

WOODLAND California

Shopping center is located at the intersection of West Court and Main Street, in the heart of Woodland.



For leasing information, contact:

Deron Conway
Director of Leasing
540 Fulton Ave.
Sacramento CA 95825
916.489.4600 Office
deron@intercalre.com
www.icalre.com

INTER-CAL REAL ESTATE CORPORATION





woodland
 47 W Main St
 Woodland, CA 95695-3069

Latitude: 38.6774
 Longitude: -121.78618
 Site Type: Rings

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
2009 Population			
Total Population	22,128	56,355	61,733
Male Population	48.9%	49.1%	49.5%
Female Population	51.1%	50.9%	50.5%
Median Age	33.7	32.6	32.8
2009 Income			
Median Household Income	\$47,392	\$57,228	\$57,994
Per Capita Income	\$22,051	\$21,911	\$21,967
Average Household Income	\$58,456	\$65,943	\$66,580
2009 Households			
Total Households	8,135	18,349	19,972
Average Household Size	2.64	3.02	3.02
2009 Housing			
Owner Occupied Housing Units	39.6%	54.5%	55.3%
Renter Occupied Housing Units	55.9%	41.9%	40.9%
Vacant Housing Units	4.5%	3.6%	3.8%
Population			
1990 Population	19,809	41,362	43,222
2000 Population	22,025	48,919	51,959
2009 Population	22,128	56,355	61,733
2014 Population	22,790	60,782	67,324
1990-2000 Annual Rate	1.07%	1.69%	1.86%
2000-2009 Annual Rate	0.05%	1.54%	1.88%
2009-2014 Annual Rate	0.59%	1.52%	1.75%

In the identified market area, the current year population is 61,733. In 2000, the Census count in the market area was 51,959. The rate of change since 2000 was 1.88 percent annually. The five-year projection for the population in the market area is 67,324, representing a change of 1.75 percent annually from 2009 to 2014. Currently, the population is 49.5 percent male and 50.5 percent female.

Households			
1990 Households	7,427	14,744	15,278
2000 Households	8,016	16,761	17,603
2009 Households	8,135	18,349	19,972
2014 Households	8,402	19,548	21,552
1990-2000 Annual Rate	0.77%	1.29%	1.43%
2000-2009 Annual Rate	0.16%	0.98%	1.37%
2009-2014 Annual Rate	0.65%	1.27%	1.53%

The household count in this market area has changed from 17,603 in 2000 to 19,972 in the current year, a change of 1.37 percent annually. The five-year projection of households is 21,552, a change of 1.53 percent annually from the current year total. Average household size is currently 3.02, compared to 2.88 in the year 2000. The number of families in the current year is 14,596 in the market area.

Housing

Currently, 55.3 percent of the 20,753 housing units in the market area are owner occupied; 40.9 percent, renter occupied; and 3.8 percent are vacant. In 2000, there were 18,017 housing units—57.5 percent owner occupied, 40.2 percent renter occupied and 2.3 percent vacant. The rate of change in housing units since 2000 is 1.54 percent. Median home value in the market area is \$232,758, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 2.32 percent annually to \$261,002. From 2000 to the current year, median home value changed by 4.78 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



woodland
47 W Main St
Woodland, CA 95695-3069

Latitude: 38.6774
Longitude: -121.78618
Site Type: Rings

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Median Household Income			
1990 Median Household Income	\$27,612	\$31,781	\$31,767
2000 Median Household Income	\$38,498	\$44,108	\$44,378
2009 Median Household Income	\$47,392	\$57,228	\$57,994
2014 Median Household Income	\$49,724	\$60,612	\$61,118
1990-2000 Annual Rate	3.38%	3.33%	3.4%
2000-2009 Annual Rate	2.27%	2.86%	2.94%
2009-2014 Annual Rate	0.97%	1.16%	1.05%
Per Capita Income			
1990 Per Capita Income	\$13,045	\$13,870	\$13,877
2000 Per Capita Income	\$17,917	\$18,008	\$17,997
2009 Per Capita Income	\$22,051	\$21,911	\$21,967
2014 Per Capita Income	\$22,707	\$22,350	\$22,430
1990-2000 Annual Rate	3.22%	2.65%	2.63%
2000-2009 Annual Rate	2.27%	2.14%	2.18%
2009-2014 Annual Rate	0.59%	0.4%	0.42%
Average Household Income			
1990 Average Household Income	\$34,130	\$38,412	\$38,539
2000 Average Household Income	\$48,564	\$51,767	\$52,036
2009 Average Household Income	\$58,456	\$65,943	\$66,580
2014 Average Household Income	\$59,913	\$68,009	\$68,685
1990-2000 Annual Rate	3.59%	3.03%	3.05%
2000-2009 Annual Rate	2.02%	2.65%	2.7%
2009-2014 Annual Rate	0.49%	0.62%	0.62%

Households by Income

Current median household income is \$57,994 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$61,118 in five years. In 2000, median household income was \$44,378, compared to \$31,767 in 1990.

Current average household income is \$66,580 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$68,685 in five years. In 2000, average household income was \$52,036, compared to \$38,539 in 1990.

Current per capita income is \$21,967 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$22,430 in five years. In 2000, the per capita income was \$17,997, compared to \$13,877 in 1990.

Population by Employment

Total Businesses	1,212	2,064	2,199
Total Employees	13,106	25,301	27,454

Currently, 87.0 percent of the civilian labor force in the identified market area is employed and 13.0 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 90.7 percent of the civilian labor force, and unemployment will be 9.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 64.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 58.2 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 17.8 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 24.0 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 74.4 percent of the market area population drove alone to work, and 3.1 percent worked at home. The average travel time to work in 2000 was 20.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 23.2 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 26.3 percent were high school graduates only (29.8 percent in the U.S.)
- 7.4 percent had completed an Associate degree (7.2 percent in the U.S.)
- 14.8 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 7.2 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography. Business data provided by InfoUSA, Omaha NE Copyright 2009, all rights reserved.