



# 255 W COURT STREET WOODLAND, CA

**Fully Leased Medical Investment Opportunity for Sale**





2131 CAPITOL AVENUE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)

**HAYDEN NABERS**  
DIRECTOR - LIC. 02231233  
916.573.3306  
[HAYDENNABERS@TURTONCRE.COM](mailto:HAYDENNABERS@TURTONCRE.COM)

**KEN TURTON**  
PRESIDENT - LIC. 01219637  
916.573.3300  
[KENTURTON@TURTONCRE.COM](mailto:KENTURTON@TURTONCRE.COM)

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# THE OPPORTUNITY

± 3,200

SF DENTAL BUILDING

\$799,000

PURCHASE PRICE

\$150,000

IMPROVEMENTS IN 2024

ABUNDANT

PARKING

*LOCATED IN HISTORIC WOODLAND SURROUDED BY A DENSE RESIDENTIAL NEIGHBORHOOD*

Turton Commercial Real Estate is pleased to present the opportunity to purchase 100% fee simple interest in 255 W Court Street, a fully leased Medical investment opportunity within a Condominium complex consisting of two 1,600 SF spaces currently occupied

by Endodontist and Prosthodontist practices. Located in historic Woodland, the Property is ideally situated within a dense residential neighborhood, perfect for a client base near the office for the practices. This scarce opportunity generates a Net Operating Income of

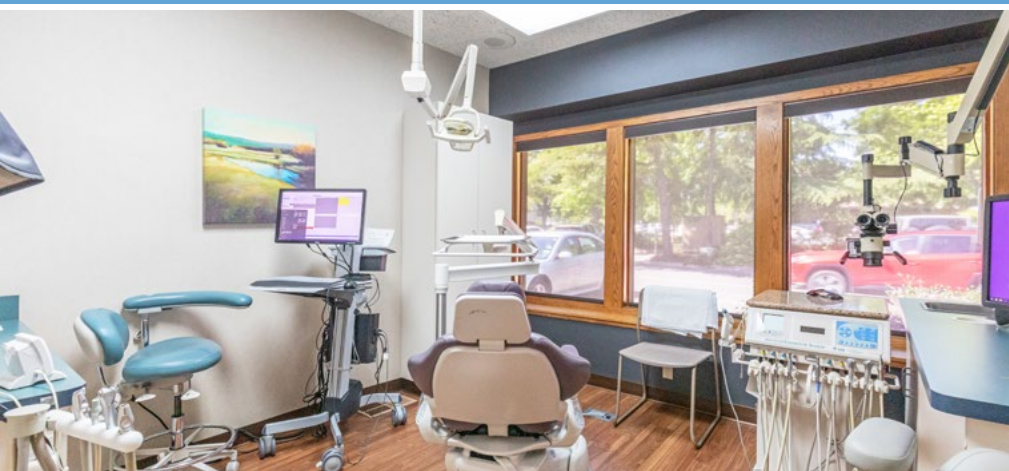
\$51,088.80 and is priced at \$799,000 based off of a 6.4% capitalization rate on existing income inclusive of pro-forma property taxes and existing expenses.



**1 THE OPPORTUNITY**  
255 W COURT STREET

# PROPERTY DETAILS

Address: 255 W Court Street, Woodland, CA 95695  
APN: 064-310-015-000  
Sale Price: \$799,000.00  
Cap Rate (Actual Income): 6.4%  
Recently Renovated: 2024  
Rentable SF: 3,200 SF  
Parcel Area: 3,200 SF  
Parking: Abundant  
Occupancy: 100%



# PROPERTY OVERVIEW

## SPACES INCLUDE PRIVATE PRACTICE ROOMS WITH A RECEPTIONIST DESK IN EACH

601-605 15th Street (The “Property”) is an approximate 3,200 rentable square foot Dental Condo. The Property is located along the Southwest side of the intersection of Imperial Street and Court Street in the City of Woodland. As such, the Property is situated within a vibrant area with a mix of residential and commercial spaces. The surrounding area features a variety of local businesses, including restaurants, cafes, and shops such as Sakura Japanese Steakhouse, Starbucks, Judy’s Burgers, and Quick Quack Car Wash

within a block from the Property. You’ll also find parks and green spaces nearby, such as Ralph Harris Park three blocks north, providing a nice balance of urban, residential, and natural environments.

The Property features Suites A and F (roughly 1,600 SF each), currently being utilized for Endodontic and Prosthodontic dental practices. The condo enjoys a shared walkthrough area within the complex, as well as ample parking for clients and employees. There are currently 4 mini-splits within Suite F, with Suite

A utilizing a Central HVAC system. The spaces also include private practice rooms with a receptionist desk in each. The entire property has been renovated and improved in 2024. Ownership has put in close to \$150,000 in capital improvements. Some of these improvements include: rain gutter removal and replacement, fence replacement, exterior lights replacements, concrete installment, updated exterior paint, dry rot repairs and roof shingles being re-installed.



# WOODLAND, CA



± 61,123  
RESIDENTS



\$87,880  
MEDIAN HOUSEHOLD INCOME



\$556,338  
MEDIAN HOME VALUE

20 MINUTE DRIVE TO DAVIS

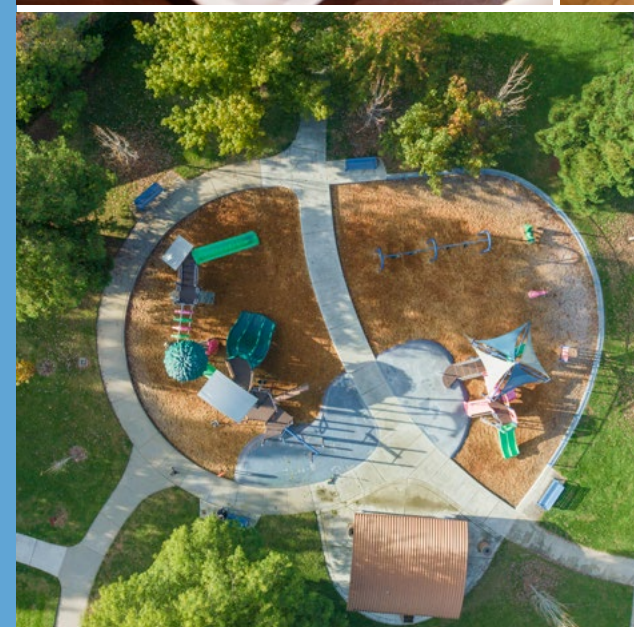
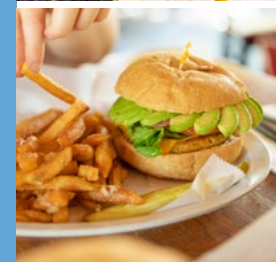
25 MINUTE DRIVE TO DOWNTOWN, SACRAMENTO

Woodland's population is around 61,123 and growing steadily, especially with the Sacramento spillover and Bay Area transplants looking for more affordable living. There's still less saturation of dental practices compared to larger cities, so competition is lower—but the demand is still strong. The city has a mix of: middle-class families, retirees who value long-term dental care, and a growing number

of younger professionals moving in. Therefore, many families and individuals in Woodland value preventative care and are looking for local, trusted providers. Due to being 20 minutes from larger cities such as Sacramento and Davis, many residents will still reasonably commute from these areas for dental services. Additionally, Woodland is known for its community events and family-friendly

atmosphere, making it an inviting place to explore for residents. Two examples would be the Woodland Christmas Parade, a festive event that features floats, music, and holiday themes that draw in families and community members, as well as the Yolo County Fair that is held annually, which showcases local agriculture, crafts, and entertainment, making it a highlight for residents and visitors alike.

CENSUS.GOV  
ZILLOW



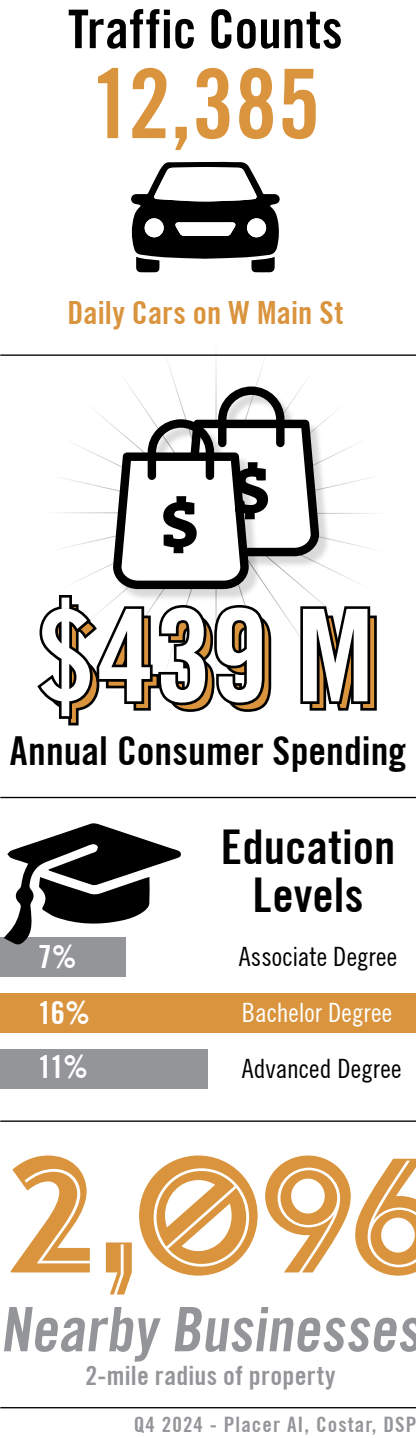
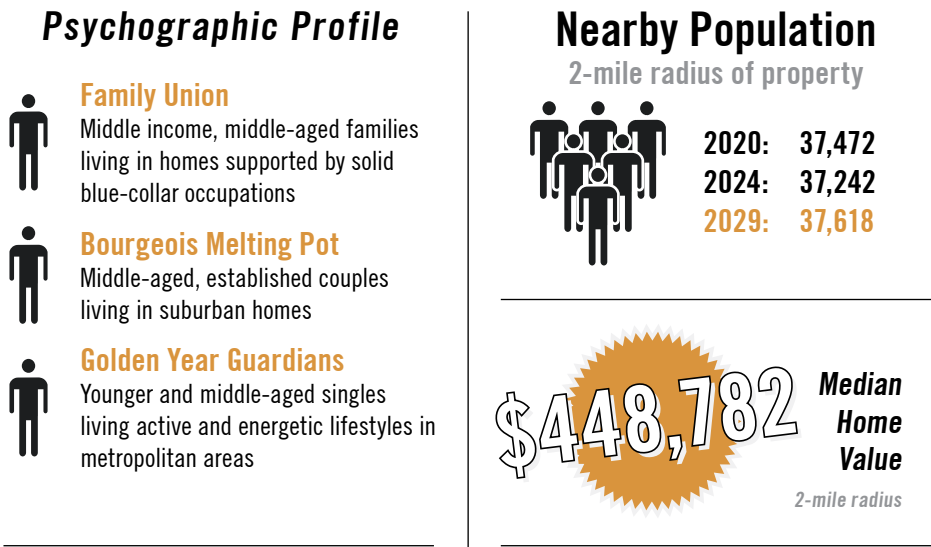
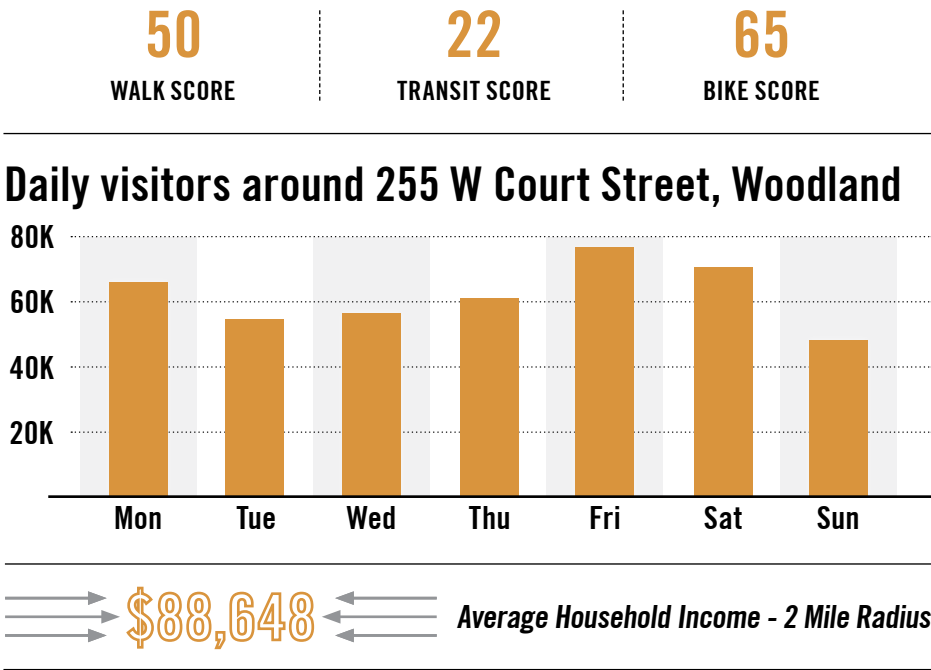


## NEARBY AMENITIES

255 W COURT STREET IS SURROUNDED BY A VARIETY OF LOCAL BUSINESSES AND AMENITIES (NOT ALL ARE MENTIONED HERE):

Apna Bazaar	Golden Dragon	Mountain Mike's	Rhoda Elementary School
Baskin-Robbins	Greengate School	Nugget Market	Rite Aid
Corkwood Restaurant	Habit Burger & Grill	Panaderia La Jalisciense	Taco Joe Cafe
Country Waffles	In-Shape Fitness	Peet's Coffee	Taqueria Guadalajara
Delish Pizza	Judy's Burger & Grinder	Planet Fitness	TOGO'S Sandwiches
Dollar Tree	La Pasadita	Raley's	Walmart
Donut Star	La Superior Mercados	Ralph Harris Park	Wayne Cline Park
Dulce Vida Dessert	Lee Middle School	Sakura Japanese Steakhouse	West Court Plaza
Dutch Bros Coffee	L&L	San Bruno Bowling Center	Westgate Shopping Center
FedEx	Maria's Cantina	Sol Mexican Cuisine	Wienerschnitzel
Ferns Park Disc Golf Course	Morgan's Mill	Starbucks	Woodland High School
Freeman Elementary School	Mother India Cuisine	Subway	Woodland Thrift Center

## NEARBY DATA BITES



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THE LOCATION  
255 W COURT STREET



West Court Plaza  
In-Shape Family Fitness  
Walmart  
Mother India Cuisine  
Delish Pizza  
Taqueria Guadalajara

Subway  
Woodland Thrift Center  
Corkwood Restaurant

Wienerschnitzel  
La Pasadita  
Mi Carniceria Butcher Shop

Community Lane Apartments

Chido Restaurant Bar

Courtyard West

San Bruno Bowling Center

Mountain Mike's Pizza

7-Eleven

Sakura Japanese Steakhouse

Taco Bell

COTTONWOOD ST: 18,140+ CARS/DAY

Courtwood Apartments

W MAIN ST: 67,912+ CARS/DAY

W COURT ST: 22,701+ CARS/DAY

Westwood Apartments

# ECONOMICS

## ACTUAL RENT ROLL

Suite	Type	Start	End	RSF	Rent	Total	Total
2	Endodontic	4/1/2017	3/31/2027	1,600		\$3,737.50	\$1,866.00
1	Prosthodontic	4/1/2017	3/31/2027	1,600		\$3,734.40	\$1,866.00
							\$2,400.00
				3,200	\$0.00	\$0.00	\$1,866.00
						\$7,471.90	\$6,905.08
Total				6,199 (not including 313 SF patio)			\$14,903.08
Annual Income		\$89,662.80					
Net Operating Income		\$51,088.80					
Cap Rate:		6.4%					
Stabilized Value		\$798,262.50					
Price Per SF		\$249.46					

## ANNUAL EXPENSES

Utilities (gas, electric)	Tenant
Condo Owner Assoc. (trash/pest control/landscaping)	\$15,180.00
Property Taxes	\$8,949.00
Insurance Expense	\$3,148.00
Water/Sewer	\$5,297.00
HVAC	\$0.00
Window Cleaning	Tenant
Janitorial	Tenant
Legal	\$0.00
Miscellaneous repairs	\$6,000.00
Management Fees	\$0.00
Total Expenses	\$38,574.00



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