

2839
SPAFFORD
STREET

3,000 SF Dental/
Medical/Office
Building in Davis,
CA





2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM

DAVID KHEDRY
SENIOR DIRECTOR - LIC.02063469
916.573.3303
DAVIDKHEDRY@TURTONCOM.COM

2839 SPAFFORD STREET

© 2024 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE") & JLL. The material contained herein is based upon information supplied by owner in coordination with documents provided by TCRE & JLL from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE & JLL or any other prospective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication, without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.



THE PROPERTY

± 1,300-3,000
SF AVAILABLE

1,700 SF
TURNKEY DENTAL/MEDICAL SPACE

1,300 SF
SHELL OFFICE/MEDICAL/CREATIVE SPACE

16
PARKING SPACES

Turton Commercial Real Estate is pleased to offer for lease, 2839 Spafford Street (the Property), an approximately 3,000 square foot turnkey dental and office building in the City of Davis. An extremely rare and unique opportunity for any dentist, or medical user that needs space in the Davis market.

The Property features a turnkey dental office, approximately 1,700 square feet, with multiple operatories, plumbing, and hookups for air-compressor, gas and x-ray equipment. The dental suite also features a lab space, private doctor's office, reception,

and break area.

The other suite is currently approximately 1,300 square feet of shell space, with a built-out restroom. The space could be utilized for dental, office or quasi-retail services. The options are numerous.

The Property sits firmly in the Davis professional services corridor, near freeway access, and a variety of amenities just minutes away. This market typically has one of the lowest vacancy rates in the region, with a very limited offering of office and professional space available. This is also

very likely the nicest and most modern turnkey dental space available in Davis.

The existing dental equipment is also available for purchase, potentially to be amortized into the lease rental rate. This would save a dental or medical practitioner potentially tens of thousands of dollars versus buying brand new equipment.

The Property can appeal to a variety of dental and related uses, like a periodontist, orthodontist, clinic use, physical therapy or sports medicine.

TURNKEY DENTAL/MEDICAL AND SHELL OFFICE SPACE IN THE CITY OF DAVIS



PROPERTY INFO

Address: 2839 Spafford Street, Davis CA, 95618
Available SF (Building): ± 3,000 RSF
Date Available: Available Now

Base Rent

Dental/Medical Suite: \$3.15/SF Modified Gross
Shell Space: \$2.75/SF Modified Gross

Modified Gross Tenant Expenses – Pro Rata Share Unless Separately Metered

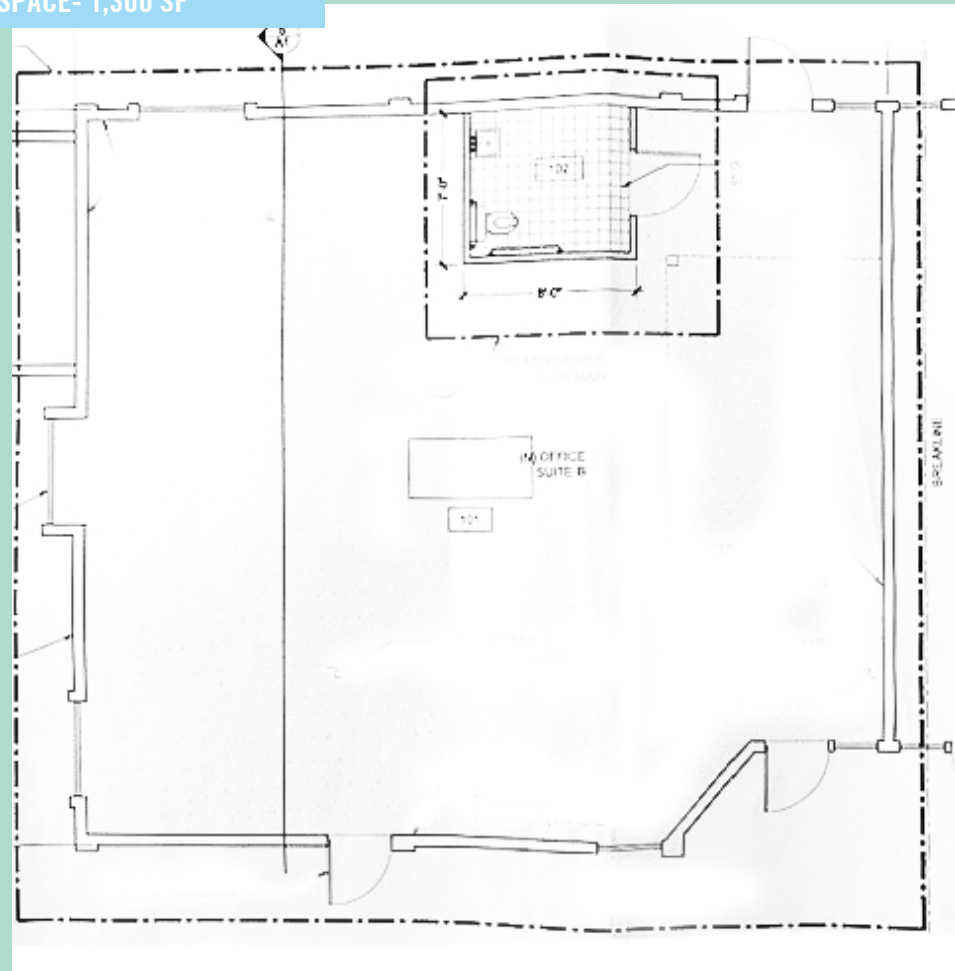
Electricity: (each suite independently metered)
Recology: garbage recycling (rate dependent on use and size of bins)
Water/Sewer: City of Davis utilities (rate dependent on level of use)
City of Davis Backflow Testing/Maintenance
Property Insurance
Property Taxes
HVAC Maintenance: twice a year (each suite has its own unit)
Property Surveillance System



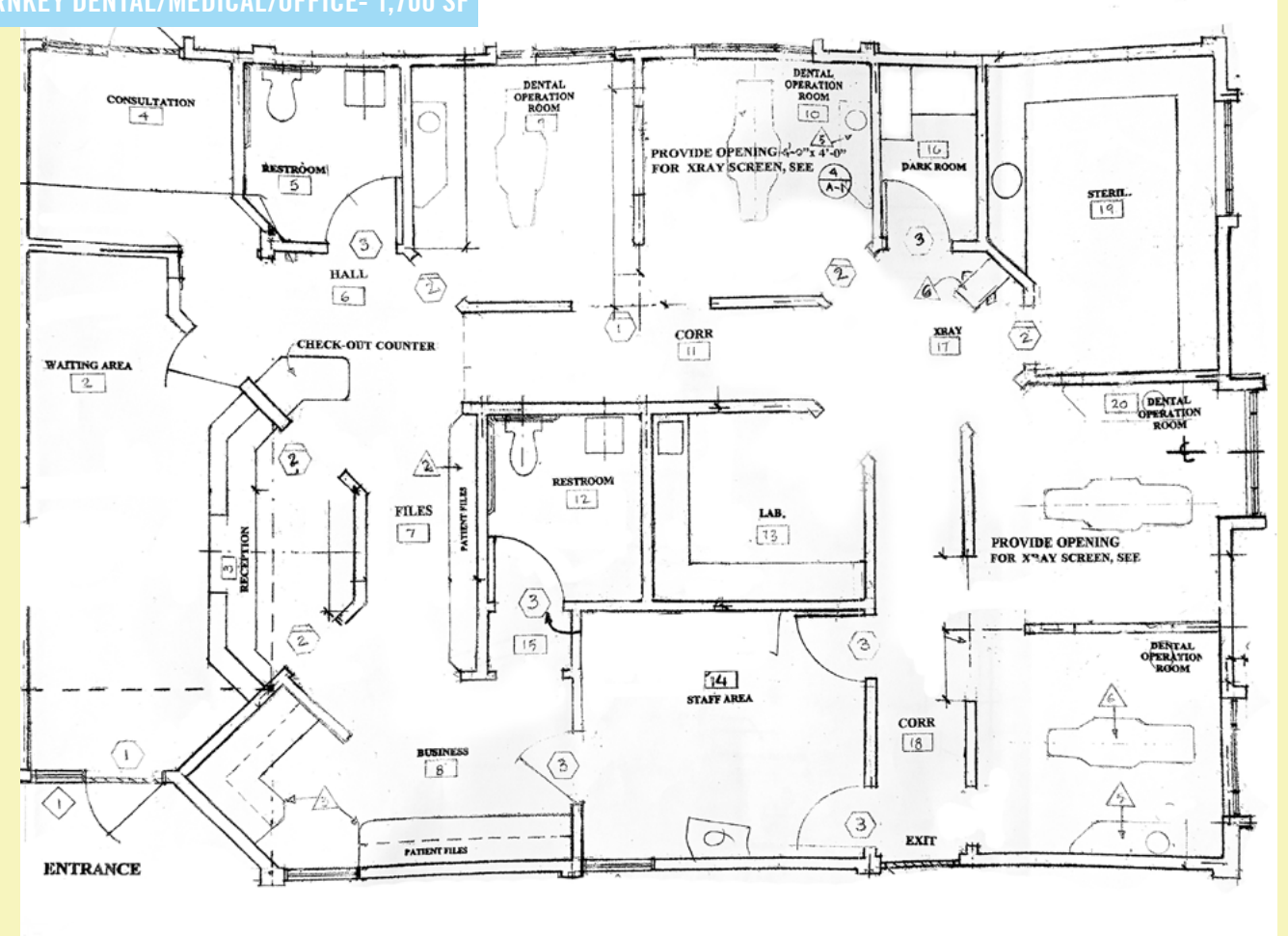
FLOOR PLANS

COMBINED: 3,000 SF

SHELL SPACE- 1,300 SF




TURNKEY DENTAL/MEDICAL/OFFICE- 1,700 SF



DAVIS



 **78,000+**
CITY POPULATION

 **215+**
BARS & RESTAURANTS

 **15**
MINS TO DOWNTOWN SACRAMENTO

SMALL-TOWN FEEL WITH BIG-CITY CULTURAL AMENITIES

The City of Davis is a university-oriented town and an active, progressive community. Davis is noted for its quality of life and friendly, small-town feel alongside big-city cultural amenities; energy conservation, environmental programs, parks, and tree preservation; double-decker buses, bicycles, and UC Davis.

The City's population totals more than 68,000 and is a 15 minute drive to the east to Downtown Sacramento, or a 90 minute drive to the west to the San Francisco Bay Area. Davis is the perfect mix of established residential neighborhoods with incredible amounts of character combined with successful locally owned businesses and organic youth infused

goods and services.

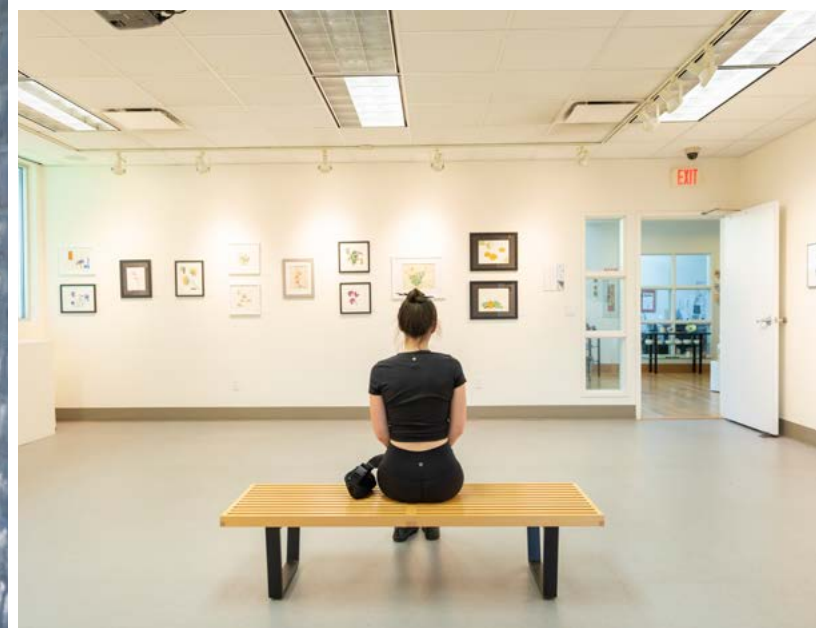
The median home price in Davis is \$915,000 (up 17.3% over the last year), with an average list price of \$454 per square foot, which is 50% higher than the Sacramento metro average of \$227 per square foot. They are smaller, predominantly older homes, with tremendous character, as Davis has deliberately seen very few new residential developments. Median family household income is \$119,855, with an average unemployment rate of 3%.

UC Davis, which first opened in 1908, is a regularly nationally ranked university best known for solving problems related to food, health, the environment and society. The cam-

pus is more than 5,300 acres and currently has more than 35,000 enrolled students. It offers more than 104 different majors, 99 graduate programs, is an NCAA Division 1 school and receives more than \$700 million in research funding each year. It is known worldwide to be one of the finest universities for veterinary medicine, and was named the most sustainable university in the world in 2016 by the UI GreenMetric World University Ranking.

Downtown Davis, where the Property is located, has seen a true renaissance over the last decade. It is truly a live, work and play environment.





NEARBY AMENITIES

- | | | | | |
|------------------------|------------------------------|-------------------------|-----------------------------|--------------------------|
| Ali Baba | Dumpling House | Kotchen | Raja's Tandoor | The Gunrock |
| Black Bear Diner | El Patio Fresh Mexican Grill | Lattitude | Red 88 Noodle Bar | The Halal Guys |
| Blaze Pizza | Farmer's Kitchen | La Cocina Mexicana | S & S Deli | The Hotdogger |
| Burgerim | FatFace | Lazi Cow | Sam's Mediterranean Cuisine | The Mustard Seed |
| Burgers and Brew | Fire Wings | Manna Korean Restaurant | Seasons | Three Ladies Cafe |
| Burger Patch | Fish's Wild Island Grill | Mermaid Sushi | Shanghai Town | Tian Shun Ju |
| Cafe Bernardo | Four Seasons Gourmet | Mikuni | Smokin'Ewe BBQ | Tim's Hawaiian BBQ |
| Cajun Feast | Froggy's | Musette | Sophia's Thai Bar | Tommy J's Grill |
| Casablanca | Good Friends Hawaiian Poke | MT BBQ House | Stand Up Kabob | Uniboil |
| Cattlemens | Guads Tacos & Beer | My Burma | Street Cravings | Upper Crust Baking |
| Chengdu Style | Hometown Taiwanese Kitchen | My Myu | Symposium Restaurant | Tim's Kitchen |
| Cloud Forest Cafe | Honey D Cafe | Nick the Greek | T-Kumi Ramen & Rice Bowl | Tres Hermanas |
| Corabella's Restaurant | Huku Japanese Bistro | Ohana Hawaiian BBQ | Taqueria Davis | Village Bakery |
| Crepeville | Hunan Bar & Restaurant | Open Rice Kitchen | Taqueria El Burrito | Well Season |
| Davis Food Co-op | I Love Sushi | Osteria Fasulo | Taqueria Guadalajara | Wingstop |
| Davis Noodle City | i-Tea | Pachamama Coffee | Tasty Gourmet | Wok of Flame |
| Davis Sushi Buffet | Icekrimski Cafe | Paesanos | Tasty Kitchen | Woodstock's Pizza |
| D Street Steakhouse | Ike's Sandwiches | Parkside Bar & Lounge | Teabo Cafe | Yakitori Yuchan |
| Davis Barbecue Pit | Jack's Urban Eats | Pho King 4 | Tea List | Yeti Restaurant |
| Delta of Venus | Jusco Japanese Restaurant | Pho Tasty | Temple Coffee | Zen Toro Japanese Bistro |
| Ding How Restaurant | Kathmandu Kitchen | Raising Cane's | Thai Canteen | Zumapoke & Lush Ice |



2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM

DAVID KHEDRY
SENIOR DIRECTOR - LIC. 02063469
916.573.3303
DAVIDKHEDRY@TURTONCOM.COM

© 2024 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE") & JLL. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE & JLL from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE & JLL or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.



