

NOW LEASING ±16,913 SF



RARE DOWNTOWN DAVIS JUNIOR ANCHOR SPACE AVAILABLE

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SEE YOURSELF HERE.

420 G St. is located on the North East corner of 4th and G Street in downtown Davis, California.

The subject property is a $\pm 16,913$ square foot former theater building that is divisible to $\pm 11,094$ SF and $\pm 5,819$ SF. Other tenants in the building include Sit Lo Saigon, Wingstop, and Good Friends Hawaiian Poke.

In addition, the building is located next to the public Davis Parking garage on 5th Street accommodating 425 cars, making it a prime location for foot traffic and easy parking access.

Notable traffic generators within close proximity include Ace Hardware, Davis Food Co-op, Taco Bell, Lazi Cow, Panera Bread, Starbucks, Raising Cane's and Mikuni Sushi.

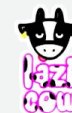


DIRECTLY ADJACENT PARKING GARAGE WITH 425 STALLS

SQUARE FEET AVAILABLE

$\pm 16,913$
(Divisible)

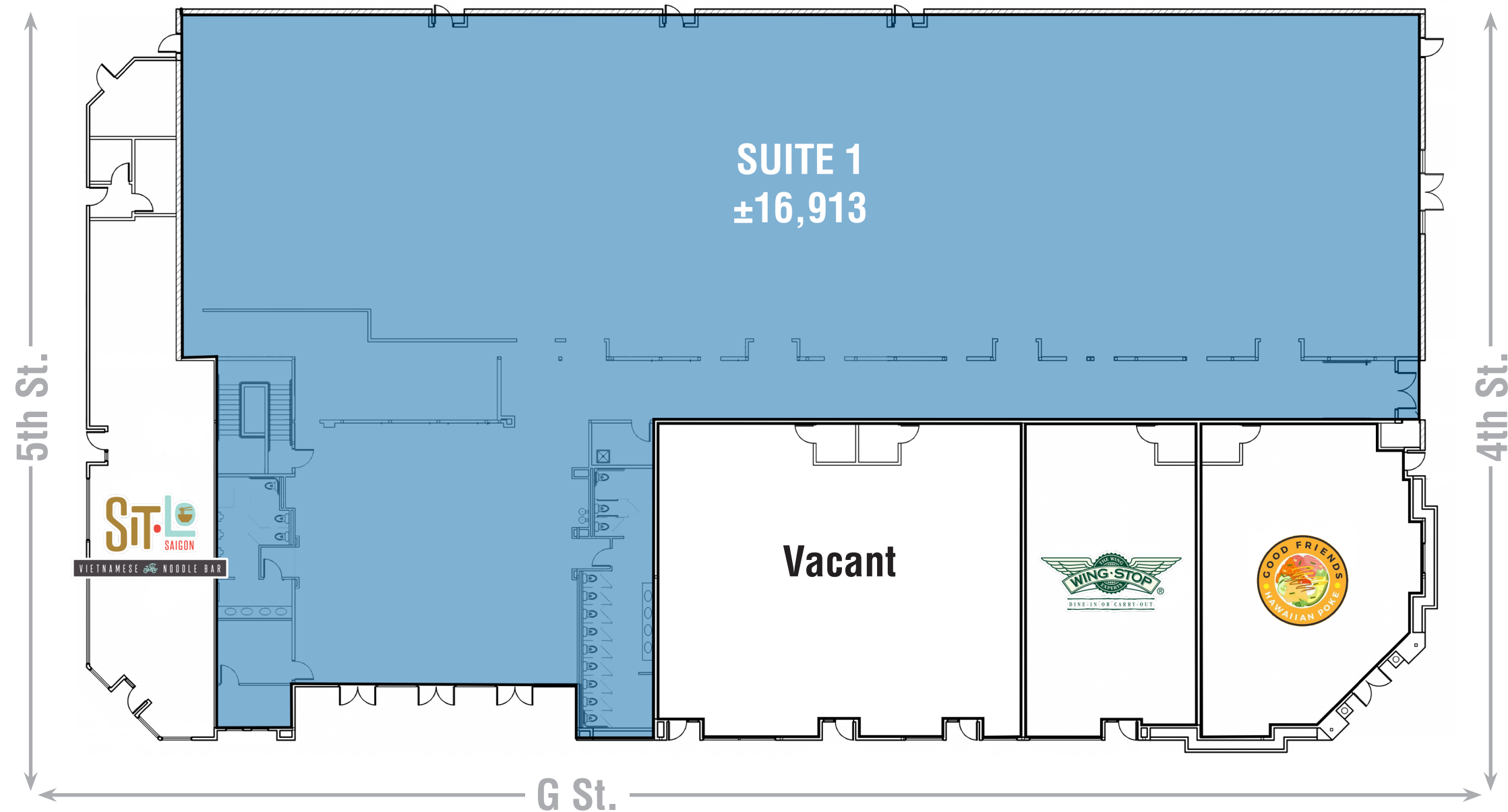
NOTABLE NEARBY TRAFFIC GENERATORS



SITE PLAN
& LEASING

OPTION #1

±16,913 SF JUNIOR ANCHOR AVAILABLE



| SUITE | TENANT | SQUARE FEET |
|---------|----------------------------|-------------|
| Suite 1 | AVAILABLE (Divisible) | 16,913 |
| Suite 2 | Sit Lo Saigon | - |
| Suite 3 | Vacant | 3,073 |
| Suite 4 | Wingstop | - |
| Suite 5 | Good Friends Hawaiian Poke | - |



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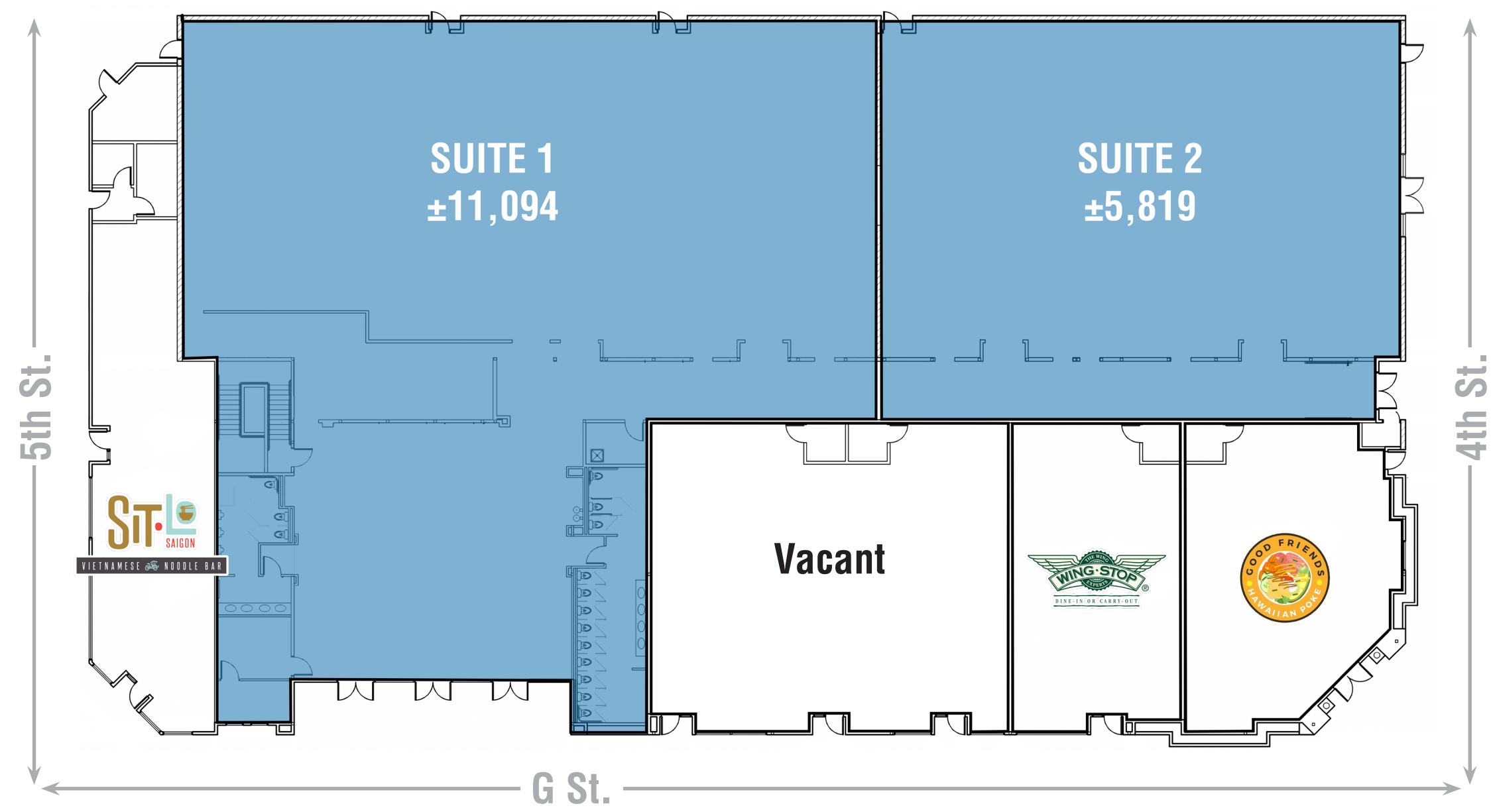
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SITE PLAN
& LEASING

OPTION #2 ±11,094 SF JUNIOR ANCHOR AVAILABLE | ± 5,819 SF RETAIL SPACE



| SUITE | TENANT | SQUARE FEET |
|---------|----------------------------|-------------|
| Suite 1 | AVAILABLE | 11,094 |
| Suite 2 | AVAILABLE | 5,819 |
| Suite 3 | Sit Lo Saigon | - |
| Suite 4 | Vacant | 3,073 |
| Suite 5 | Wingstop | - |
| Suite 6 | Good Friends Hawaiian Poke | - |



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THE CITY OF DAVIS

TRADE AREA INFORMATION

The city of Davis, California is situated 15 miles west of Sacramento and is most notable for being the home of the University of California at Davis (UCD). UCD is a tier one research university, with some of its programs ranked among the best in the United States. It consistently ranks first in the nation for its agriculture and forestry and veterinary medicine programs, and according to QS World University Ranging by Subject 2022, its veterinary science program ranked second globally. Among other recent accolades, UCD was ranked second nationally in ecology and evolutionary biology, third in biological and agricultural engineering, and seventh in family medicine by the U.S. News & World Report's "America's Best Graduate Schools" Report of 2022.

Davis is a vibrant city of roughly 70,000 residents nestled in Yolo County, California (it is the most populous city in Yolo County). The community is known for its bicycle-friendly culture, diversity and focus on sustainability. With a total enrollment of more than 35,000 students (15% of which live on campus, while the remainder live off-campus or commute from within the region), Davis has the feel of a classic university town, mixing small-town charm with academia and a vibrant youth culture.

Davis has historically been a growth-constrained market due both to geography and local politics. Geographically, it is bordered to the east by the Yolo Bypass Wildlife Reserve and to the south by both the Grasslands Regional Park and Putah Creek Riparian Reserve—marshlands that are part of the greater Sacramento-San Joaquin River Delta that connects to the Suisun and San Francisco Bays. While there are no geographic impediments to development to the west and north of the city, those areas have long been utilized for agricultural purposes.

For nearly 40 years, the stated policy of the City of Davis has been opposed to most growth. In June 1986, the Davis

City Council approved advisory measure Section IV Chapter 1, page 45 to the city's General Plan. This measure called for the city to grow "as slowly as legally possible" and remains a major factor influencing city council decisions today. The enacted plan and policy of the city does not just create hurdles for any new proposed development. Because the city zones and makes available for housing or commercial development such a small amount of land, it creates a scarcity that further drives up land pricing. Meaning that many proposed developments that could be profitable elsewhere in the region simply do not pencil in Davis. Davis's no growth plans often draw comparisons to Berkeley, another northern California University of California town with exceptional barriers to entry.

This may potentially change in the years ahead. Changes in state policy have greatly affected the extent to which the city can interfere in the market to ensure affordable housing exists. Currently, the State of California is engaged in a lawsuit with the suburban Sacramento city of Elk Grove over similar municipal policies designed to thwart development. However, it will be years before such issues are resolved in the courts, much less result in significant changes.

TRANSPORTATION

Davis is located along the Interstate 80 corridor between the San Francisco Bay Area and California's state capitol of Sacramento. I-80 is one of the United States' primary east-west transcontinental interstates, traversing from downtown San Francisco, California to Teaneck, New Jersey. At 2,900 miles, it is the second longest Interstate Highway in the United States after I-90 and runs through many major cities, including Oakland, Sacramento, Reno, Salt Lake City, Omaha, Des Moines, and Toledo while passing within ten miles of Chicago, Cleveland, and New York City. Interstate 80 intersects with California State Route 113 in Davis—State Route 113 extends northward from Davis through

California's Northern Central Valley connecting dozens of smaller agricultural communities as far north as the town of Tudor, California.

Davis was one of the initial stops on the transcontinental railroad, it became a depot on the Southern Pacific Railroad in 1868. While the Southern Pacific still actively transports agricultural goods from the region to all points nationally, Davis station is also served by Amtrak's California Zephyr, Capital Corridor and Coast Starlight trains. Davis station is one of the busiest train stations in Northern California, serving over 10% of the total Capitol Corridor (Sacramento to San Francisco) ridership.

Local public transit is also provided by both Davis Community Transit and Unitrans, which offers scheduled fixed route service within Davis. Davis is also connected regionally via YoloBus (which provides route service between Davis, Woodland, West Sacramento, Sacramento, and the Sacramento International Airport). Additionally, both Sacramento Regional Transit (scheduled fixed route bus and light rail service) and Fairfield/Suisun Transit (fixed route bus service between Davis/UC Davis and various points in Solano County) connect the community with neighboring cities.



BICYCLES AT UC DAVIS



Davis is also known for being one of the most bicycle friendly communities in the United States, hosting more than 63 miles of pathways, 102 miles of bike lanes and more than 4,300 bike racks within the city (with more than 2,000 in just Downtown Davis). UC Davis was awarded platinum Bicycle Friendly University status by the League of American Bicyclists in 2013, becoming only the second university in the country to earn the distinction and has since kept that rating through two renewals (most recently in 2022).



EDUCATION

In terms of education, it should come as no surprise that Davis—as a college town for which the largest employer is the University of California, offers an extremely highly educated demographic with 97.1% of residents possessing at least a high school diploma (compared to the statewide average of 84.2%) and 77.1% of residents having at least some college education (vs. a statewide average of just 35.3%). While the local citywide median income per household for Davis is slightly lower than the statewide average at roughly \$81,000 annually vs. \$84,000, it is critical to note that the city's large population of student residents is the driving force behind this difference.

Davis is home to the University of California, Davis, which is one of the most prominent universities on the West Coast. UC

Davis is internationally recognized for its contributions to life sciences, agriculture, veterinary medicine, biotechnology, medical technology, and engineering. What is unique about Davis is that it is directly adjacent to the University of California, Davis campus. UC Davis is a state entity that is exempt from local land use laws and technically resides outside Davis city limits, therefore is not impacted by local community anti-growth policies. UC Davis functions as its own self-contained city and has its own municipal services such as police, fire, and public works services. In the University of California system, UC Davis boasts the largest campus in land size at 52,000 acres. In terms of higher education, Davis is also home to an off-campus branch of Sacramento City College.

Local public schools are administered by the Davis Joint Unified School District. The city has nine public elementary schools, one school for independent study, four public junior high schools, one main high school in addition to one alternative high school and one small project-based high school. According to U.S. News & World Report's 2023-2024 rankings of more than 17,680 nationally ranked schools, Davis Senior High is ranked 130th in California and 869th nationally based on a mix of criteria including college readiness, college curriculum breadth, state assessment proficiency and performance, graduation rate and underserved student performance.

EMPLOYMENT

Not surprisingly, the University of California at Davis is the top local employer (with more than 25,000 employees as of 2022). Education also accounts for the city's second largest employer, the Davis Joint Unified School District (just over 1,100 employees). Other major employers include Sutter Health, the City of Davis, Nugget Markets, Unitrans, Safeway, Courtyard Healthcare Center, University Retirement Community, and the Davis Food Co-Op.

Across Yolo County, the top ten largest non-governmental employers as of the end of 2023 according to the California Employment Development Department were:

1. Beckman Coulter (West Sacramento—Medical Devices)
2. Cache Creek Casino Resort (Brooks—Hospitality & Gaming)
3. Capital Express Lines (West Sacramento—Trucking)
4. Clark Pacific (West Sacramento—Concrete Production)
5. Dennis Blazona Construction (West Sacramento—Construction)
6. FedEx Freight (West Sacramento—Trucking)
7. IKEA (West Sacramento—Retail).
8. Mariani Nut Company (Winters—Agriculture)
9. McGuire & Hester (West Sacramento—Construction)
10. Nor-Cal Beverage Company (West Sacramento—Vending Machines)

While employment within the community of Davis is dominated by education, government, and healthcare, it would be a mistake to underestimate the impact of UCD on employment both locally and regionally.

All told, 74% of the local Davis workforce has a college degree, while 47% have a graduate degree. Davis has emerged in recent years as a burgeoning biotech and life sciences hub thanks to the impact of UCD—though this impact has been diffused throughout the greater Sacramento region. Innovative companies growing within the region include Gingko Bioworks (agriscience), Seed Central (agri-food), ThermoGenesis (stem cell research), Penumbra (medical device manufacturing), TurtleTree (manufacturer of cell-based milk), Orca Bio (precision cell therapies), Nivagen Pharmaceuticals, BCD Bioscience, GeminiBio (bioprocess liquid manufacturing), MyFloraDNA (genetic plant engineering), Lab@AgStart (agri-food labs) and others.

DEMOGRAPHICS

1 - 3 - 5 MILE

| | 1-Mile | 3-Mile | 5-Mile |
|--|----------|-----------|-----------|
|  2024 Total Population | 19,306 | 79,440 | 82,167 |
|  2024 Daytime Population | 23,298 | 80,183 | 83,219 |
|  2024 Total Employees | 15,972 | 28,200 | 29,665 |
|  2024 Total Households | 7,211 | 28,194 | 29,251 |
|  2024 Average Household Income | \$98,155 | \$137,441 | \$140,201 |
| | | 5th St | G St |
|  Traffic Counts | | 16,169 | 6,046 |

SURROUNDED BY AFFLUENCE

Other than being known for the University of California, the city of Davis is best known for its bike friendly initiatives, family-friendly neighborhoods, beautiful parks, and lively downtown.





420 G St.

FOR MORE INFORMATION

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