

SECOND STREET CROSSING

4625 - 4651 SECOND STREET,
DAVIS, CA 95618



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SEE YOURSELF HERE.

Second Street Crossing is located at the northwest corner of 2nd Street and Mace Boulevard in Davis, California.

This $\pm 172,842$ square foot community center is anchored by the trade area's only Target and TJ Maxx. Ideally situated to serve approximately 40,000 residents in the eastern portion of the market, Second Street Crossing is a retail epicenter in the Davis trade area.

Conveniently located between San Francisco and Sacramento along the Interstate 80 corridor, the City of Davis is known as a unique, progressive, education-oriented community.

In addition, the City's identity is closely tied to the University of California Davis (more than 36,000 students), which is internationally recognized for its contributions to life sciences, agriculture, veterinary medicine, biotechnology, medical technology and engineering.

Finally, the intersection is in the path of progress in the Davis market and is visible to approximately 141,500 cars per day along Interstate 80. Mace Boulevard is the trade area's primary "ring road" that connects approximately $\pm 26,287$ commuters to Interstate 80 per day.



SQUARE FEET

$\pm 172,842$

NOTABLE NEARBY TRAFFIC GENERATORS



	1-Mile	3-Mile	5-Mile
2024 Total Population	8,684	41,403	78,599
2024 Daytime Population	8,792	41,742	80,150
2024 Total Employees	3,177	16,322	28,803
2024 Total Households	3,270	16,508	27,796
2024 Average Household Income	\$167,363	\$142,212	\$137,894
	Mace Blvd (NB/SB at 2nd Street)	Mace Blvd (NB/SB at Interstate 80)	Interstate 80 (at Mace Blvd)
Traffic Counts	$\pm 17,133$	$\pm 12,532$	$\pm 141,500$

SITE PLAN & LEASING

SECOND STREET CROSSING

NWC 2ND STREET & MACE BOULEVARD AT INTERSTATE 80 - DAVIS, CA



SUITE	TENANT	SQUARE FEET
Major M	Target (Not a Part)	126,842
Major C	TJ Maxx	25,000
4625-100	Pacific Dental	3,196
4625-105	AVAILABLE	1,914
4625-110	Yolo Barre	1,568
4625-120	GameStop	1,087
4647-100	Mattress Firm	3,319
4647-115	Verizon Wireless	1,155
4647-120	Diva Nails Spa & Wax Center	1,188
4647-130	Sutter Health Foundation	2,003
4551-100	Round Table Pizza	2,283
4551-101	Leased	1,200
4551-201	AVAILABLE	2,500



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GALLELLI RETAIL TEAM

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SURROUNDED BY AFFLUENCE

Including being known for the University of California, Davis, the city is best known for its bike friendly initiatives, family-friendly neighborhoods, beautiful parks, and lively downtown. Davis offers its residents an unparalleled quality of life.



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