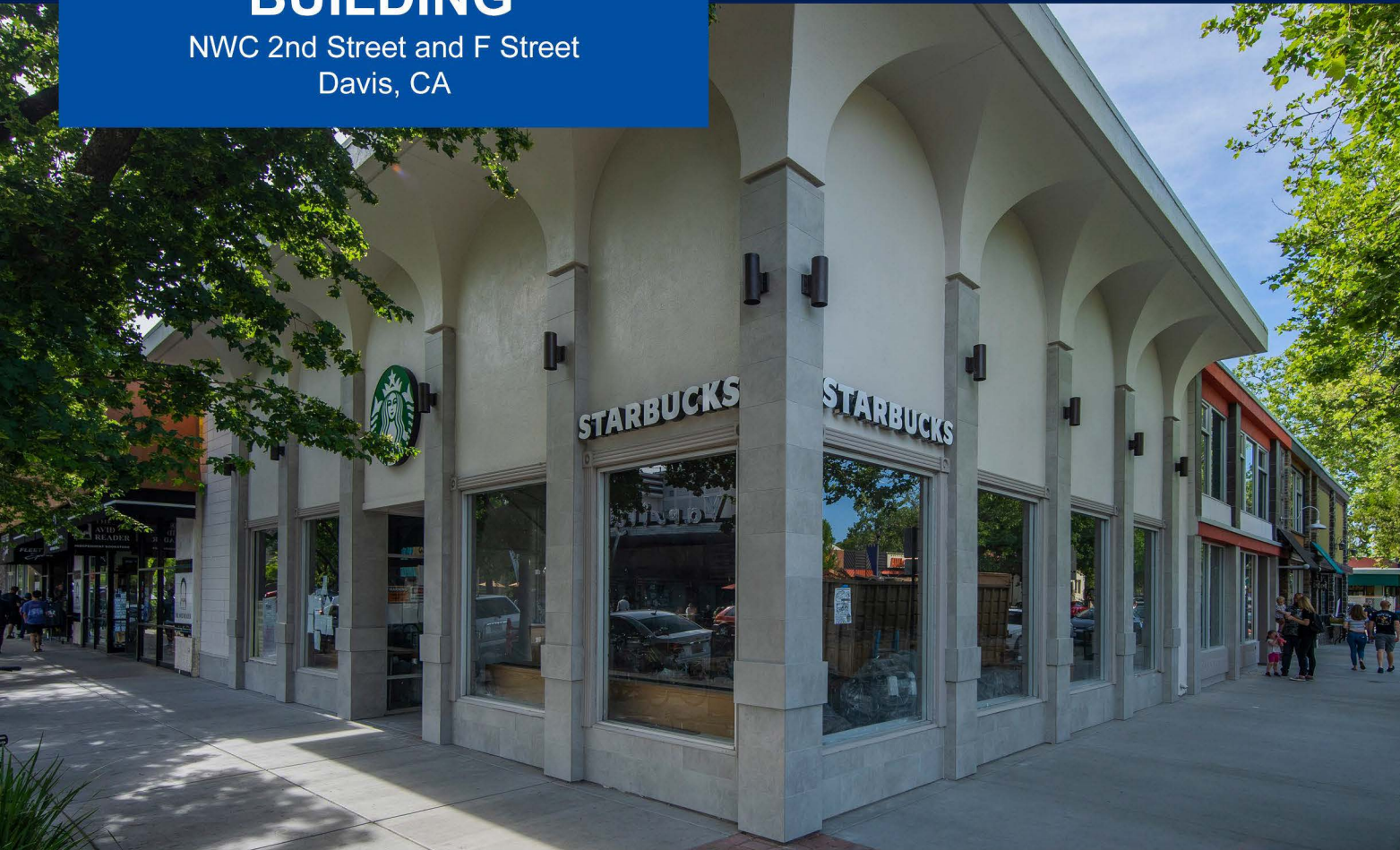


QUESSENBERRY BUILDING

NWC 2nd Street and F Street
Davis, CA



Lease space with us!

PRESENTED BY:



COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

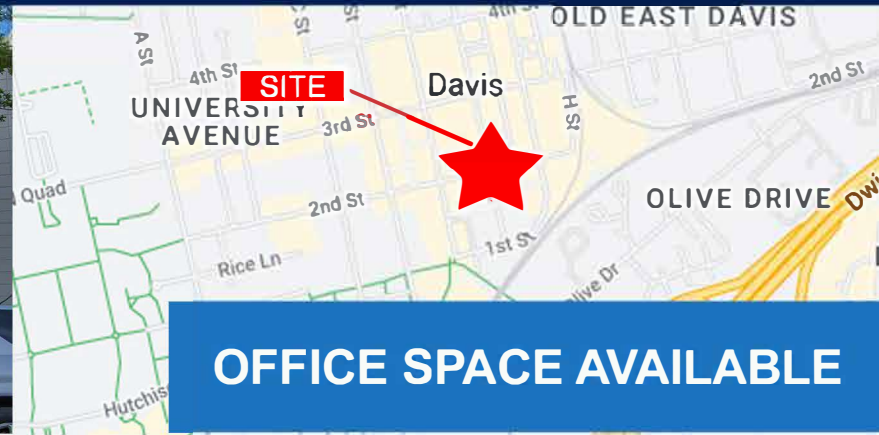
WILLIAM BETTENCOURT
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

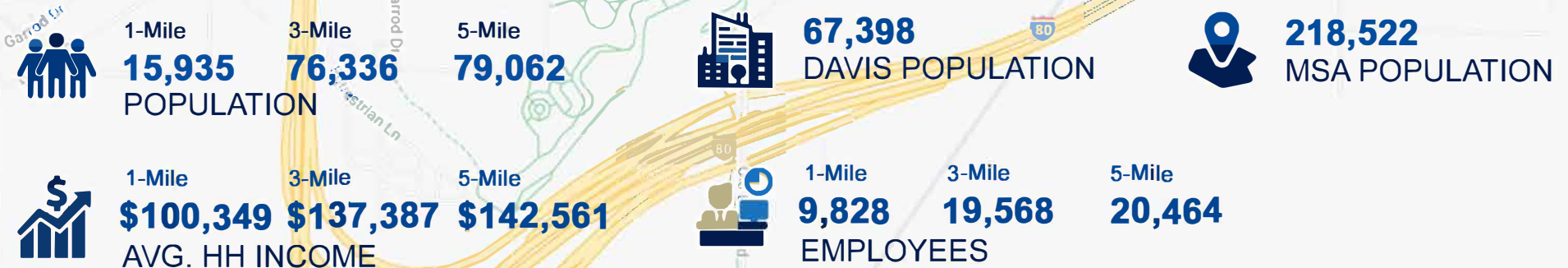
QUESSENBERRY



OFFICE SPACE AVAILABLE

The Quessenberry Building is located in the heart of Downtown Davis at the intersection of 2nd & F St., one of the two main intersections in Downtown Davis. Downtown contains a flurry of activity, home to over 500 businesses including a number of retailers & restaurants, including: Raising Cane's, Chipotle, Starbucks, Philz Coffee, Blaze Pizza, Ike's Love & Sandwiches, Nick the Greek, Pure Barre, AT&T, T-Mobile, Regal, Peet's Coffee, Panera, Sharetea, Posh Bagel, Woodstock's Pizza, Fleet Feet, & several others. Downtown is also adjacent to University of California, Davis (UC Davis). UC Davis enrolls an estimated 37,200 students & has over 2,500 faculty & 21,000 staff members. With the university in town, you have a very educated population & with that comes higher incomes. Roughly 75% of the Davis population has at least a bachelors degree and the average household income in town is about \$115,000.

DEMOGRAPHICS



PRESENTED BY:



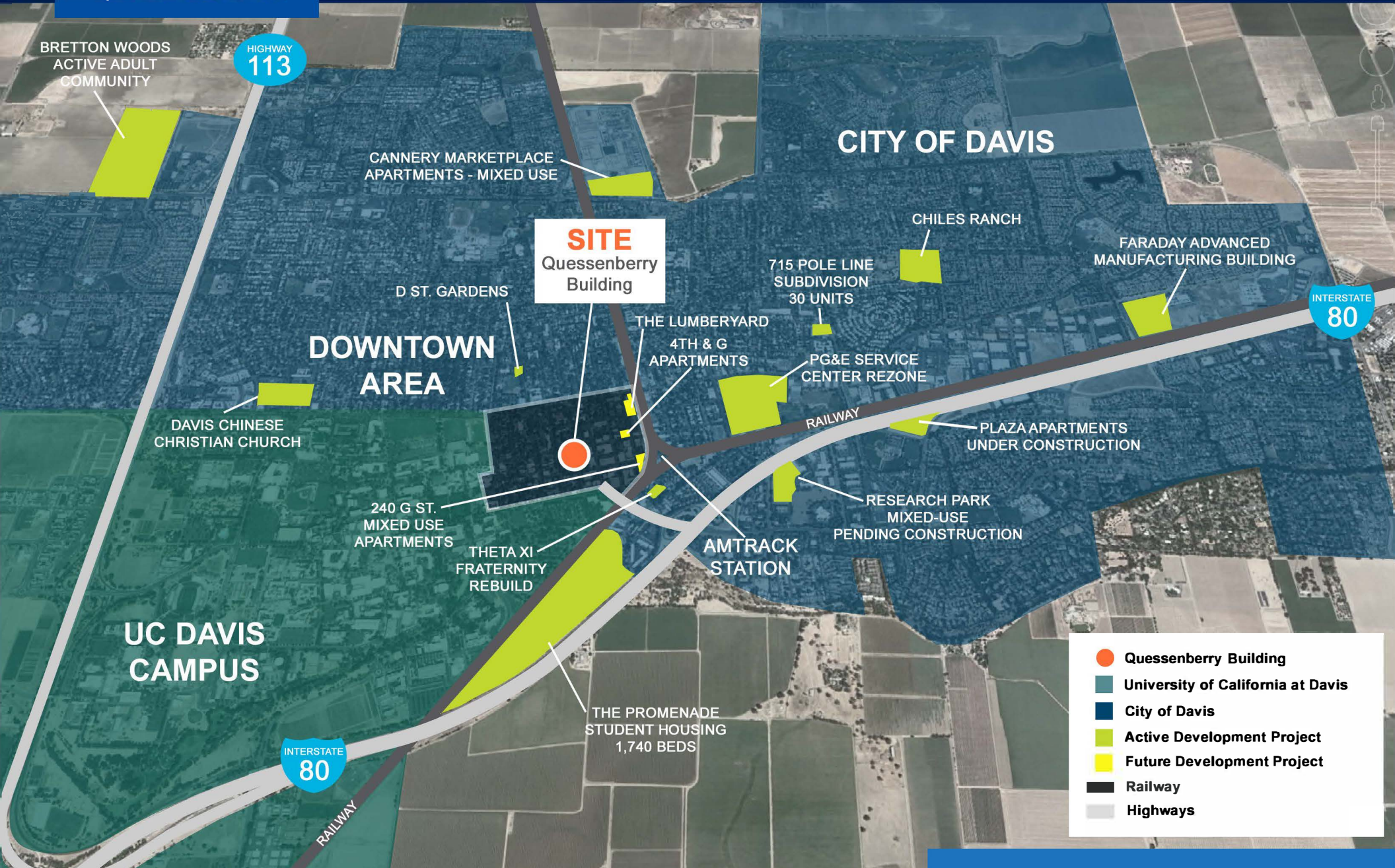
COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

A QUALITY RETAIL DEVELOPMENT BY:



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QUESSENBERRY



BRETTON WOODS
ACTIVE ADULT
COMMUNITY

HIGHWAY
113

CANNERY MARKETPLACE
APARTMENTS - MIXED USE

SITE
Quessenberry
Building

D ST. GARDENS

**DOWNTOWN
AREA**

DAVIS CHINESE
CHRISTIAN CHURCH

240 G ST.
MIXED USE
APARTMENTS

THETA XI
FRATERNITY
REBUILD

THE LUMBERYARD
4TH & G
APARTMENTS

715 POLE LINE
SUBDIVISION
30 UNITS

PG&E SERVICE
CENTER REZONE

RAILWAY

AMTRAK
STATION

RESEARCH PARK
MIXED-USE
PENDING CONSTRUCTION

CHILES RANCH

FARADAY ADVANCED
MANUFACTURING BUILDING

PLAZA APARTMENTS
UNDER CONSTRUCTION

INTERSTATE
80

**UC DAVIS
CAMPUS**

THE PROMENADE
STUDENT HOUSING
1,740 BEDS

INTERSTATE
80

RAILWAY

- Quessenberry Building
- University of California at Davis
- City of Davis
- Active Development Project
- Future Development Project
- Railway
- Highways

DEVELOPMENT ACTIVITY

QUESSENBERRY



FROM
AMTRACK
4 MIN
2 MIN

FROM
UC DAVIS
6 MIN
2 MIN

RETAIL

QUESSENBERRY



OFFICE SPACE AVAILABLE FOR LEASE!

BW Best Western PLUS

Peet's Coffee

UnionBank Panera BREAD

CHIPOTLE MEXICAN GRILL

BASKIN BR ROBBINS

LU'RO JEWELERS EL BURRITO TAQUERIA

THE GROWING GROVES

The Paint Chip

Raising Cane's CHICKEN FINGERS

E STREET

Insomnia cookies

THE GREEK WINE BAR & CAFE

ROOT OF HAPPINESS

SITE

IKE'S LOVE & SANDWICHES

LOGOS BOOKS

philz Coffee

el patio FRESH MEXICAN GRILL

Sweet & Shavery Italian Ice • Frozen Custard • Crepes

VINI WINE BAR

FLEET FEET Sports

AVID READER

STARBUCKS COFFEE

BLAZE PIZZA

2nd STREET

AERIAL

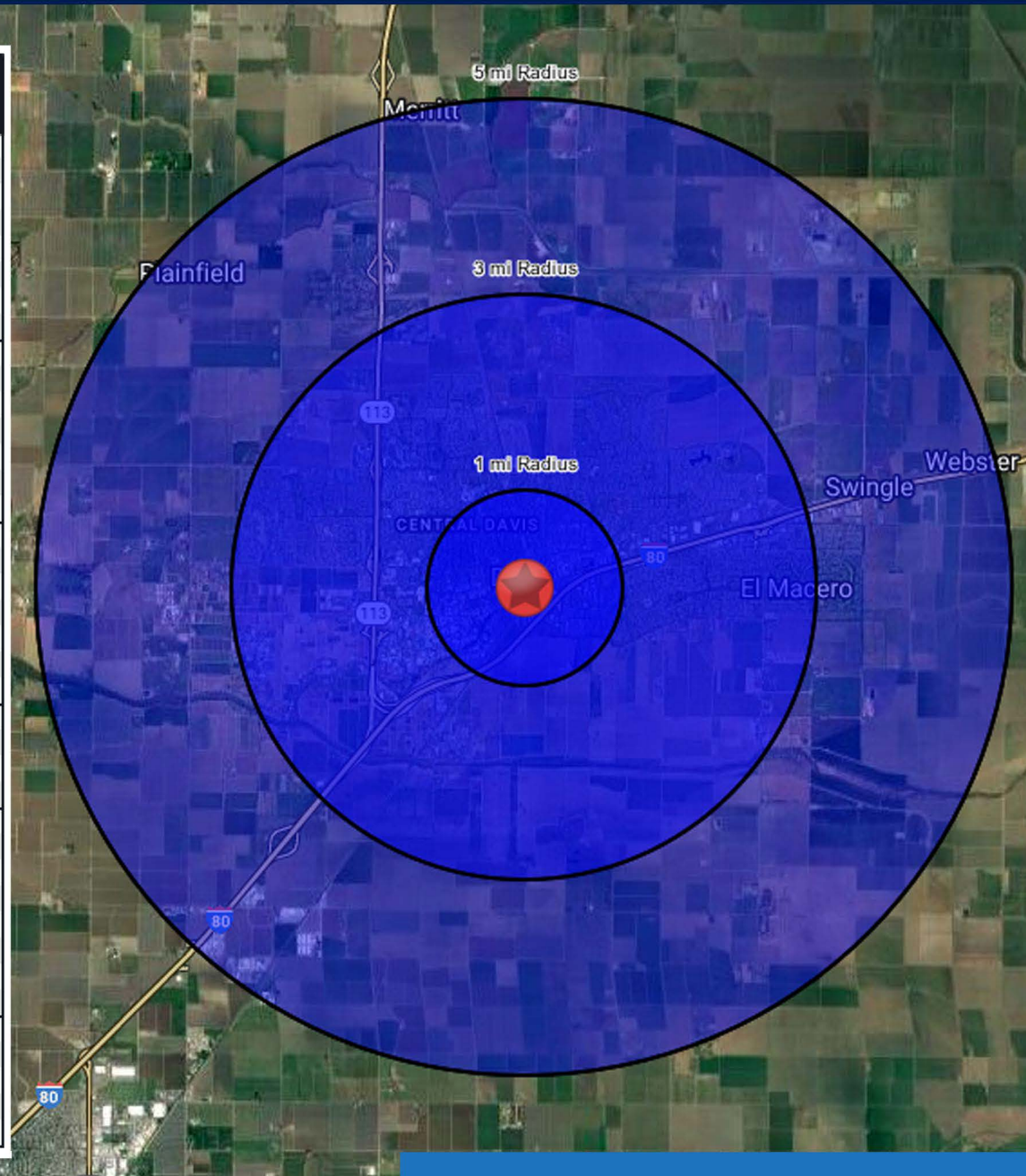
FIRST FLOOR | FULLY LEASED



QUESSENBERRY

SUMMARY PROFILE

	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	15,935	76,336	79,062
2028 Projected Population	16,288	78,582	81,420
2020 Census Population	15,829	75,738	78,332
2010 Census Population	15,439	71,888	74,180
Projected Annual Growth 2023 to 2028	0.4%	0.6%	0.6%
Historical Annual Growth 2010 to 2023	0.2%	0.5%	0.5%
2023 Median Age	23.8	27.8	28.2
Households			
2023 Estimated Households	6,054	27,766	28,756
2028 Projected Households	6,315	29,144	30,189
2020 Census Households	5,919	27,195	28,126
2010 Census Households	5,868	26,149	27,045
Projected Annual Growth 2023 to 2028	0.9%	1.0%	1.0%
Historical Annual Growth 2010 to 2023	0.2%	0.5%	0.5%
Race and Ethnicity			
2023 Estimated White	46.3%	50.6%	50.9%
2023 Estimated Black or African American	2.6%	2.6%	2.6%
2023 Estimated Asian or Pacific Islander	32.9%	29.9%	29.5%
2023 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.6%
2023 Estimated Other Races	17.3%	16.3%	16.4%
2023 Estimated Hispanic	18.3%	16.2%	16.2%
Income			
2023 Estimated Average Household Income	\$100,349	\$137,387	\$142,561
2023 Estimated Median Household Income	\$72,338	\$105,030	\$107,783
2023 Estimated Per Capita Income	\$39,266	\$50,688	\$52,545
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.8%	1.9%
2023 Estimated Some High School (Grade Level 9 to 11)	2.2%	1.6%	1.6%
2023 Estimated High School Graduate	8.0%	6.3%	6.3%
2023 Estimated Some College	14.5%	10.1%	10.1%
2023 Estimated Associates Degree Only	5.7%	4.0%	4.0%
2023 Estimated Bachelors Degree Only	30.4%	32.6%	32.5%
2023 Estimated Graduate Degree	37.1%	43.6%	43.5%
Business			
2023 Estimated Total Businesses	1,065	2,190	2,312
2023 Estimated Total Employees	9,828	19,568	20,464
2023 Estimated Employee Population per Business	9.2	8.9	8.9
2023 Estimated Residential Population per Business	15.0	34.9	34.2



DEMOGRAPHICS