF
421E	Check Into Cash	1,394 SF
421F	Round Table Pizza	3,606 SF
431	Big 5	10,000 SF
441-110	Dollar Tree	9,421 SF
441-120	AutoZone	7,500 SF



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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,806	60,013	64,222
Daytime Employees	13,195	61,958	64,546
Median HH Income	\$100,304	\$89,117	\$88,941
Median Age	35.1	37.6	37.7

TRAFFIC COUNTS

E Main St	32,619 ADT
Pioneer Ave	17,013 ADT
Interstate 5	50,000 ADT

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Aerial View



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