

PRICE REDUCTION

LAKE BLVD

W COVELL BLVD

AVAILABLE
**FOR LEASE
OR SALE**

1970 LAKE BLVD

Davis, CA 95616

Asking Lease Rate: \$1.90 NNN

Asking Sale Price ~~\$2,540,000~~ - PSF ~~\$248.00~~

\$2,225,000 - PSF \$219.00



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CENTURY 21

Select Real Estate, Inc.



Commercial/Office/Medical/R&D Building Tenant/Owner User Opportunity



THE PROPERTY

 **1970 Lake Blvd Davis, CA 95616**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



Davis
City of Davis
APN: 036-480-024



Building +/-10,255 SF
+/- .58 Acres



Planned Development
PD#11-81B



**Commercial/Office/
Medical/ R&D**
Street Frontage



Asking Sale Price
\$2,225,000 /
PSF \$219.00
Asking Lease Rate:
\$1.90 NNN



The property is located in Stonegate subdivision in West Davis at the corner of W. Covell and Lake Boulevards. There are a diverse mix of institutional, small business, and residential users nearby. The subject property is minutes from the Highway 113 on and off ramps that connect to Interstate 80 and 5. 2 miles from UC Davis campus and just 2.5 miles from downtown Davis, including the Farmer's Market and City Hall.



Ample parking with convenient ingress and egress on to Lake Blvd and Covell Blvd.



Street visible location located in the developing West Davis community.



1-story building with a mix of large open spaces as well as 13 private offices, restrooms, break area and storage. Currently configured for a mix of private music lessons in private office, a recital hall, break area, repair, storage, and showroom .



The asking sale price is \$2,225,000
Asking Lease Rate: \$1.90 NNN

Single User or Multi-Tenant Commercial Building.

CENTURY 21
Select Real Estate, Inc.

FOR SALE OR LEASE



Link to Map





BRETTON
WOODS AGE 55+
COMMUNITY UNDER
CONSTRUCTION

COMMUNICARE
OLE DAVIS CLINIC

SUTTER DAVIS
HOSPITAL CAMPUS

SUBJECT
PROPERTY

UNIVERSITY
RETIREMENT CENTER

W COVELL BLVD

COVELL BLVD

DIGNITY HEALTH
GROUP OFFICE
BUILDINGS

UCD PHYSICIANS
GROUP



STONEGATE
SHOPPING CENTER

STONEGATE
COUNTRY CLUB

EMERSON JUNIOR
HIGH SCHOOL





113



CIRCLE K

University Retirement Community

W COVELL BLVD

Sutter Health

Arroyo Park

Ralph Waldo Emerson Jr High



Dignity Health

UC DAVIS HEALTH

STONEGATE SELF STORAGE



1970 Lake Blvd Davis, CA 95616

CIRCLE K

W COVELL BLVD

U-HAUL

Church in Davis

LAKE BLVD

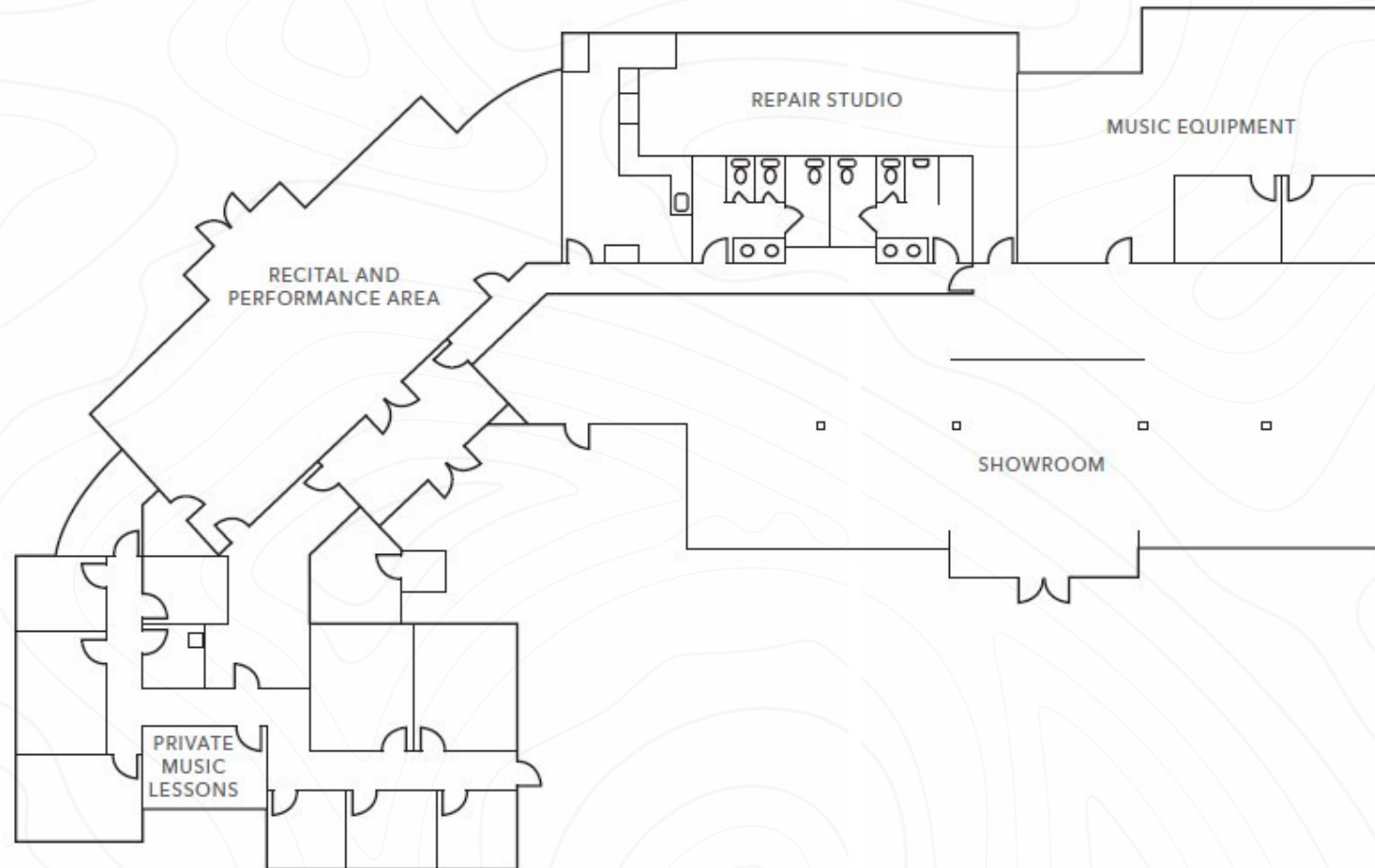
W COVELL BLVD

Future Development

Future Development



FLOOR PLAN





THE REGION

Ideally situated between Sacramento and the San Francisco Bay Area is the beautiful business friendly community of Davis. The City of Davis offers abundant affordable retail space, easy freeway access, rail, and new infrastructure improvements designed to accommodate both residential and commercial projects. Davis is on Interstate 80 and State Highway 113, close to both Sacramento and the Bay Area regions. The City features reasonable retail prices, and an educated workforce (UC Davis). Davis is a perfect place for an expanding company to relocated to , or an out of state business looking to establish business in the California marketplace.

The building offers tenants and or buyers the opportunity to expand their business based on a variety of different uses such as, medical office, physical therapy, and R&D office for biotech company. The subject property is very attractive, with high regional visibility. Lake Boulevard is a minor traffic arterial north to Woodland and south Lake Boulevard is a major arterial in the Stonegate Neighborhood and leads to the UCD Campus.

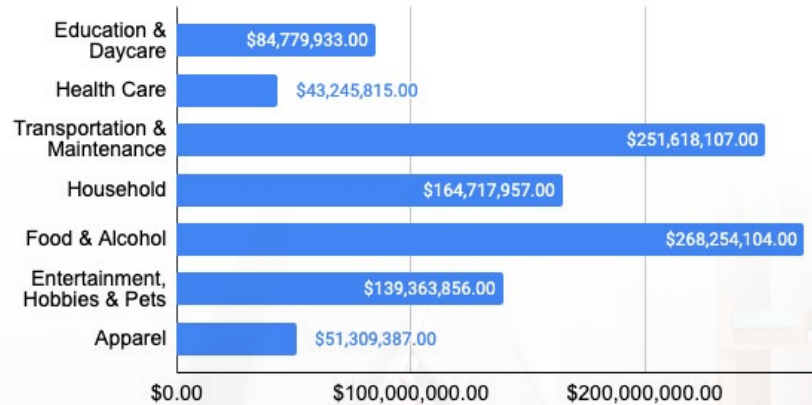
Covell Boulevard is a major arterial heading east west through the heart of Davis that Sutter Davis Hospital fronts as well as Davis High School and Community Park ultimately connecting on the east with Mace Boulevard and I-80. Going west, Covell provides a connection for cars and bicycles to go to Winters and on to Lake Berryessa. This is a very unique offering in Davis that is priced well below replacement cost.



DEMOGRAPHICS

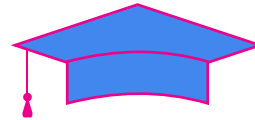
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2024



- 13% Some College, No Degree
- 30% Bachelor's Degree
- 5% High School Graduate
- 40% Advanced Degree
- 3% Some High School, No Diploma
- 9% Associate Degree

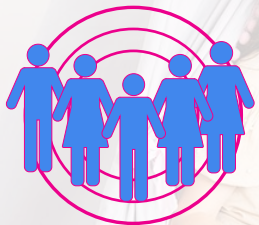
HOUSE HOLD INCOME



5 mile 2024 Households

< \$25K	6,176
\$25K - 50K	3,862
\$50K - 75K	3,890
\$75K - 100K	2,582
\$100K - 125K	2,158
\$125K - 150K	1,701
\$150K - 200K	2,016
\$200K+	5,492

RESIDENT POPULATION



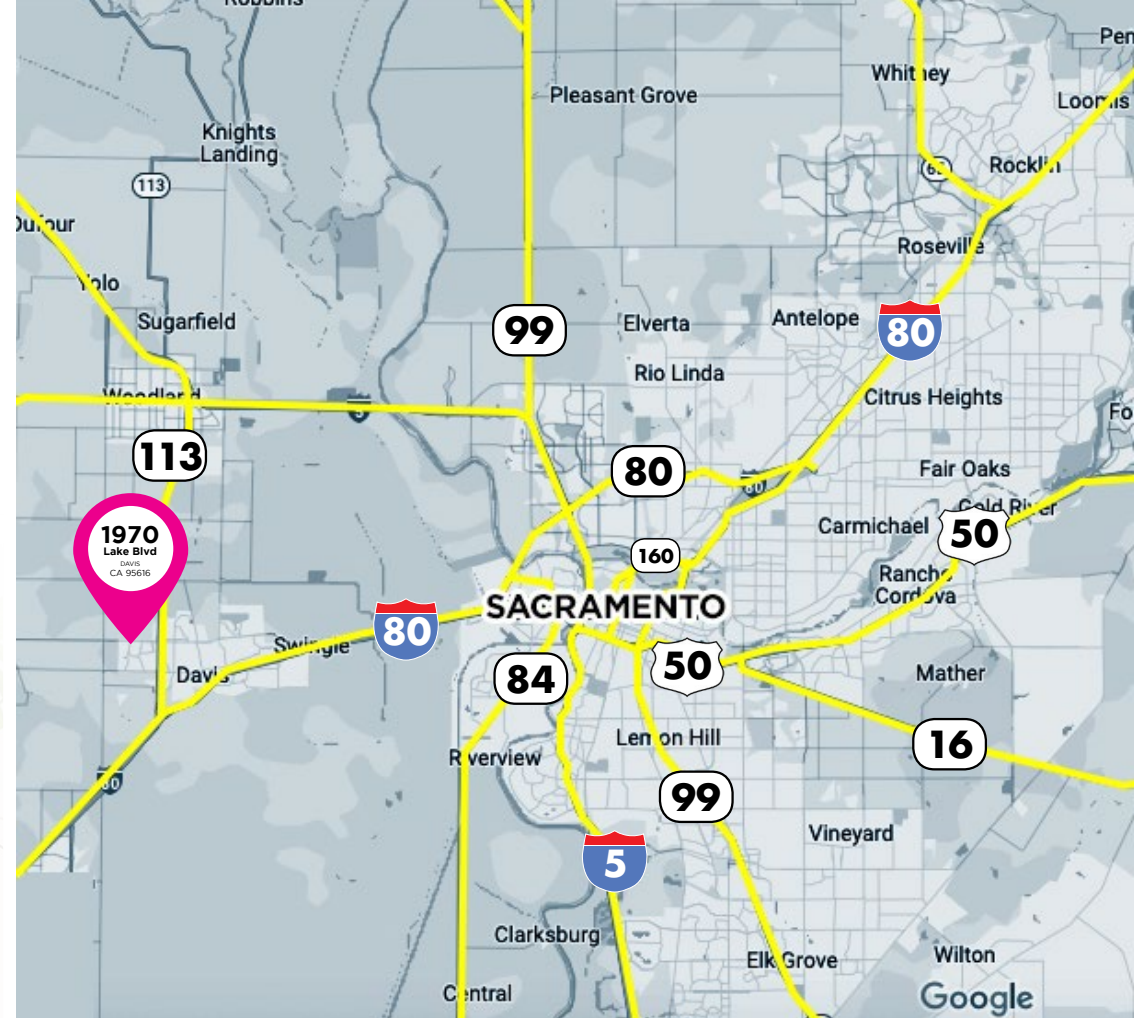
5 mile Population 2023

2020	75,508
2024	80,801
2029	82,204

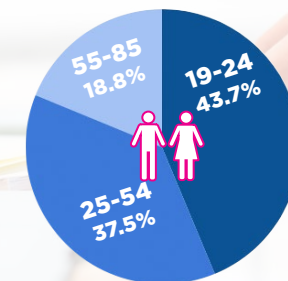
TRAFFIC COUNT



-/+ 20,000



2023 POPULATION BY AGE



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller Group has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller Group is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. The Mueller Group has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

CENTURY 21
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BUYER REPRESENTATION



The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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SALE or LEASE

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