

NOW LEASING ±16,913 SF



RARE DOWNTOWN DAVIS JUNIOR ANCHOR SPACE AVAILABLE

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DIRECTLY ADJACENT PARKING GARAGE WITH 425 STALLS



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.

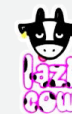
In addition, the building is located next to the public Davis Parking garage on 5th Street accommodating 425 cars, making it a prime location for foot traffic and easy parking access.

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.

SQUARE FEET AVAILABLE

$\pm 16,913$
(Divisible)

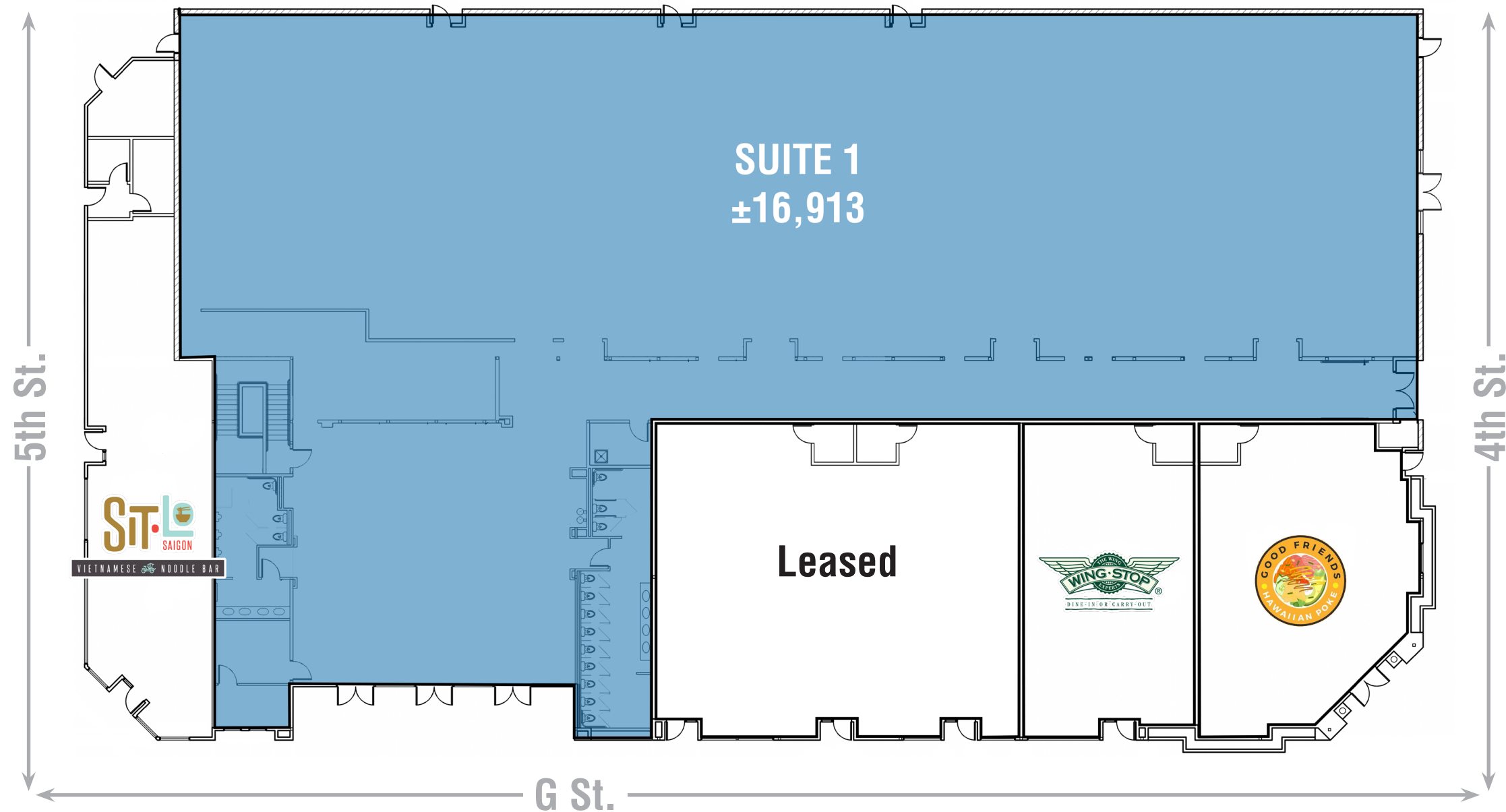
NOTABLE NEARBY TRAFFIC GENERATORS



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	Leased	3,073
Suite 4	Wingstop	-
Suite 5	Good Friends Hawaiian Poke	-



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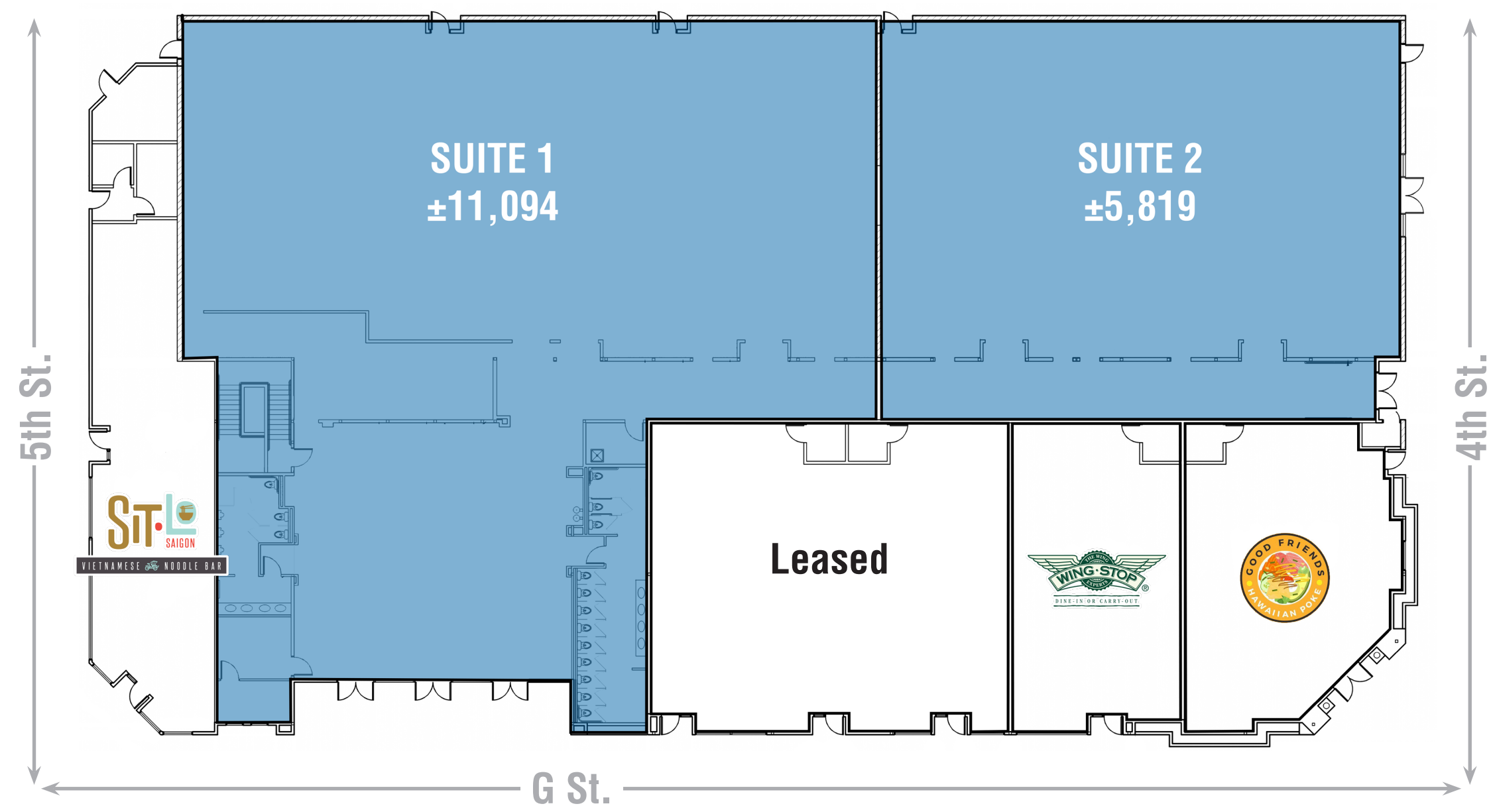
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SITE PLAN
& LEASING

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	Leased	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 66,000 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 approximately 41,239 students (including undergraduate, graduate and professional students as well as veterinary and medical residents and interns), Davis has the feel of a classic university town, mixing small-town charm with academia and a vibrant youth culture.



TRANSPORTATION

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.

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 2025).

BICYCLES AT UC DAVIS



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 \$87,000 annually vs. \$95,000, 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 (approximately 18,000 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 Target.

According to the city of Davis, the top ten largest employers as of the end of 2022 were:

1. UC Davis - ±17,883 Employees
2. Davis Joint Unified School District - ±1,138 Employees
3. Sutter Davis Hospital - ±657 Employees
4. City of Davis - ±363 Employees
5. Nugget Market (Across 2 Locations) - ±286 Employees
6. Unitrans - ±253 Employees
7. University Retirement Community - ±213 Employees
8. Target ±210 Employees
9. Safeway (Across 2 Locations) - ±204 Employees
10. Courtyard Healthcare Center - ±130 Employees

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.

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
 2025 Total Population	20,040	81,552	84,277
 2025 Daytime Population	20,505	74,944	77,747
 2025 Total Employees	12,384	22,007	23,138
 2025 Total Households	7,359	28,555	29,602
 2025 Average Household Income	\$102,324	\$133,642	\$136,995
		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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