



Yolo County Commercial



by Tim Schimmel

AUGUST 2026 MARKET REPORT

12

ACTIVE NEW
LEASE LISTINGS

12

ACTIVE NEW
SALE LISTINGS

8

SALES UNDER
CONTRACT

8

CLOSED SALES
THIS PERIOD



YOLO COUNTY, CALIFORNIA

Woodland • Davis • West Sacramento • Winters



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WOODLAND

RECENT CLOSED SALES

RETAIL

ADDRESS	PRICE	DETAILS
317 Elm St	\$933,500 (\$307.07/SF)	3,040 SF, Sold Aug 6, 2026, Sale type: Investment

SPECIALTY

ADDRESS	PRICE	DETAILS
356 W Main St	\$425,000 (\$334.91/SF)	1,269 SF, Sold Aug 6, 2026, Sale type: Investment

UNDER CONTRACT OR ESCROW

SPECIALTY

ADDRESS	PRICE	DETAILS
1405 Cottonwood St	\$1,975,000 (\$106.31/SF)	18,578 SF, Under Contract, Sale type: Investment or Owner User

SIGNED LEASES

INDUSTRIAL

ADDRESS	RATE	DETAILS
1238 E Beamer St	\$0.75/SF/month	4,000 SF, Signed Aug 24, 2026

OFFICE

ADDRESS	RATE	DETAILS
524 Main St, Suite 207	\$1.60/SF/month Full Service	500 SF, Signed Aug 25, 2026
524 Main St, Suite 209	\$1.95/SF/month Full Service	123 SF, Signed Aug 25, 2026

NEW FOR SALE

LAND

ADDRESS	PRICE	DETAILS
18420 County Road 95	\$385,000 (\$5.89/SF)	65,340 SF / 1.50 AC, Sale type: Owner User
534 Johnston St	\$1,250,000 (\$13.47/SF)	92,783 SF / 2.13 AC, Sale type: Investment
1242 to 1244 E Main St	\$350,000 (\$14.63/SF)	23,931 SF / 0.55 AC, Sale type: Investment

RETAIL

ADDRESS	PRICE	DETAILS
140 W Main St	\$1,300,000 (\$287.67/SF)	4,519 SF, Sale type: Owner User

NEW FOR LEASE

MULTIPLE SPACE USES

ADDRESS	RATE	DETAILS
2185 Bronze Star Dr / Woodland Gateway	Not Disclosed	1,080 to 54,622 SF available, Occupancy: Immediately

OFFICE

ADDRESS	RATE	DETAILS
1059 Court St / Morgan's Mill Court	\$1.25/SF/month	1,348 SF available, Modified Gross, Occupancy: Immediately



DAVIS

RECENT CLOSED SALES

RETAIL

ADDRESS	PRICE	DETAILS
300 E St / Union Bank of California	\$1,550,000 (\$365.05/SF)	4,246 SF, Sold Aug 21, 2026, Sale type: Owner User
1800 E 8th St / Davis Manor	\$860,000 (\$34.40/SF)	25,000 SF, Sold Aug 10, 2026, Sale type: Investment

UNDER CONTRACT OR ESCROW

MULTIFAMILY

ADDRESS	PRICE	DETAILS
1424 Wake Forest Dr / Oxford Parkside Apartments	\$14,500,000 (\$230,159/Unit)	63 units, Under Contract, Cap rate: 5.50%, Sale type: Investment

LAND

ADDRESS	PRICE	DETAILS
44643 County Road 29	\$1,799,900 (\$0.34/SF)	121.00 AC, Escrow, Sale type: Investment or Owner User
4398 Mahogany Ln	Not Disclosed	12.00 AC, Under Contract, Sale type: Investment

SIGNED LEASES

OFFICE

ADDRESS	RATE	DETAILS
801 to 803 2nd St / The Chen Building	Not Disclosed	853 SF, Signed Aug 30, 2026
604 3rd St / 3rd and E Street	\$2.88/SF/month	1,372 SF, Signed Aug 27, 2026

NEW FOR SALE

MULTIFAMILY

ADDRESS	PRICE	DETAILS
2310 Evenstar Ln	\$2,100,000 (\$210,000/Unit)	10 units / 7,840 SF, Sale type: Investment
828 D St	\$2,450,000 (\$306,250/Unit)	8 units / 6,050 SF, Cap rate: 5.51%, Sale type: Investment

OFFICE

ADDRESS	PRICE	DETAILS
1756 Picasso Ave / Green Meadows Office Park	\$690,000 to \$1,650,000	1,910 to 5,593 SF, Sale type: Owner User

LAND

ADDRESS	PRICE	DETAILS
38364 Wisteria Way / Wisteria Springs Farm	\$2,995,000 (\$32.90/SF)	91,040 SF / 2.09 AC, Sale type: Investment or Owner User

STUDENT HOUSING

ADDRESS	PRICE	DETAILS
212 University Ave	\$3,250,000 (\$295,455/Bed)	11 beds / 23,587 SF, Sale type: Investment, Redevelopment project

NEW FOR LEASE

RETAIL

ADDRESS	RATE	DETAILS
2746 5th St	Not Disclosed	450 SF available, TBD, Occupancy: Immediately



WEST SACRAMENTO

RECENT CLOSED SALES

INDUSTRIAL

ADDRESS	PRICE	DETAILS
2419 Sellers Way	\$2,100,000 (\$226.78/SF)	9,260 SF, Sold Aug 3, 2026, Sale type: Owner User

UNDER CONTRACT OR ESCROW

INDUSTRIAL

ADDRESS	PRICE	DETAILS
860 to 870 Riske Ln	\$4,950,000 (\$69.13/SF)	71,600 SF, Escrow, Sale type: Investment

OFFICE

ADDRESS	PRICE	DETAILS
750 Riverpoint Dr	Not Disclosed	100,000 SF, Escrow, Sale type: Investment or Owner User

RETAIL

ADDRESS	PRICE	DETAILS
1552 Jefferson Blvd	\$2,200,000 (\$555.28/SF)	3,962 SF, Under Contract, Cap rate: 8.43%, Sale type: Investment or Owner User

SIGNED LEASES

FLEX / INDUSTRIAL

ADDRESS	RATE	DETAILS
3064 to 3190 Industrial Blvd / Industrial Blvd Business Center	\$1.00/SF/month	1,880 SF, Signed Aug 23, 2026

INDUSTRIAL

ADDRESS	RATE	DETAILS
852 Northport Dr	\$0.80/SF/month	2,000 SF, Signed Aug 31, 2026
1201 Shore St	\$0.85/SF/month	57,346 SF, Signed Aug 30, 2026
2935 Ramco St	Not Disclosed	123,564 SF, Signed Aug 26, 2026
841 to 849 F St	\$0.85/SF/month Triple Net	10,824 SF, Signed Aug 25, 2026
2791 Del Monte St	\$0.85/SF/month	1,600 SF, Signed Aug 11, 2026
3200 Jefferson Blvd	\$1.25/SF/month	4,000 SF, Signed Aug 10, 2026
2661 to 2699 Del Monte St	\$0.80/SF/month	5,000 SF sublet, Signed Aug 9, 2026

INDUSTRIAL

ADDRESS	RATE	DETAILS
1348 Windward Cir / West Sacramento Port Center	\$0.70/SF/month	11,222 SF available, Triple Net, Occupancy: Immediately
2534 to 2568 Industrial Blvd	\$0.95/SF/month	4,216 SF available, Triple Net, Occupancy: Immediately
865 Stillwater Rd / Stillwater Distribution Center	Not Disclosed	6,600 to 49,544 SF available, Occupancy: Multiple
859 F St / F Street Commerce Center	\$0.85/SF/month	13,750 SF available, Triple Net, Occupancy: Feb 2027
1982 to 1994 Enterprise Blvd / Seaport Enterprise Industrial Park	\$0.80 to \$0.90/SF/month	3,600 to 8,080 SF available, Triple Net, Occupancy: Immediately
3600 Massie Ct / Southport Industrial	Not Disclosed	422,059 to 896,851 SF available, Triple Net, Occupancy: Immediately
601 Harbor Blvd	Not Disclosed	1,300 SF available, Triple Net, Occupancy: 30 Days

LAND

ADDRESS	RATE	DETAILS
601 Harbor Blvd	\$0.18/SF/month	164,657 SF / 3.78 AC available
1876 S River Rd	\$0.41/SF/month	158,994 SF / 3.65 AC available



WINTERS

RECENT CLOSED SALES

LAND

ADDRESS	PRICE	DETAILS
26300 State Highway 128	\$1,750,000 (\$0.28/SF)	142.73 AC, Sold Aug 21, 2026

UNDER CONTRACT OR ESCROW

LAND

ADDRESS	PRICE	DETAILS
Grant Ave vacant land	Not Disclosed	13.75 AC, Under Contract, Sale type: Investment



UNINCORPORATED YOLO COUNTY

RECENT CLOSED SALES

LAND

ADDRESS	PRICE	DETAILS
2380 Ramirez Ln, Dunnigan	\$440,000 (\$2.16/SF)	4.67 AC, Sold Aug 4, 2026
County Road 23 / Capay Country, Esparto	Not Disclosed	160.00 AC, Sold Aug 4, 2026, Sale type: Investment

NEW FOR SALE

HOSPITALITY

ADDRESS	PRICE	DETAILS
4930 W County Rd / California Motel, Dunnigan	\$2,500,000 (\$104,167/Room)	24 rooms / 5.00 AC, Cap rate: 9.85%, Sale type: Investment

RETAIL

ADDRESS	PRICE	DETAILS
4070 County Road 89, Dunnigan	Not Disclosed	8,000 SF / 5.07 AC, Sale type: Investment or Owner User

SPECIALTY

ADDRESS	PRICE	DETAILS
9970 to 9974 Main St, Zamora	\$585,000 (\$180.83/SF)	3,235 SF / 2.50 AC, Sale type: Investment or Owner User

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ACTIVE NEW
LEASE LISTINGS

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SIGNED
LEASES

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UNDER CONTRACT
OR ESCROW

\$8.1M

DISCLOSED CLOSED
VOLUME

Tim's Take

MARKET COMMENTARY

August produced eight closed sales across Yolo County, with seven disclosed prices totaling about \$8.1 million. The largest disclosed transaction was the \$2.1 million industrial sale at 2419 Sellers Way in West Sacramento, followed by 142.73 acres near Winters at \$1.75 million and the former Union Bank property in Davis at \$1.55 million. The mix of land, retail, industrial, and specialty sales points to activity across several property types rather than one dominant portfolio trade.

Leasing was the clearest headline. Thirteen signed leases totaled 213,062 square feet. West Sacramento accounted for 206,214 square feet, led by 123,564 square feet at 2935 Ramco Street and 57,346 square feet at 1201 Shore Street. Those two industrial leases represented roughly 85 percent of the countywide signed square footage in the August report.

New inventory was split by geography. Davis accounted for five of twelve active new sale listings, Woodland had four, and unincorporated Yolo County had three. West Sacramento accounted for nine of twelve active new lease listings, primarily industrial and land. Owners and tenants should continue to watch usable industrial space closely, while buyers have a broader mix of multifamily, land, office, retail, and hospitality choices.



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