



Rare, High-Visibility Retail Opportunity

DAVIS COMMONS

SWC 1st Street at Richards Boulevard | Davis, CA



FULCRUM

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The Gateway to Downtown Davis, **Davis Commons** is situated at the southwest corner of 1st and E Streets at Richards Boulevard in the heart of the Davis trade area. This ±44,096 square foot neighborhood center is an architecturally award-winning urban retail center that benefits from its unmatched visual prominence.

Davis Commons is situated at the busiest intersection in the community. Richards Boulevard is the main access to downtown from Interstate 80 and the principal commute corridor for the University's ±36,400 students and approximately 23,800 employees.

The population within the three-mile trade area is young, educated and affluent. The median age is 25, and 63.65% of adults have graduated from college with a Bachelor's degree or higher. According to the local Chamber of Commerce, Davis boasts the highest per capita percentage of doctoral degrees in the nation. The trade area has one of the most favorable demographic profiles in the four-county region. The average family household income within a 3-mile radius is \$126,409.



Davis Commons is a highly innovative project, both in design and concept. The buildings are clustered around a one-acre, semi-circular park at the busiest intersection in Davis, California. The storefronts open onto the park and a large plaza furnished with tables, chairs and umbrellas. Adjacent to the park is the UC Davis Arboretum, a nationally recognized collection of rare plants cultivated by the University, which culminates in a demonstration garden and nursery at Davis Commons. This junction of commercial, education and recreation uses in a central urban location has been recognized nationally for its uniqueness.

The Davis Commons site is an important central location in the downtown—it's the first shopping center that people see on entering the downtown and the last thing they see when leaving. Like other successful urban streetscapes—4th Street in Berkeley, Chestnut Street, Burlingame Avenue—the Davis Commons offers both urban sophistication and pedestrian amenities. It provides over 205 parking spaces, giving it the best field of parking in the downtown core.

Retailers and traffic generators in the Davis trade area include:



Notable facts about Davis, CA



The **City of Davis** has a current population of approximately 68,314 and has been recognized for several ecology-based community awards including *America's Favorite Farmer's Market*, *Platinum Level Bicycle Community*, and *Cooldest City in California 2013 - Largest Reduction in Community Carbon Footprint*.



The **Mondavi Center for the Performing Arts** opened in 2002 and serves as the primary performing arts entertainment venue in both the City of Davis and all of Yolo County. The eco-friendly, state-of-the-art center seats a total of 2,051 in two separate theaters and holds more than 90 performances per year.



The primary traffic generator within Davis and all of Yolo County is **UC Davis**. With more than 36,000 students, and covering an area of 9.92 square miles, the university contributes to the area's high educational attainment (62.5% of the population has a Bachelor's Degree or higher) and above average household income of \$112,713 within a five mile radius.



SUITE	TENANT	SQ. FT.
1	SUBLEASE AVAILABLE	21,609
5	Bober Tea & Mochi Dough	1,372
7	The Halal Guys	1,376
9	Bruxie	1,468
11	Burma Eat Restaurant	2,400
13	Local Kitchens	2,569
15	Shabu Shack	2,144
19	Mikuni Japanese Restaurant	5,201
21	AVAILABLE	3,744
25	Comcast/Xfinity	2,355

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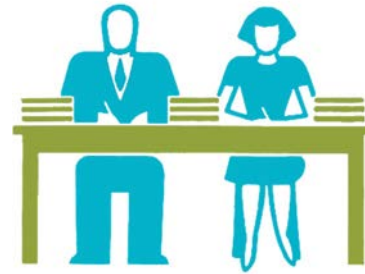
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54,624

2022 Total Population



39,657

2022 Employees



74,661

2022 Daytime Population



18,055

2022 Existing Households



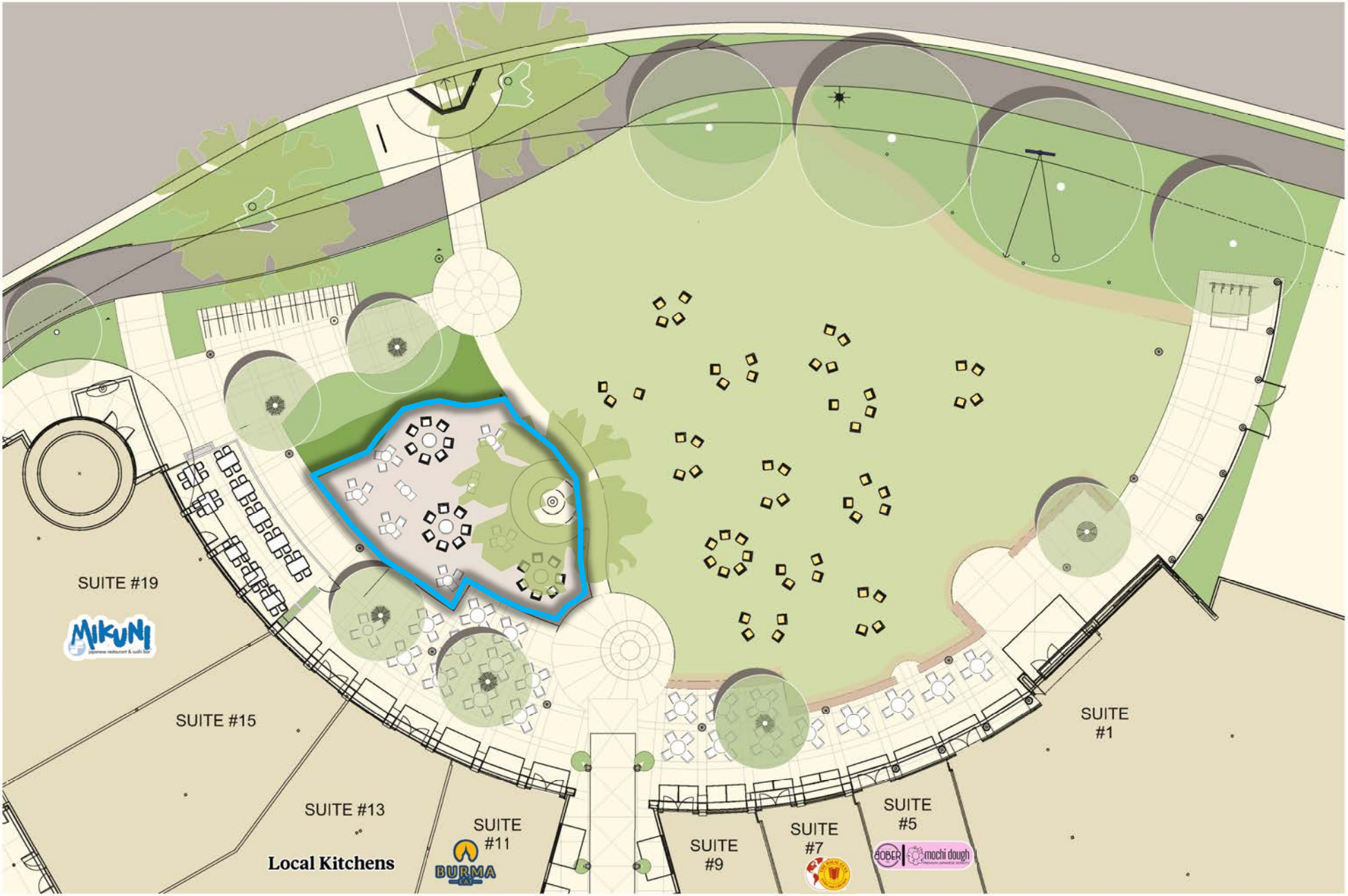
\$112,108

2022 Average Household Income



61.77%

2022 % Bachelor's Degree+







SAFEWAY
Ingredients for life.
petco
CVS pharmacy
BIG 5

Nugget
CVS pharmacy

TARGET **TJ-maxx**

Save Mart

TRADER JOE'S

DOLLAR TREE
GROcery OUTLET
Discount Market

Nugget

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UC DAVIS
UNIVERSITY OF CALIFORNIA

SAFEWAY
Ingredients for life.
RITE AID
OfficeMax

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