

FOR SALE

DAVIS OFFICE INVESTMENT PROPERTY

Sale Price: \$1,900,000

NOI: \$128,802

Cap Rate: 6.78%

100% Leased

1615 5TH STREET, DAVIS, CA 95616

KIDDER.COM

 **Kidder
Mathews**

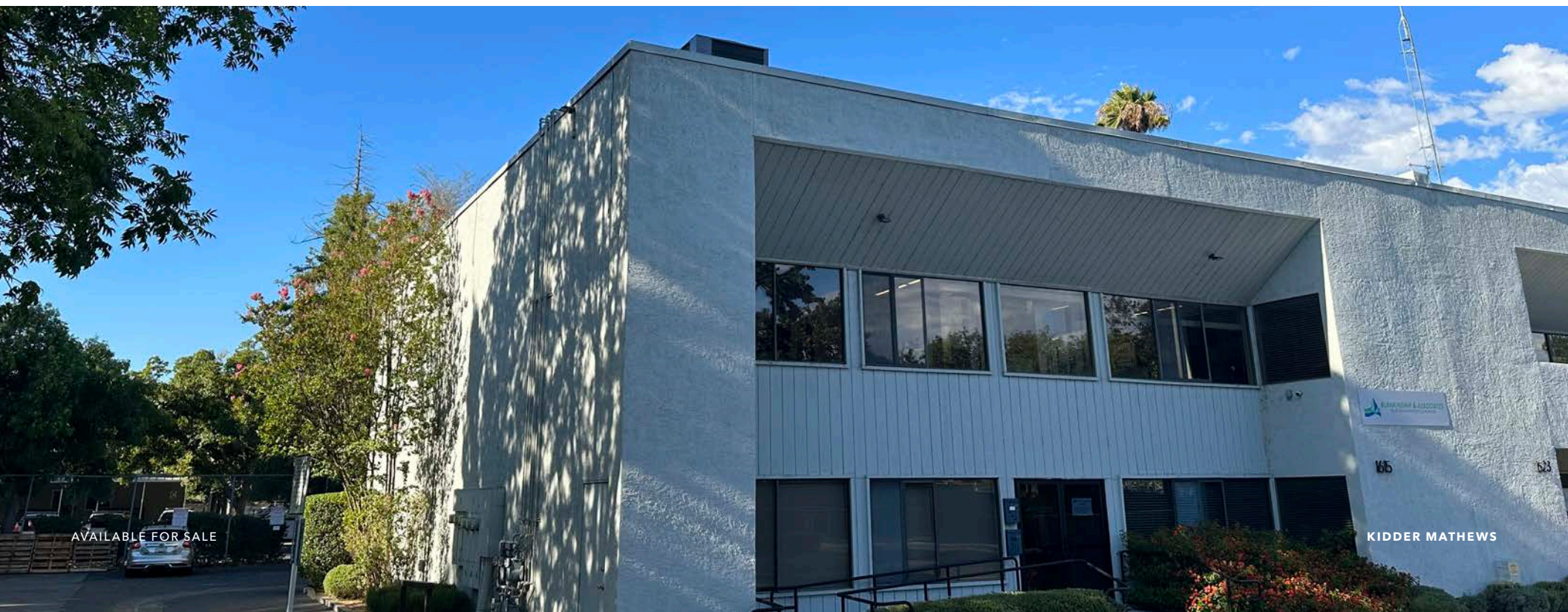
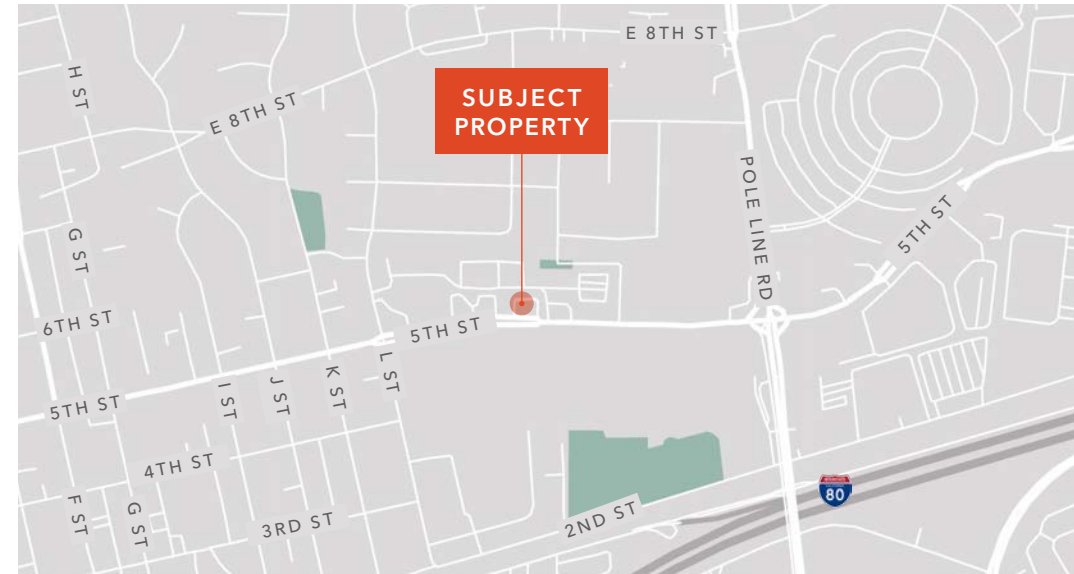
1615 5TH STREET

LOCATION FEATURES

Next door to Redwood Barn Nursery, Davis Media Access & KDRT Radio, City of Davis Public Works Energy & Transportation.

This building is located in the heart of the City of Davis. Fifth Street is a major East/West arterial in Davis. City Hall and UCD Core Campus also front 5th Street as well.

Long established residential commercial and institutional neighborhood.



PROPERTY DESCRIPTION

1615 Fifth Street is a 100% leased office flex investment

LOCATION FEATURES

On major East/West arterial Street in Davis. Fronts Fifth Street. Proximate to: City Hall, University of California Central Campus, the Post Office, the Department of Motor Vehicles and 5th Street courses through the downtown and the residential/commercial transition zones

On North-side of Fifth Street between L Street and Pole Line Road

Bike Paths/Bike Lanes and Bus Access

Outskirts of Downtown and just west of UC Davis Campus with quick connections to Interstate 80, Highway 113

Amtrak Terminal nearby and only 20 minutes to Sacramento International Airport



IN PLACE
INCOME



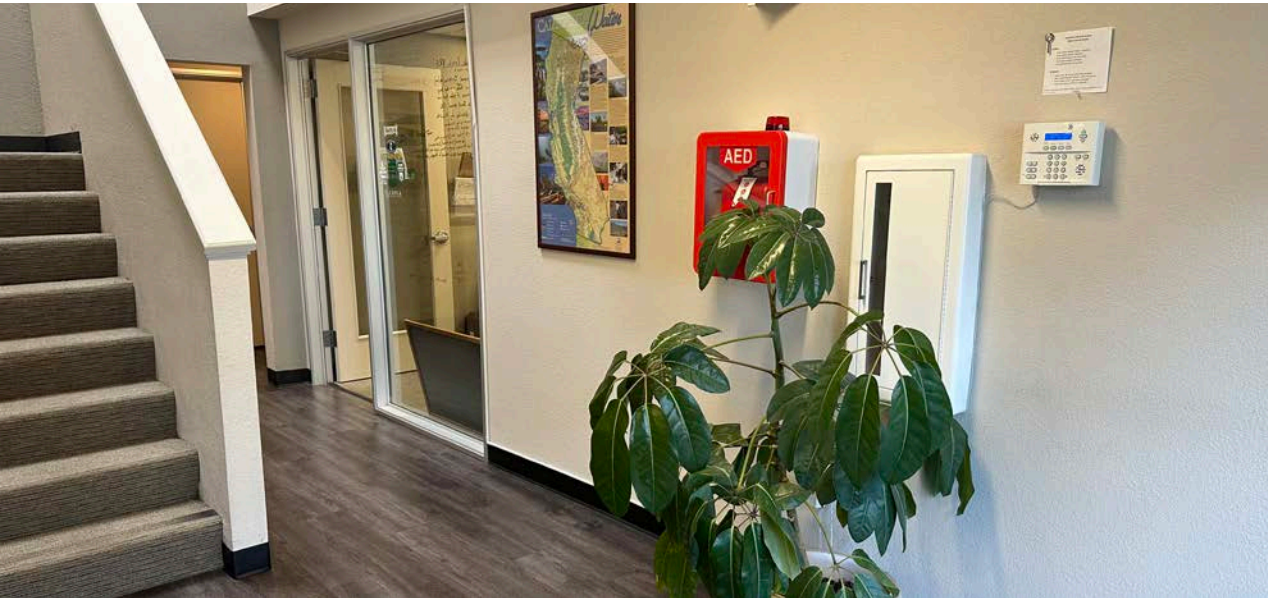
GREAT TENANT
WITH 5 YEAR
LEASE IN PLACE



MAJOR EAST WEST
ARTERIAL FOR
DAVIS



HIGH BARRIER TO
ENTRY



Property Details

SQUARE FOOTAGE	±4,566 SF
NOI	\$128,802
LEASE TERM	Nov 1, 2023 - Mar 1, 2029
INCREASES	3% Annual Increases
TENANT	Publicly Traded Bowman Consulting Group, Ltd

\$416.00

PRICE PER SF

TENANT PROFILE

Bowman

Bowman Consulting Group, Ltd. is a Public Company (NASDAQ: BWMN) recently acquired Blankinship & Associates, the original tenant in the subject property for the past 6 years. Blankinship is a highly regarded agricultural, environmental and water resource consulting firm founded in 1995. Bowman, headquartered in Reston, VA, operates across the United States with over 2,200 employees. The firm offers a wide range of services including civil and site engineering, environmental consulting, and construction management, catering to various public and private sectors such as transportation and environmental systems. Bowman currently has a market cap of approximately \$393M. Learn more at <https://bowman.com/>

Bowman's strategic plan includes an aggressive growth strategy which targets expansion into the western US, including California. For example, Bowman has recently purchased 2 firms in Southern California, and one each in Nevada and Washington. Leveraging Blankinship's broad and deep local relationships throughout the Bay Area and northern California, the Davis office will be used to launch Bowman's growth and expansion plans in the region.



OWNERSHIP

*Public*YEARS AT
PROPERTY*6 Years*

YEAR FOUNDED

1995

MARKET CAP

\$393M

EMPLOYEES

2,200

HQ LOCATION

Reston, VA

1615 5TH STREET



PROPERTY DESCRIPTION

CONSTRUCTION

Two story wood frame and stucco construction. Great window line on Southern Exposure. Significant renovation completed by owner occupant in 2018, including new roof, new HVAC, energy saving lighting, new paint, and new carpet.

COMMERCIAL DUPLEX

Zero lot line commercial duplex. Separate parcel and APN.

FLEX BUILDING

It has been both a multi tenant and single tenant building. Primarily office build out with roll up doors along the north wall.

5+ YEAR LEASE IN PLACE

Through March 1, 2029.



MAIN ENTRANCE



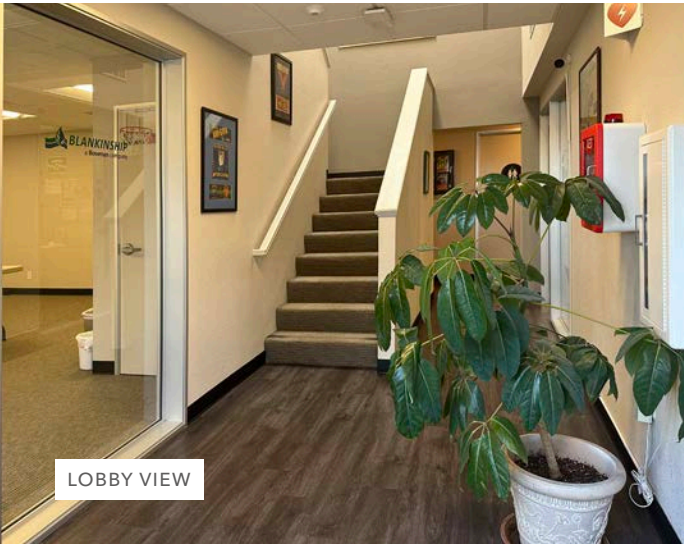
BUILDING ENTRANCE



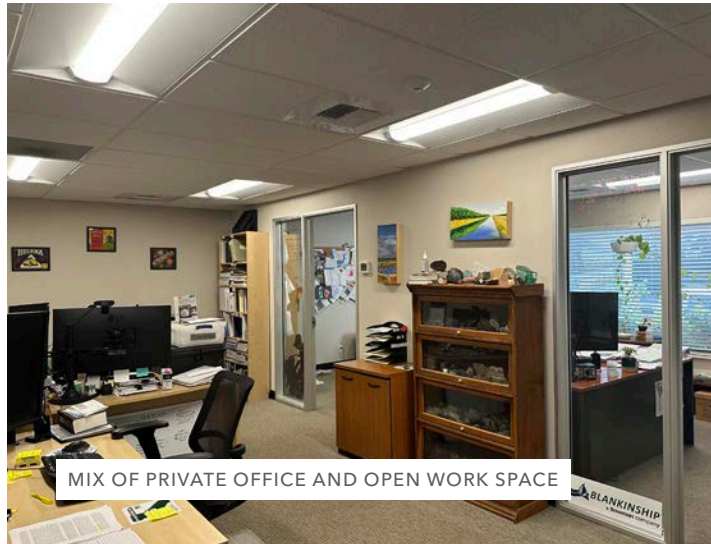
VIEW FROM THE PARKING LOT



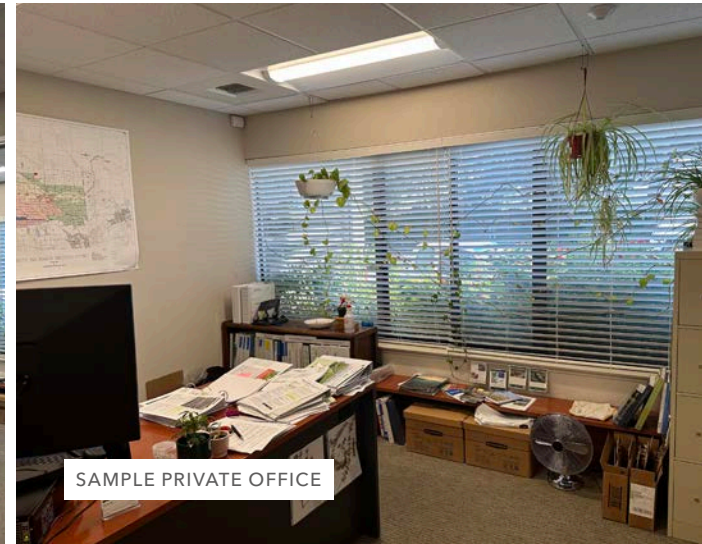
PARKING IN THE BACK AS WELL AS STREET PARKING



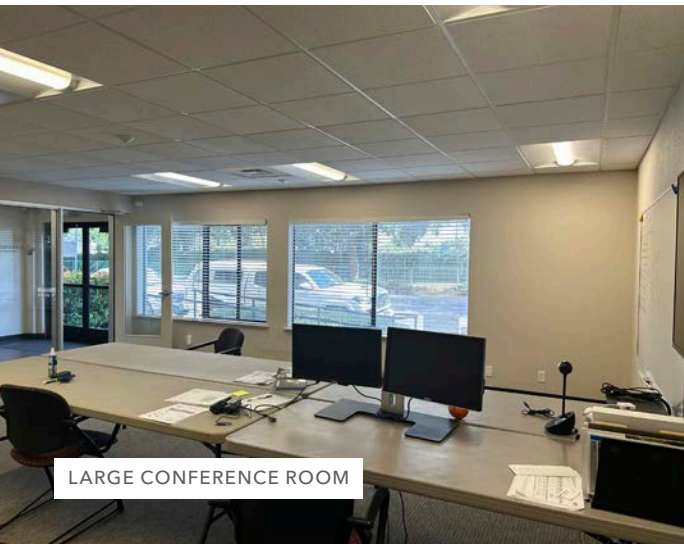
LOBBY VIEW



MIX OF PRIVATE OFFICE AND OPEN WORK SPACE



SAMPLE PRIVATE OFFICE



LARGE CONFERENCE ROOM



SMALL CONFERENCE ROOM



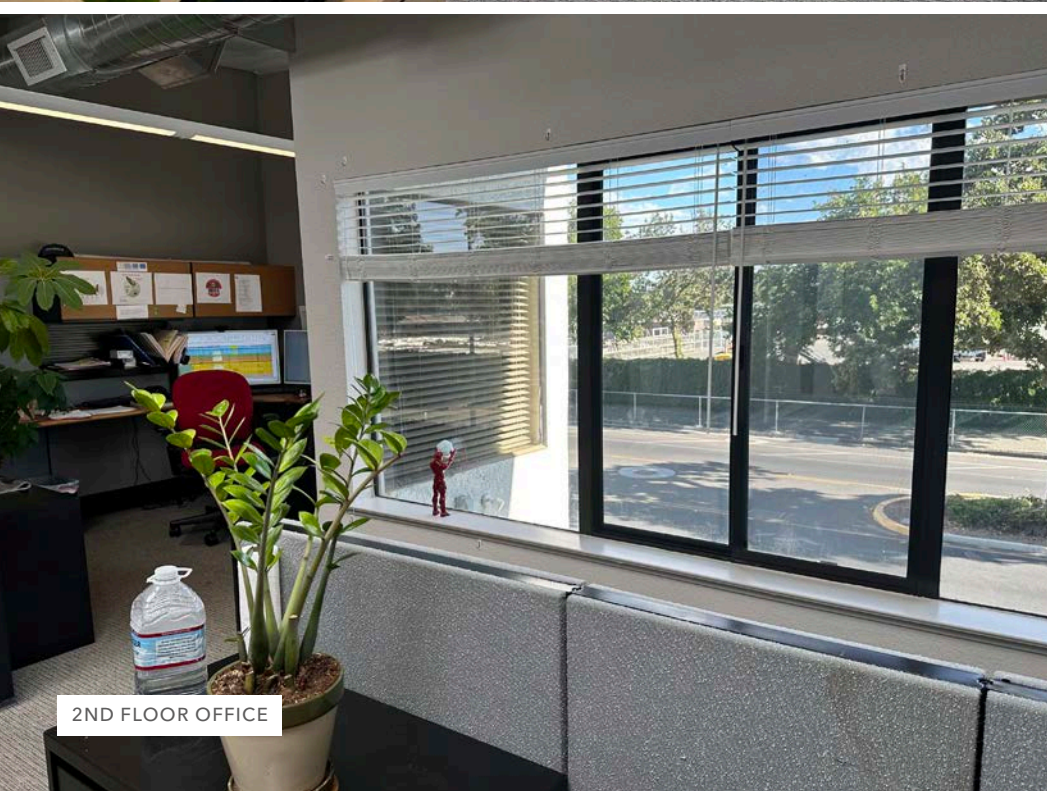
BREAK AREA KITCHEN



2ND FLOOR GREAT LIGHT



2ND FLOOR OFFICE ALTERNATE VIEW



2ND FLOOR OFFICE



GREAT WINDOW LINE



DAVIS JOINT UNIFIED SCHOOL DISTRICT

USDA BUILDING AND PARKING STRUCTURE

SUBJECT PROPERTY

DAVIS DMV

DAVIS CITY HALL

DAVIS PUBLIC WORKS DEPARTMENT

DAVIS POST OFFICE

DAVIS FARMERS MARKET

PG & E CORPORATE YARD

AMTRAK STATION

HILTON GARDEN INN DAVIS DOWNTOWN



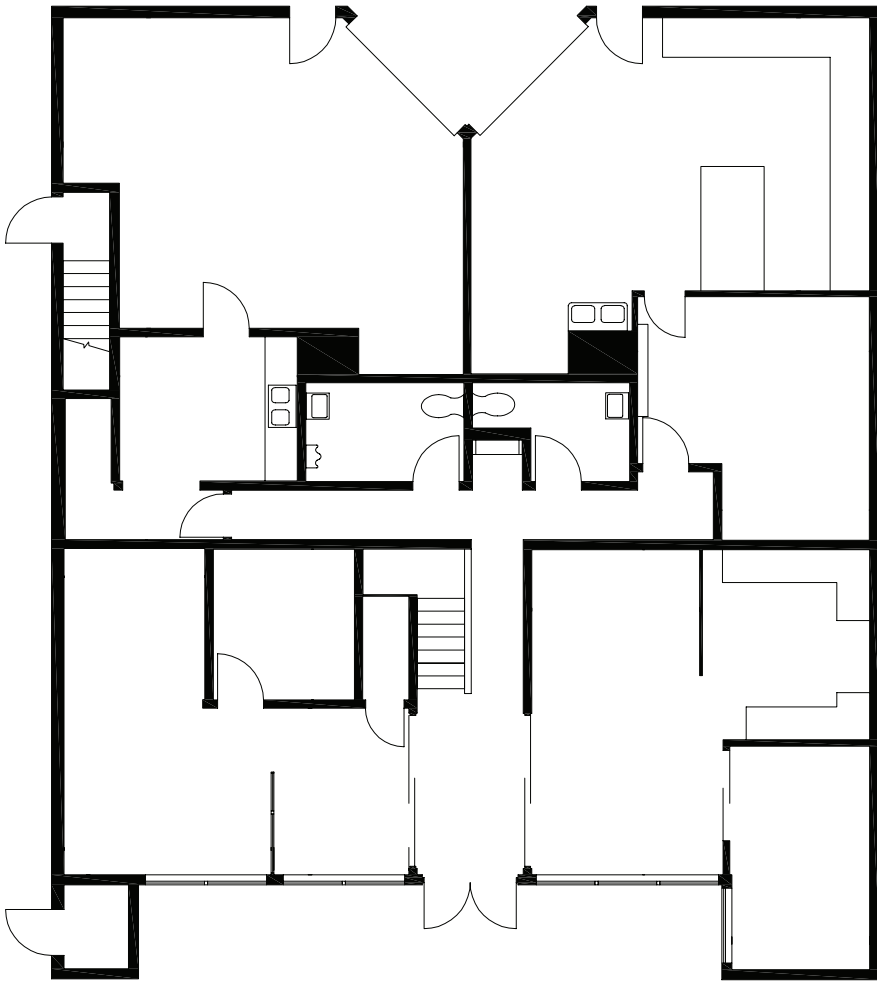
DAVIS COMMONS



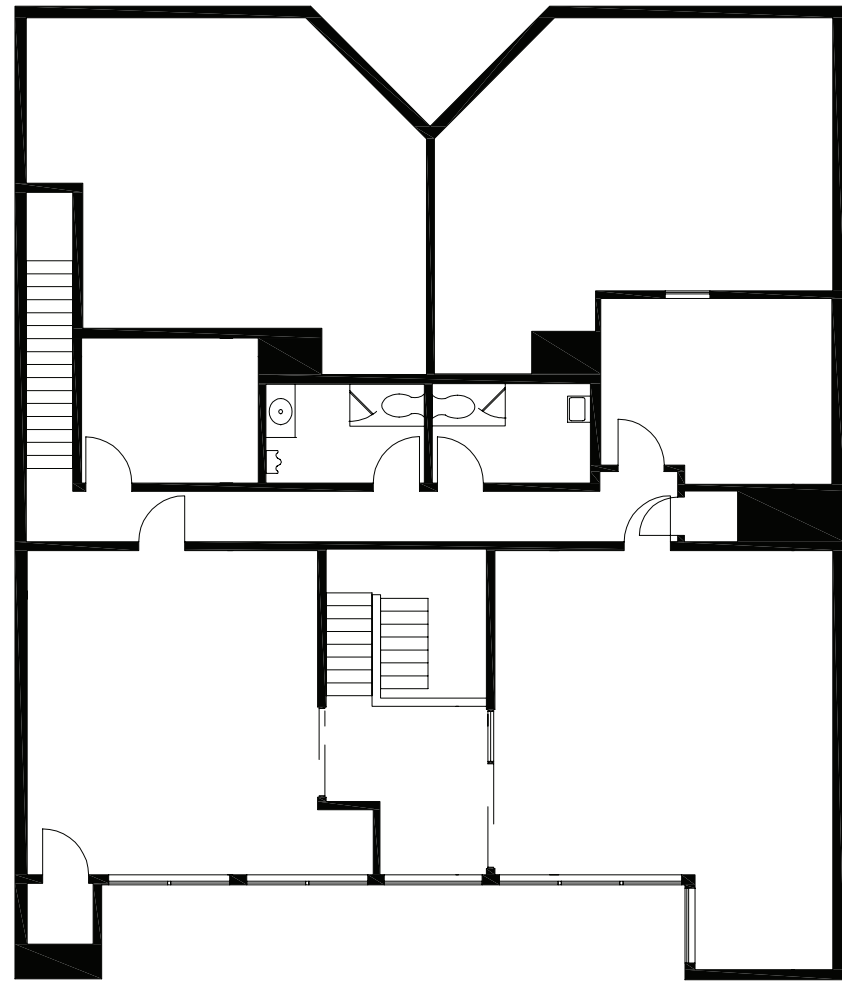


FIRST FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT

In consideration of the opportunity to review certain confidential documents and proprietary information of ("Seller") which are disclosed to the undersigned principal ("Principal") (and its procuring agent ("Agent"), if any) solely for the purpose of evaluating the suitability of an acquisition of 1615 Fifth Street offered by Seller, the undersigned agree as follows:

All documents and information, whether written or oral, disclosed to Principal and Agent shall be deemed confidential and proprietary. Principal and Agent shall not disclose any confidential documents or proprietary information of Seller to anyone except the respective principals of Principal and Agent and their respective employees, agents, consultants, attorneys and accountants who have executed this agreement. Seller retains sole and exclusive ownership of the documents and information disclosed to Principal and Agent.

Principal and Agent shall return to Kidder Mathews (KM) within ten (10) days after written request all documents and information disclosed under this offering which have not been destroyed (including all copies made by or at the direction of Principal or Agent) and shall certify in writing that all documents and information in the hands of Principal and Agent and their respective agents, employees, consultants, accountants and attorneys have been returned to KM or destroyed.

Principal and Agent agree that Seller's remedy at law for any breach of any of the covenants and agreements set forth in this Agreement may be inadequate and that, in the event of any such breach or threatened breach, Seller shall, in addition to all other remedies which may be available to it at law, be entitled to equitable relief in the form of preliminary and permanent injunctions without the necessity of proving damages. Principal and Agent further agree that the terms of this Agreement shall in no way restrict or limit any other remedies Seller may have against Principal or Agent. Seller shall be entitled to recover the costs including reasonable attorney's fees, should Principal or Agent breach the terms this Agreement. This Agreement shall be interpreted, construed, and enforced in accordance with the laws of the State of California.

The obligations of this agreement shall continue for a period of three (3) years from the date of last disclosure to Principal or Agent and shall survive the acquisition of the Property by Principal and the destruction or return of documents to KM in accordance with this agreement.

No contract or agreement providing for any transaction between Seller and Principal shall be deemed to exist unless and until a final definitive agreement has been executed and delivered. Principal and Agent hereby waive in advance any claims, including without limitation breach of contract, in connection with any transaction between Seller and Principal unless and until they have executed a final definitive agreement. Unless and until a final definitive agreement regarding a transaction between Seller and Principal has been executed and delivered, Seller will be under no legal obligation of any kind whatsoever to Principal or Agent with respect to such a transaction by virtue of this Agreement except for the matters specifically agreed to herein.

Principal and Agent further acknowledge and agree that: (i) Seller shall have no obligation to authorize or pursue any transaction with Principal; and (ii) Seller reserves the right, in its sole and absolute discretion, to reject all proposals and to terminate discussions and negotiations with Principal at any time.

By signing and returning this agreement, Agent and Principal agree to keep all documents and information disclosed to them in confidence, and to use such information solely for the purpose of evaluating a potential investment in the Property.

CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT

Principal acknowledges either: (1) that Principal is to be represented by the undersigned Agent and that it is not represented by any other real estate agent with regard to its interest in the Property, or (2) if an Agent is not designated below, the Principal acknowledges that it is not represented by a real estate agent with regard to its interest in acquiring the Property. Agent will earn a commission by separate agreement to be paid by Seller out of the proceeds of the sale as set forth by separate agreement by and between Seller and KM.

Agent and Principal have read the foregoing, agreed to its content in its entirety.

Principal

By: _____

Print: _____

Company: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

Date: _____

Agent

By: _____

Print: _____

Company: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

Date: _____