

# RETAIL AND OFFICE SPACE FOR LEASE

## THE CHEN BUILDING

801-803 2ND STREET, DAVIS, CA 95616



PRIME RETAIL/OFFICE SPACE IN THE HEART OF  
DOWNTOWN DAVIS

**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

**PRESENTED BY:**

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801-803 2ND STREET, DAVIS, CA



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# PROPERTY SUMMARY

801-803 2ND STREET



<b>Retail Space Asking Rent:</b>	Negotiable + NNN
<b>* Available Retail Space:</b>	±1,502 square feet
<b>Office Space Asking Rent:</b>	\$2.50 Modified Gross
<b>* Available 2nd Floor:</b>	Suite E: ±853 RSF
<b>* Available 2nd Floor:</b>	Suite F: ±395 RSF
<b>* Combined Suite E&amp;F:</b>	±1,248 RSF

## PROPERTY HIGHLIGHTS:

- One of the tallest buildings in Downtown Davis.
- Neighbors Amtrak and Bus Depot for easy commute to Bay Area and Greater Sacramento
- Awarded the Golden Nugget for architecture
- Walking distance to UC Davis, retailers, coffee, restaurants, and all amenities
- Access to a strong, educated workforce tied to UC Davis
- High day and evening traffic
- Easily accessible to and from I-80
- Sacramento International Airport (19 miles away)

## PROPERTY OVERVIEW:

801–803 2nd Street presents a rare opportunity to lease professional office space with elevator access and prime street level retail in the heart of downtown Davis. This is a well maintained mixed use building positioned at a highly visible corner near UC Davis, benefiting from strong pedestrian traffic and immediate access to restaurants, cafés, banks, parks, and all amenities.

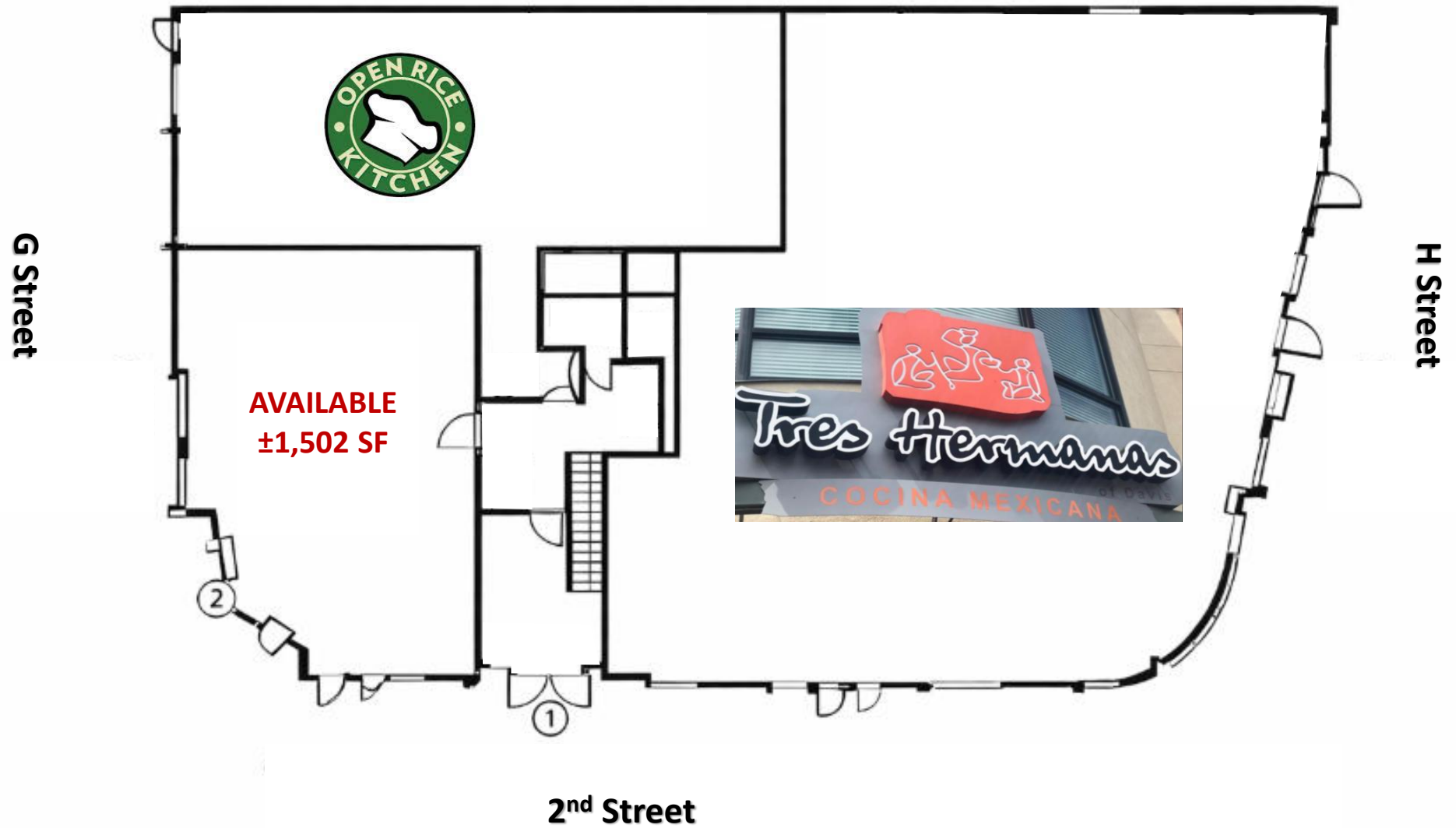
The property is adjacent to the Amtrak station and regional bus depot, offering convenient commute to Sacramento and the Bay Area. Downtown Davis is home to more than 500 businesses and maintains constant daily activity, supported by a dense mix of students, professionals, and residents. UC Davis enrolls over 39,000 students and contributes to a highly educated population with strong household incomes.

With its prime location, walkable and biking setting, modern construction, and excellent transit access, the property is well suited for office users, professional services, retailers, and creative businesses seeking visibility, convenience, and long term value in one of Northern California’s most vibrant university driven markets.



# GROUND FLOOR-RETAIL

801-803 2ND STREET



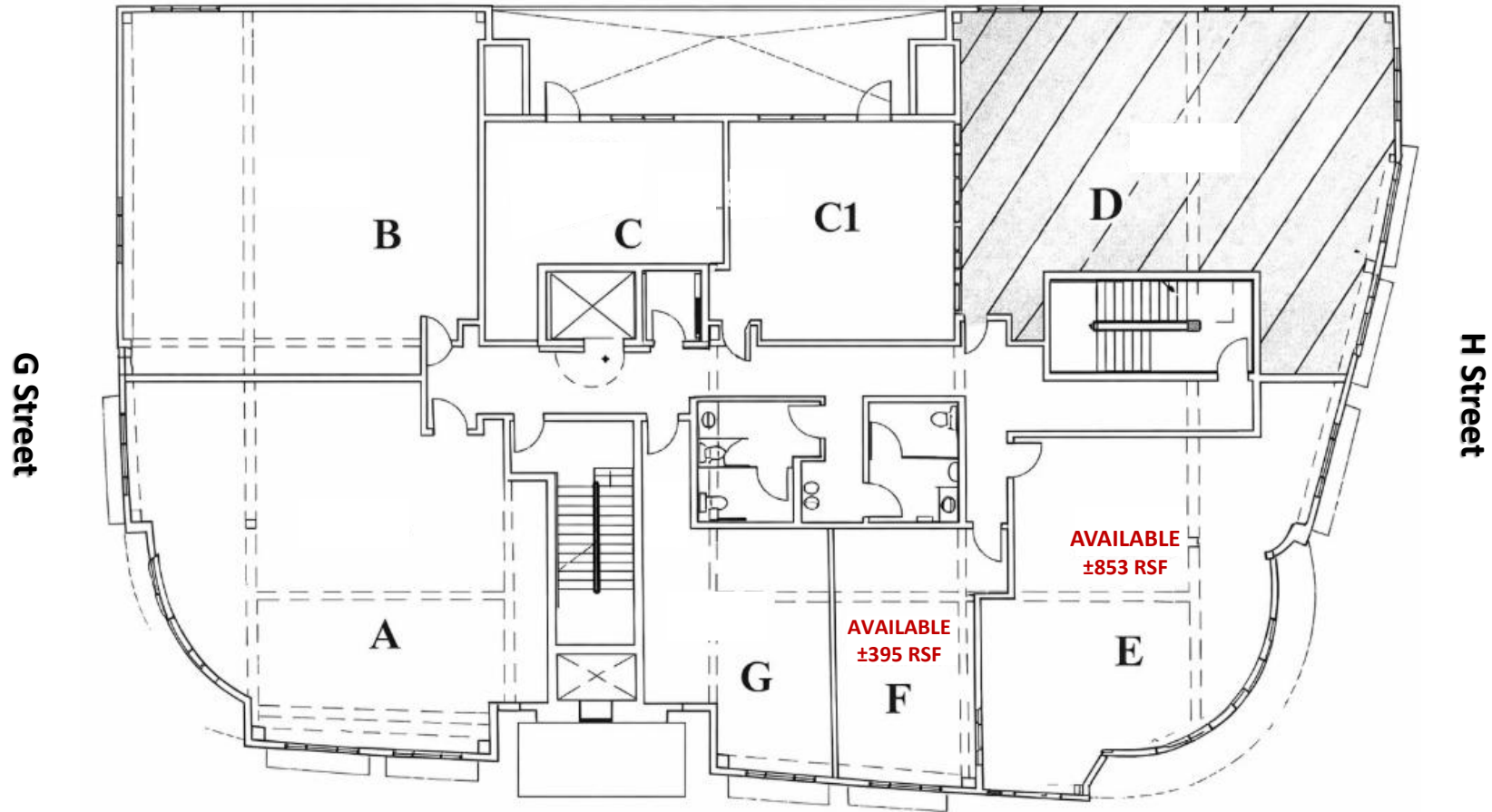
(Not To Scale)

# 2ND FLOOR-OFFICE

801-803 2ND STREET



## 2<sup>nd</sup> FLOOR



2<sup>nd</sup> Street

(Not To Scale)

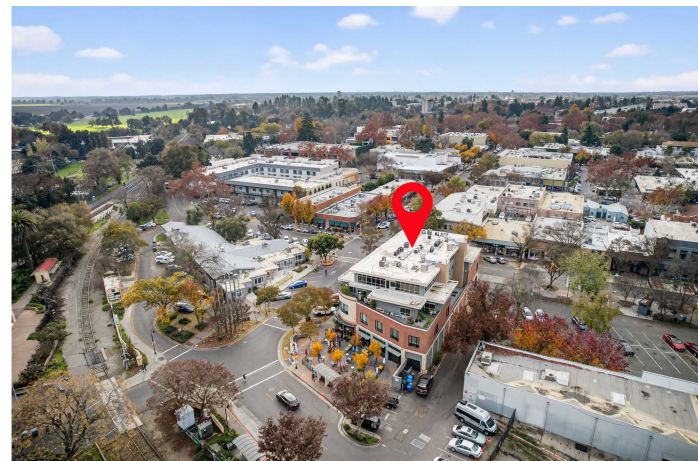
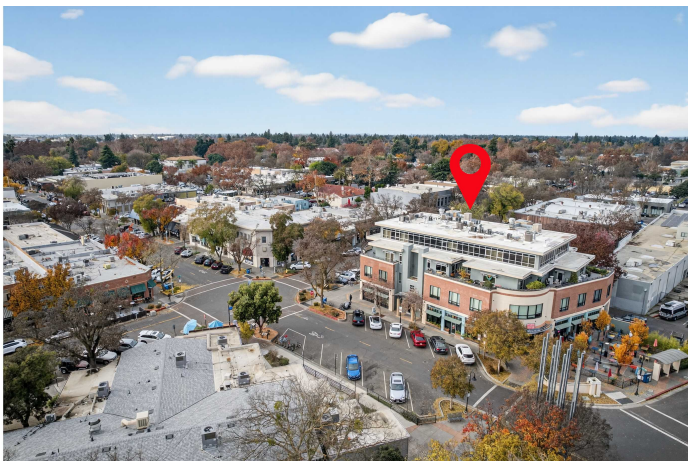
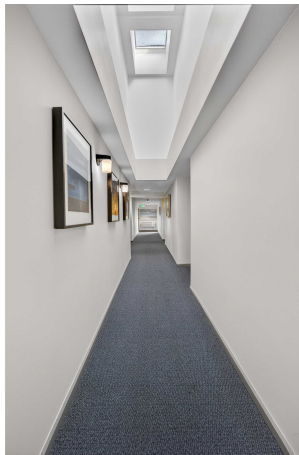
# PROPERTY PHOTOS

801-803 2ND STREET



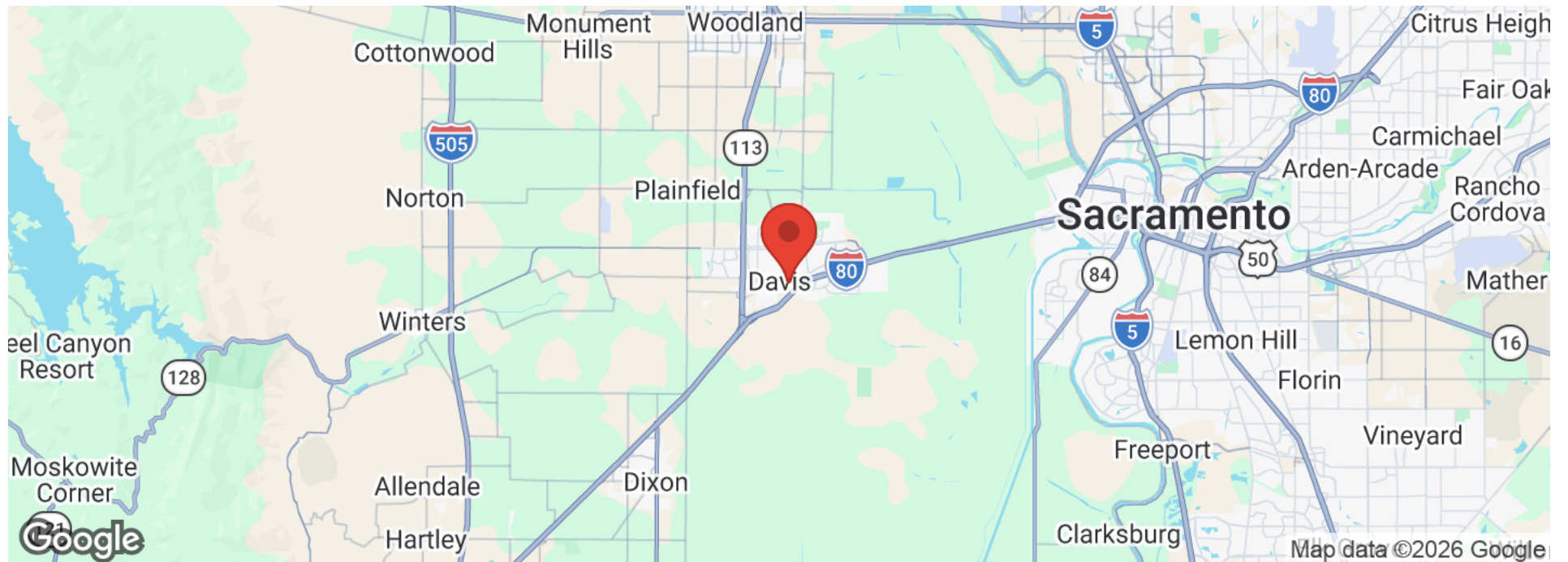
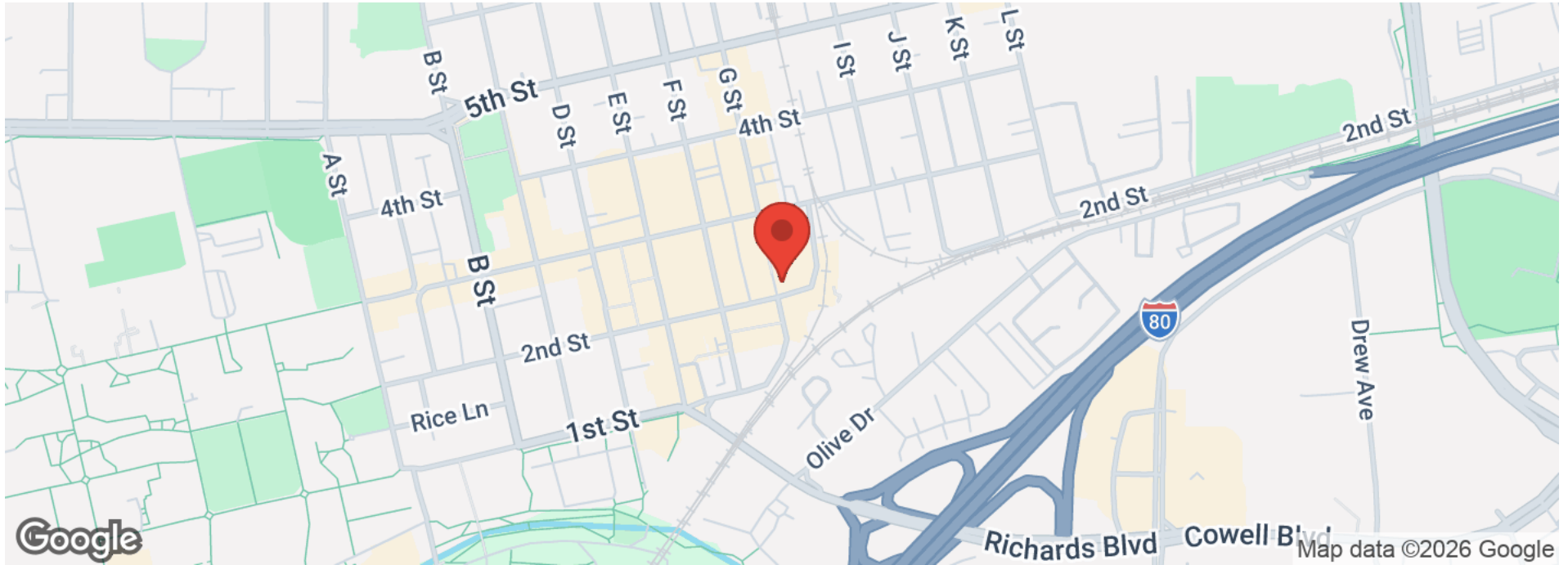
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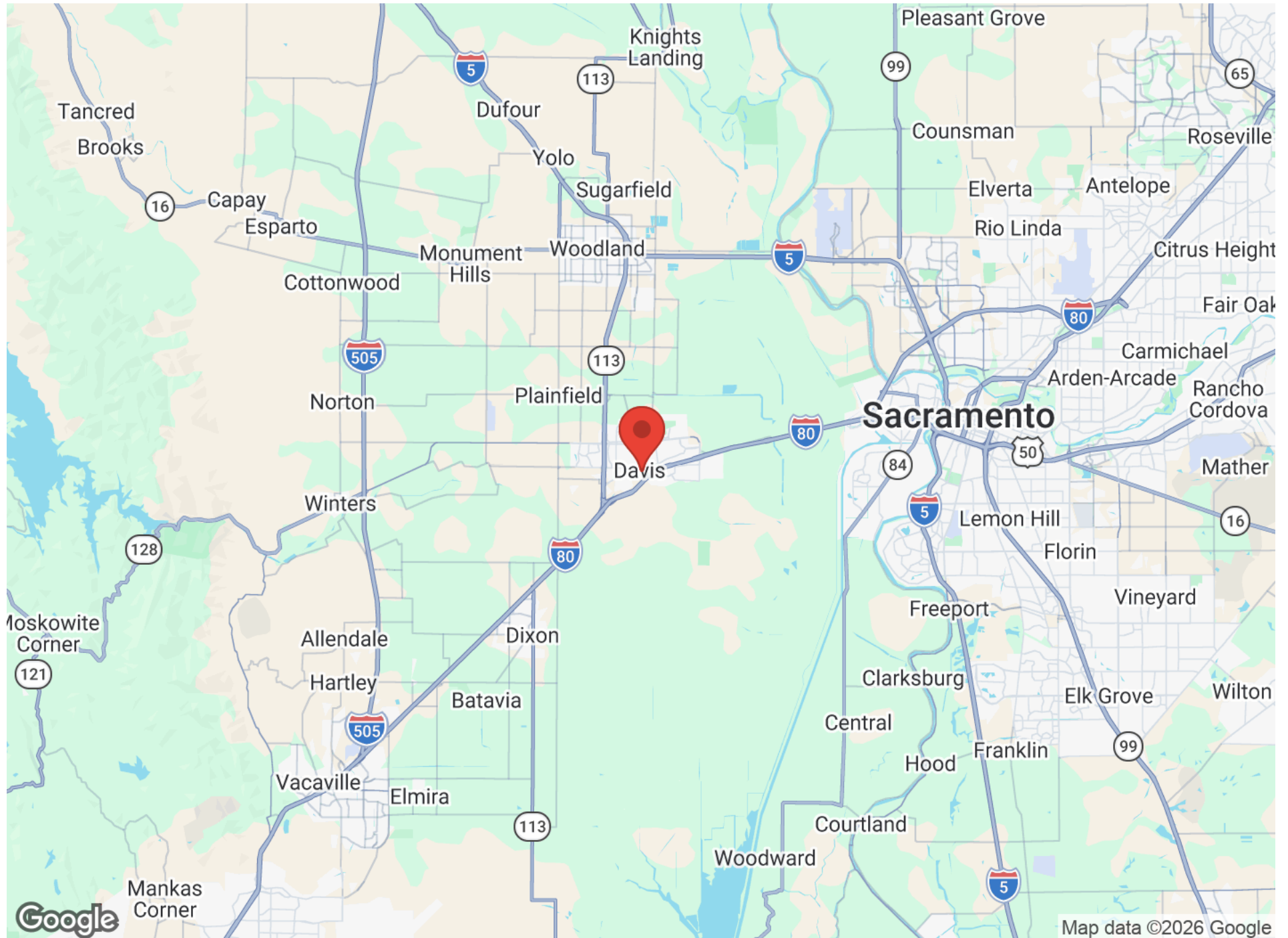
# LOCATION MAPS

801-803 2ND STREET, DAVIS, CA



# REGIONAL MAP

801-803 2ND STREET, DAVIS, CA



# AERIAL MAP

801-803 2ND STREET



## Demographic Summary Report

<b>The Chen Building</b>					
801-803 2nd St, Davis, CA 95616					
<b>Radius</b>		<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	
<b>Population</b>					
2029 Projection		18,867	82,573	85,194	
2024 Estimate		18,486	81,131	83,732	
2020 Census		16,743	75,665	78,306	
Growth 2024 - 2029		2.06%	1.78%	1.75%	
Growth 2020 - 2024		10.41%	7.22%	6.93%	
<b>2024 Population by Hispanic Origin</b>		<b>3,728</b>	<b>13,688</b>	<b>14,111</b>	
<b>2024 Population</b>		<b>18,486</b>	<b>81,131</b>	<b>83,732</b>	
White	9,017	48.78%	42,063	51.85%	43,541 52.00%
Black	538	2.91%	2,175	2.68%	2,215 2.65%
Am. Indian & Alaskan	92	0.50%	304	0.37%	313 0.37%
Asian	4,560	24.67%	19,849	24.47%	20,399 24.36%
Hawaiian & Pacific Island	39	0.21%	132	0.16%	136 0.16%
Other	4,241	22.94%	16,608	20.47%	17,129 20.46%
U.S. Armed Forces	37		121		124
<b>Households</b>					
2029 Projection		6,605	28,568	29,539	
2024 Estimate		6,461	28,047	29,011	
2020 Census		6,138	27,190	28,172	
Growth 2024 - 2029		2.23%	1.86%	1.82%	
Growth 2020 - 2024		5.26%	3.15%	2.98%	
Owner Occupied	1,493	23.11%	11,628	41.46%	12,302 42.40%
Renter Occupied	4,968	76.89%	16,419	58.54%	16,709 57.60%
<b>2024 Households by HH Income</b>		<b>6,460</b>	<b>28,047</b>	<b>29,009</b>	
Income: <\$25,000	1,851	28.65%	6,228	22.21%	6,300 21.72%
Income: \$25,000 - \$50,000	1,019	15.77%	3,880	13.83%	3,974 13.70%
Income: \$50,000 - \$75,000	1,216	18.82%	3,880	13.83%	3,985 13.74%
Income: \$75,000 - \$100,000	796	12.32%	2,590	9.23%	2,656 9.16%
Income: \$100,000 - \$125,000	318	4.92%	2,231	7.95%	2,285 7.88%
Income: \$125,000 - \$150,000	221	3.42%	1,709	6.09%	1,835 6.33%
Income: \$150,000 - \$200,000	306	4.74%	1,999	7.13%	2,069 7.13%
Income: \$200,000+	733	11.35%	5,530	19.72%	5,905 20.36%
<b>2024 Avg Household Income</b>	<b>\$85,186</b>		<b>\$115,095</b>		<b>\$117,107</b>
<b>2024 Med Household Income</b>	<b>\$57,044</b>		<b>\$75,343</b>		<b>\$77,311</b>