



**COLDWELL BANKER
COMMERCIAL**
REALTY

CONDITIONALLY APPROVED AFFORDABLE HOUSING DEVELOPMENT OPPORTUNITY

515 EAST STREET | WOODLAND, CA

FOR SALE



Dan McGue
415.310.5787
dan@danmcgue.com
CalDRE #00656579

SALE 108 UNIT CONDITIONALLY APPROVED AFFORDABLE HOUSING DEVELOPMENT

515 East Street Woodland, CA 95776



PROPERTY HIGHLIGHTS

- Prime Location near UC Davis & Sacramento
- 108 Conditionally Approved Affordable Housing Units
- 21 Two Bedroom Units
- 87 One Bedroom Units
- 105 Car Parking Spaces
- 14 Bicycle Parking Spaces
- All Electric Design with Solar-Ready Rooftops
- University Related Housing Opportunity
- Shovel Ready with Approvals In Place
- Development Preapproved Pending Civil Engineer and Landscaping Plans plus Several Minor Architectural Changes

OFFERING SUMMARY

OFFERED AT: \$2,600,000

No. of Units:	108
No. of Stories:	5
No. of Buildings:	2
Building Size:	Approx. 92,195 SF*
Lot Size:	Approx. 72,929 SF/1.67 Acres*
Lot Coverage:	27.2%*
Zoning:	C3*
APN:	066-012-040*

*Per Owner

**Per Realist Tax Records

Dan McGue
(415) 310-5787
CalDRE #00656579



COLDWELL BANKER
COMMERCIAL
REALTY

SALE 108 UNIT CONDITIONALLY APPROVED AFFORDABLE HOUSING DEVELOPMENT

515 East Street Woodland, CA 95776



PROPERTY DESCRIPTION

515 East Street in Woodland, California, offers investors and developers/builders a prime opportunity to participate in the development of a conditionally approved, 1.67 acre affordable housing community in the growing Yolo County market. The site encompasses approximately 72,929 square feet and is conditionally approved for 108 units in two five-story buildings. The unit mix includes 21 two bedroom units and 87 one bedroom units. Designed with a focus on long-term livability and neighborhood integration, the project preserves existing mature trees that provide natural shade and enrich the outdoor environment. A landscaped drive connects Alice Street and Depot Street, offering on-site parking, emergency access, and generous setbacks that maintain privacy for neighboring properties. The buildings are strategically placed to screen parking areas and create an active, pedestrian-friendly streetscape. A network of walkways links the buildings and amenities, with each structure featuring a welcoming lobby, laundry facilities, elevator access, and secure, covered bicycle parking. The architectural approach combines traditional and modern elements, while flat roofs accommodate solar panels as part of the all-electric, energy-efficient design. This conditionally approved project addresses the growing demand for quality affordable housing and provides a vibrant, sustainable community that reflects Woodland's character.

LOCATION DESCRIPTION

Strategically located just 15 miles northwest of Sacramento and approximately 11 miles from the University of California, Davis, Woodland is an increasingly attractive market for redevelopment investment. The city offers direct access via Highway 80, Interstate 5, and State Route 113, making it a convenient residential base for UC Davis faculty, staff, and students, as well as professionals working in Sacramento and at the nearby UC Davis Medical Center. Woodland's economy is bolstered by major employers such as Pacific Coast Producers, Target Distribution Center, and the California Department of Motor Vehicles, and it is just 10 minutes from Sacramento International Airport. With a population exceeding 61,000 and steady residential and commercial growth, Woodland is experiencing increased demand for high-quality housing and mixed-use development. Its young population, strong commuter base, and relative affordability compared to neighboring urban centers create an attractive environment for investors seeking long-term value in a well-positioned Northern California community.

Dan McGue
(415) 310-5787
CalDRE #00656579

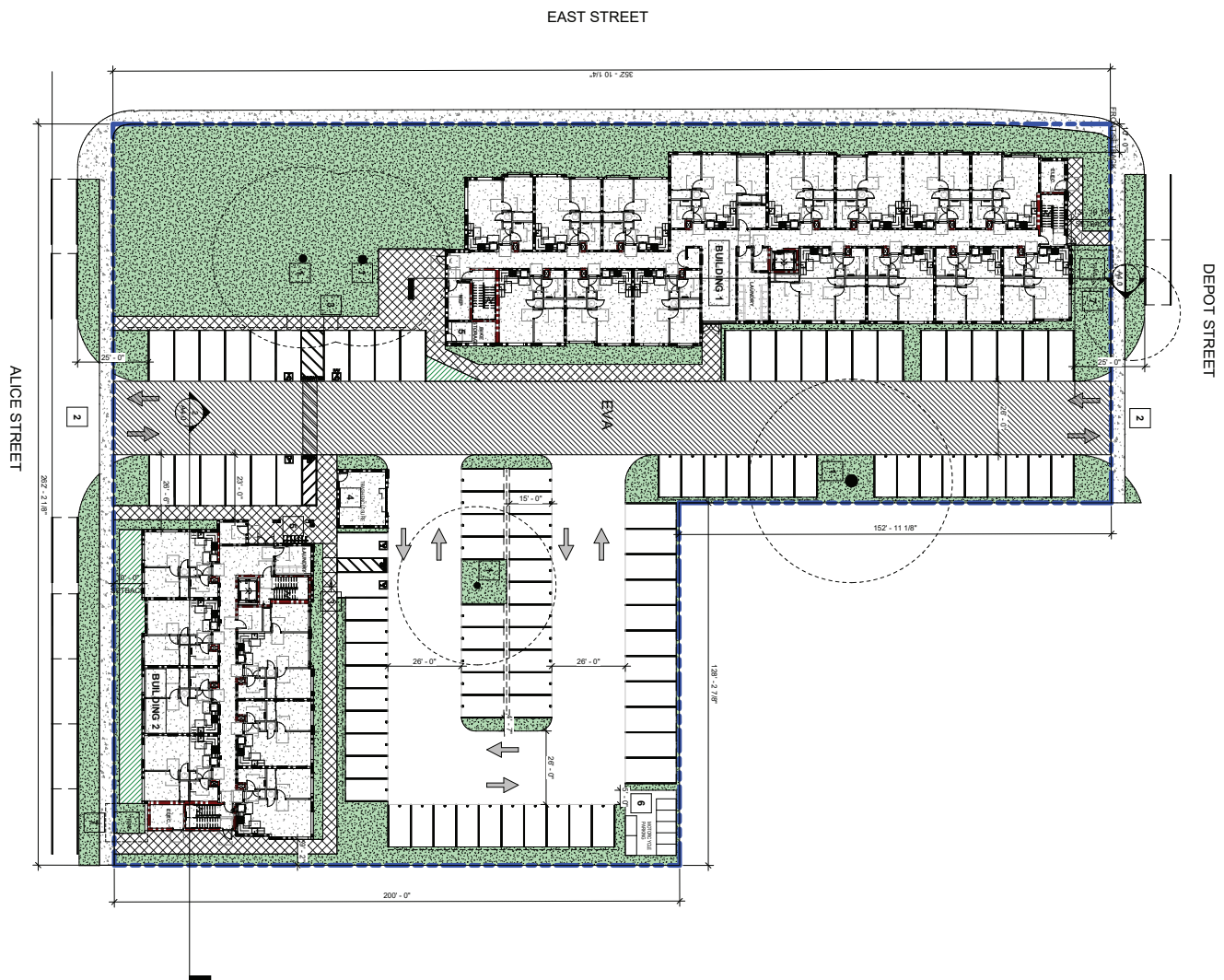


COLDWELL BANKER
COMMERCIAL
REALTY

SALE 108 UNIT CONDITIONALLY APPROVED AFFORDABLE HOUSING DEVELOPMENT

515 East Street Woodland, CA 95776

SITE PLAN



Note: Complete Building Plans are available in the disclosure documents.

Dan McGue
(415) 310-5787
CalDRE #00656579

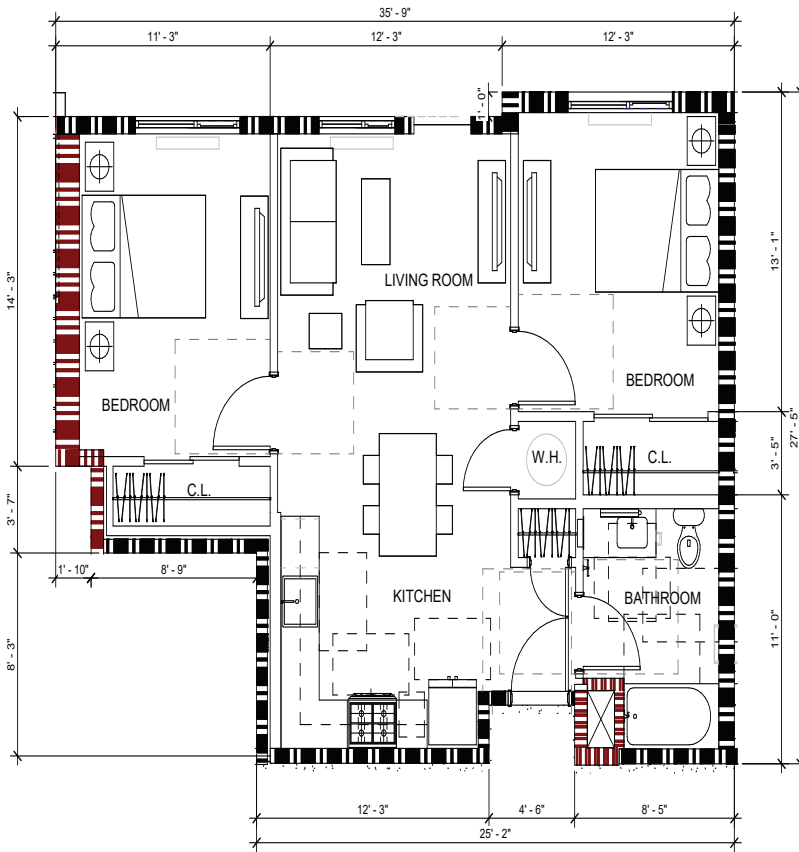


COLDWELL BANKER
COMMERCIAL
REALTY

SALE 108 UNIT CONDITIONALLY APPROVED AFFORDABLE HOUSING DEVELOPMENT

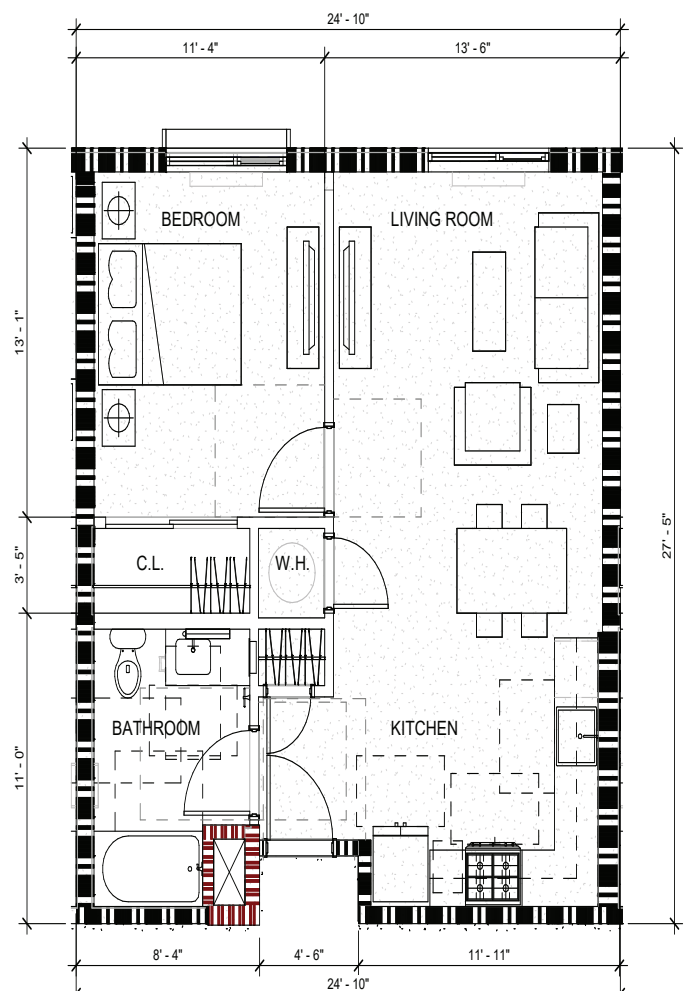
515 East Street Woodland, CA 95776

UNIT PLANS



Two Bedroom Unit Plan

One Bedroom Unit Plan



Note: Complete Building Plans are available in the disclosure documents.

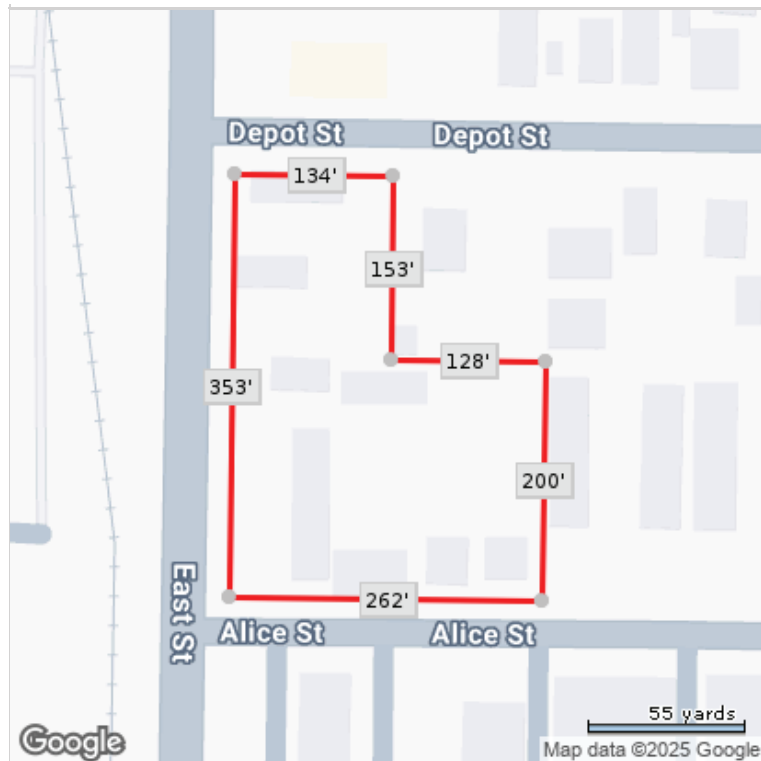
Dan McGue
(415) 310-5787
CalDRE #00656579



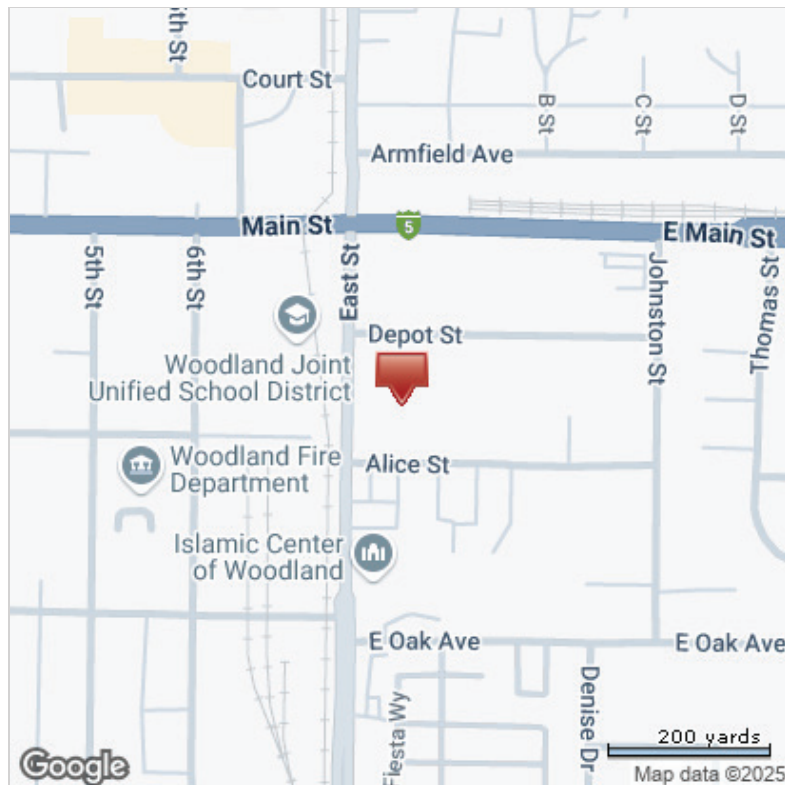
COLDWELL BANKER
COMMERCIAL
REALTY

SALE 108 UNIT CONDITIONALLY APPROVED AFFORDABLE HOUSING DEVELOPMENT

TAX RECORDS LOT DIMENSIONS & ASSESSOR'S PLAT MAP



*Lot Dimensions are Estimated



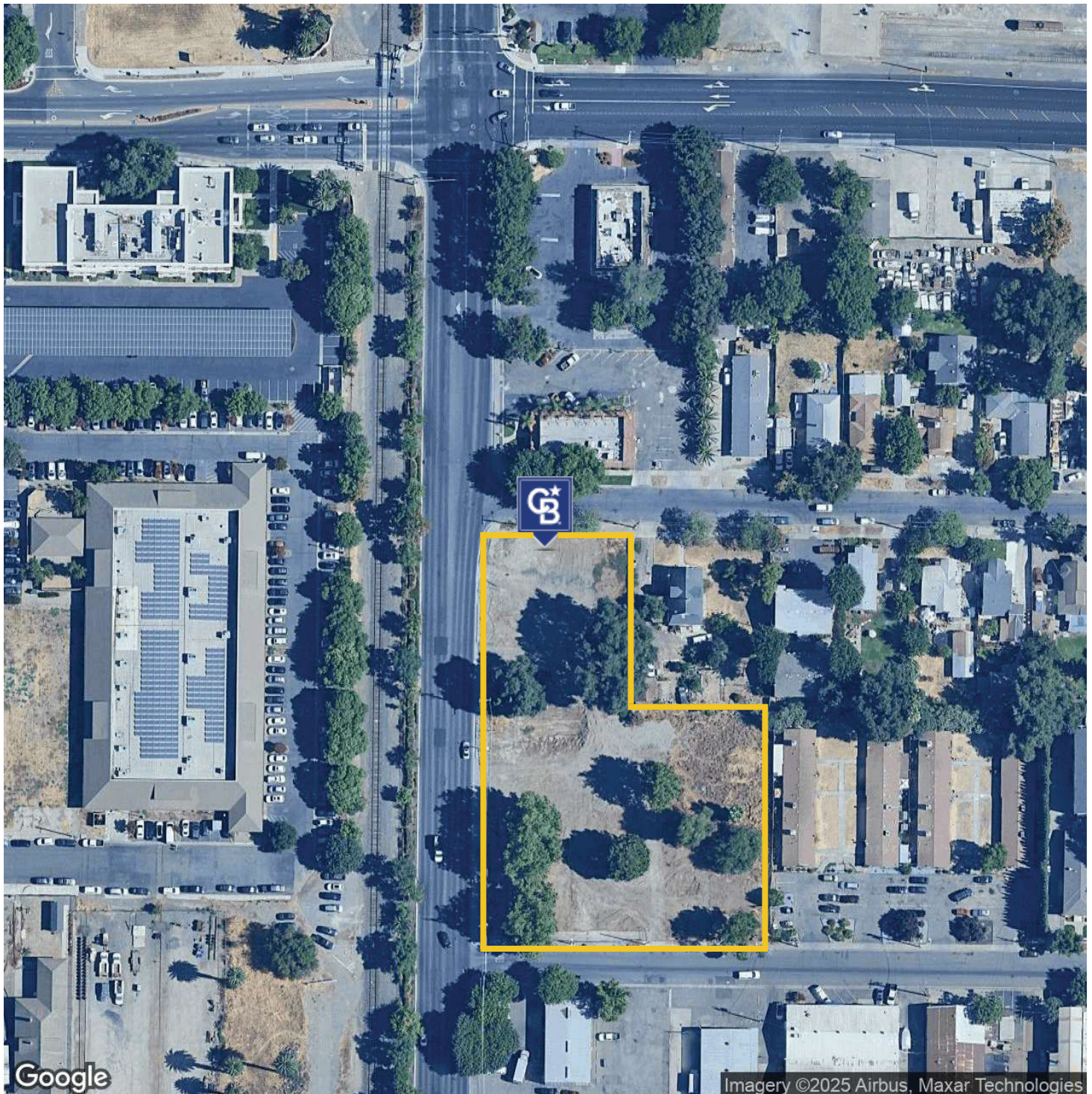
Dan McGue
(415) 310-5787
CalDRE #00656579



COLDWELL BANKER
COMMERCIAL
REALTY

SALE 108 UNIT CONDITIONALLY APPROVED AFFORDABLE HOUSING DEVELOPMENT

515 East Street Woodland, CA 95776



Dan McGue
(415) 310-5787
CalDRE #00656579



COLDWELL BANKER
COMMERCIAL
REALTY

SALE 108 UNIT CONDITIONALLY APPROVED AFFORDABLE HOUSING DEVELOPMENT

515 East Street Woodland, CA 95776

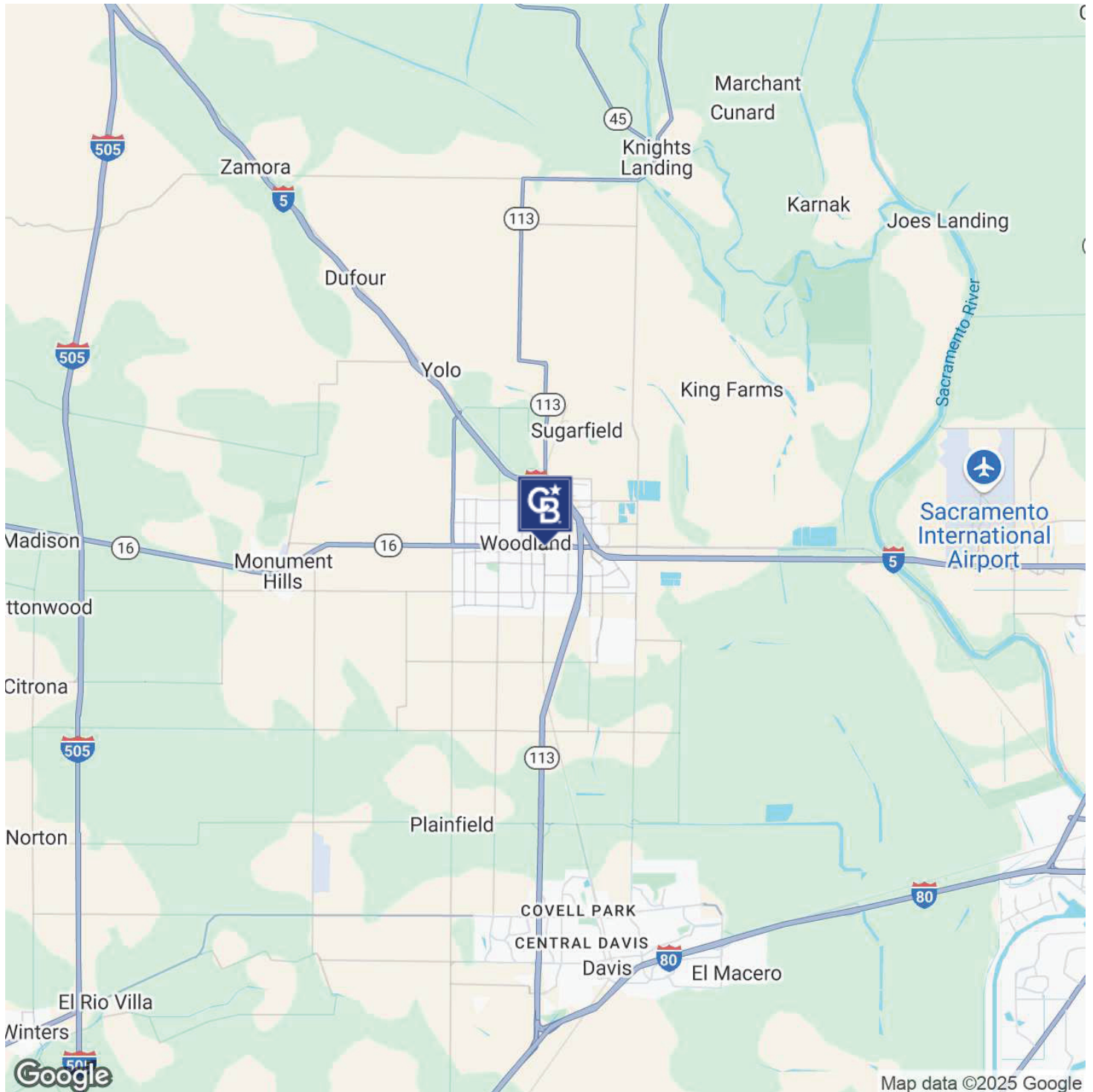


Dan McGue
 (415) 310-5787
 CalDRE #00656579

COLDWELL BANKER
COMMERCIAL
 REALTY

SALE 108 UNIT CONDITIONALLY APPROVED AFFORDABLE HOUSING DEVELOPMENT

515 East Street Woodland, CA 95776



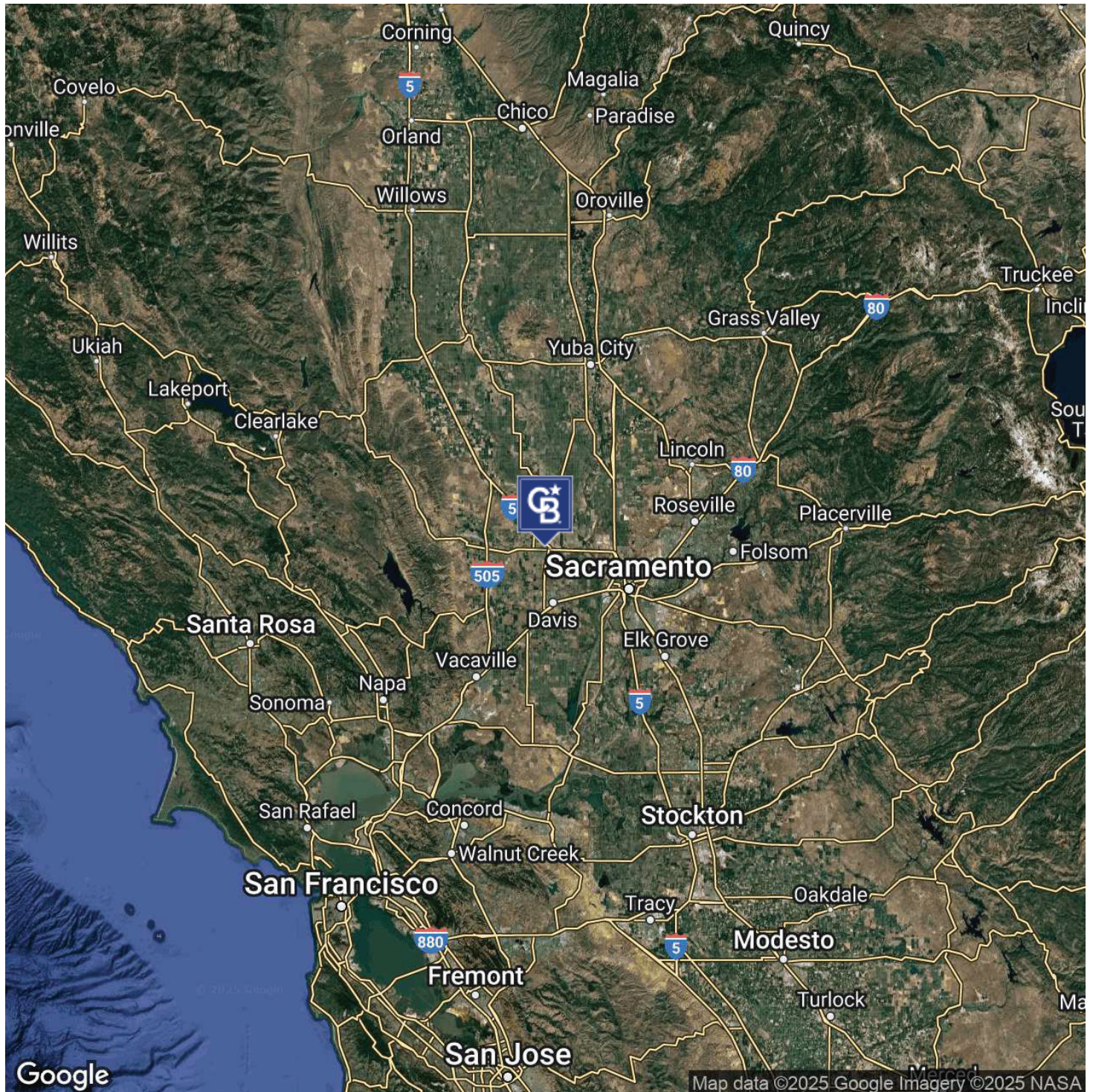
Dan McGue
(415) 310-5787
CalDRE #00656579



COLDWELL BANKER
COMMERCIAL
REALTY

SALE 108 UNIT CONDITIONALLY APPROVED AFFORDABLE HOUSING DEVELOPMENT

515 East Street Woodland, CA 95776



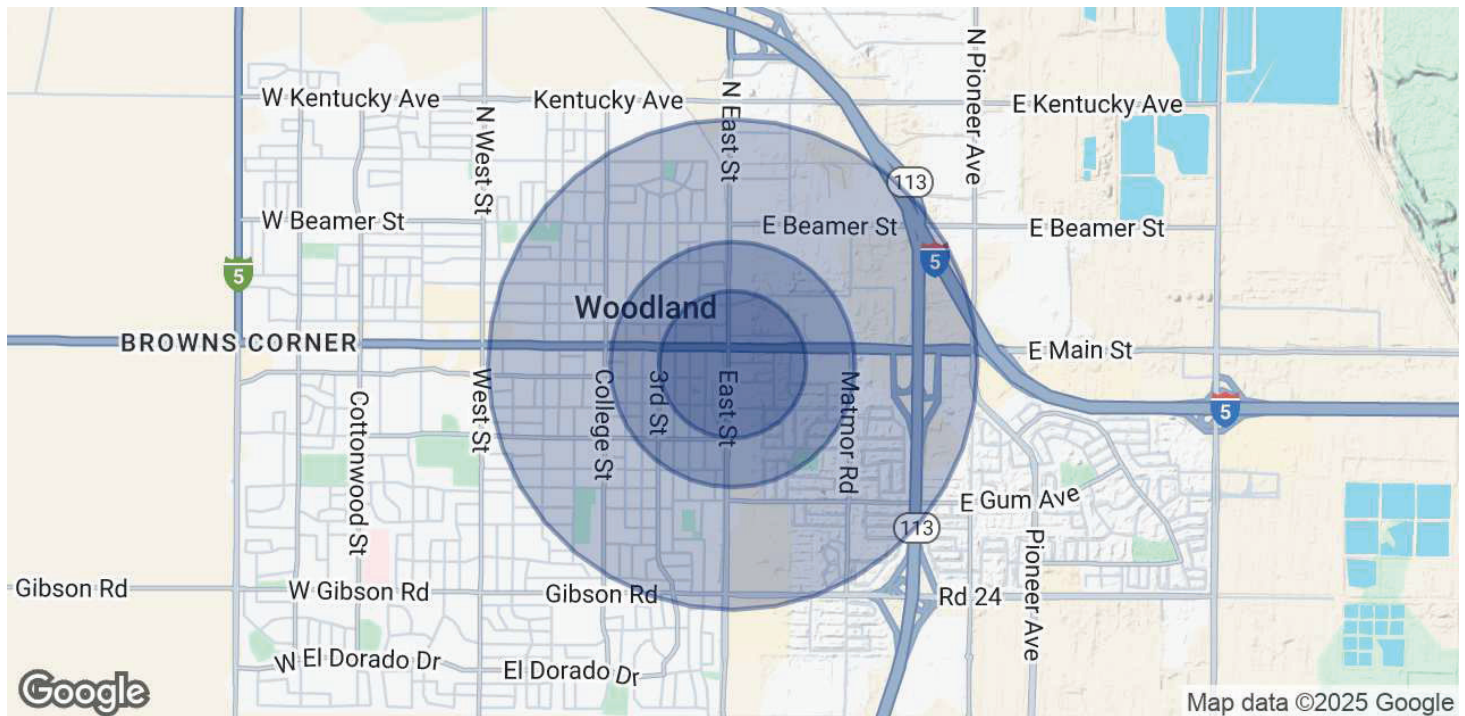
Dan McGue
(415) 310-5787
CalDRE #00656579



COLDWELL BANKER
COMMERCIAL
REALTY

SALE 108 UNIT CONDITIONALLY APPROVED AFFORDABLE HOUSING DEVELOPMENT

515 East Street Woodland, CA 95776



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	899	5,515	17,970
Average Age	37	39	39
Average Age (Male)	36	37	38
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	267	1,777	6,088
# of Persons per HH	3.4	3.1	3
Average HH Income	\$78,404	\$81,361	\$89,581
Average House Value	\$413,735	\$508,730	\$518,696

Demographics data derived from AlphaMap

Dan McGue
(415) 310-5787
CalDRE #00656579



COLDWELL BANKER
COMMERCIAL
REALTY