

# 710 2nd STREET

SEC 2nd Street and F Street  
Davis, CA



## Lease space with us!

PRESENTED BY:



COMMERCIAL WEST, INC.  
REAL ESTATE SERVICES AND DEVELOPMENT

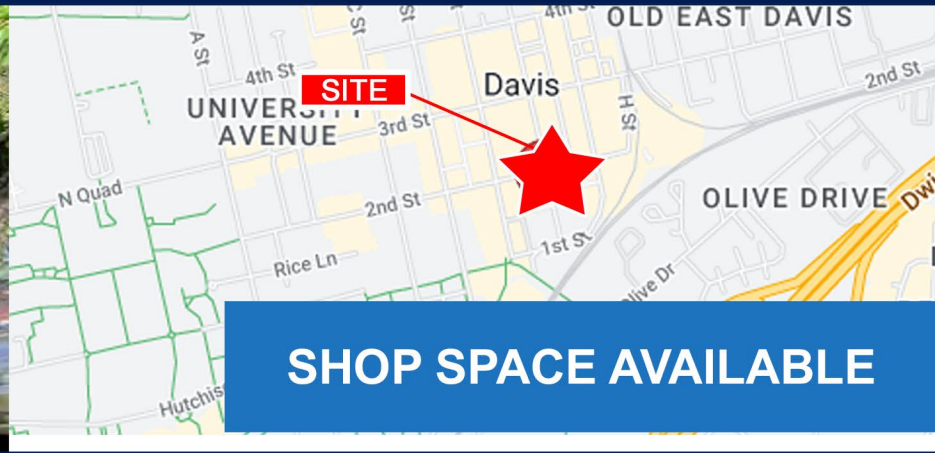
WILL BETTENCOURT  
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



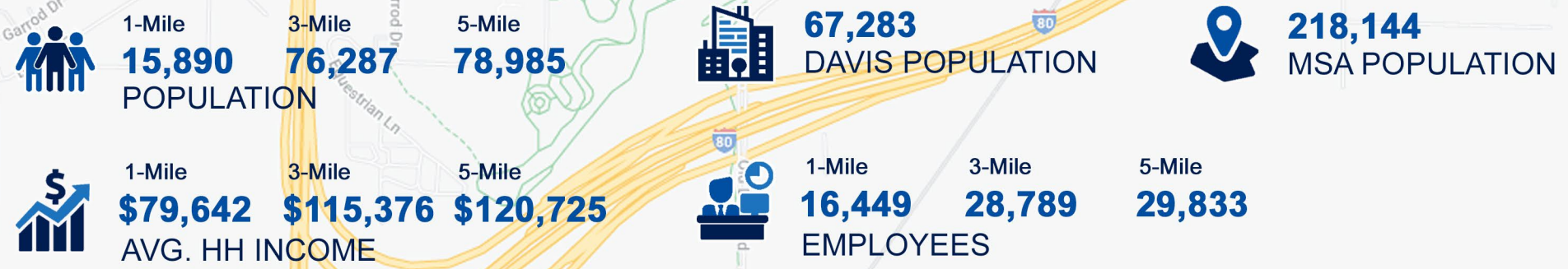
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# 710 2nd STREET



706-710 2nd Street 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:



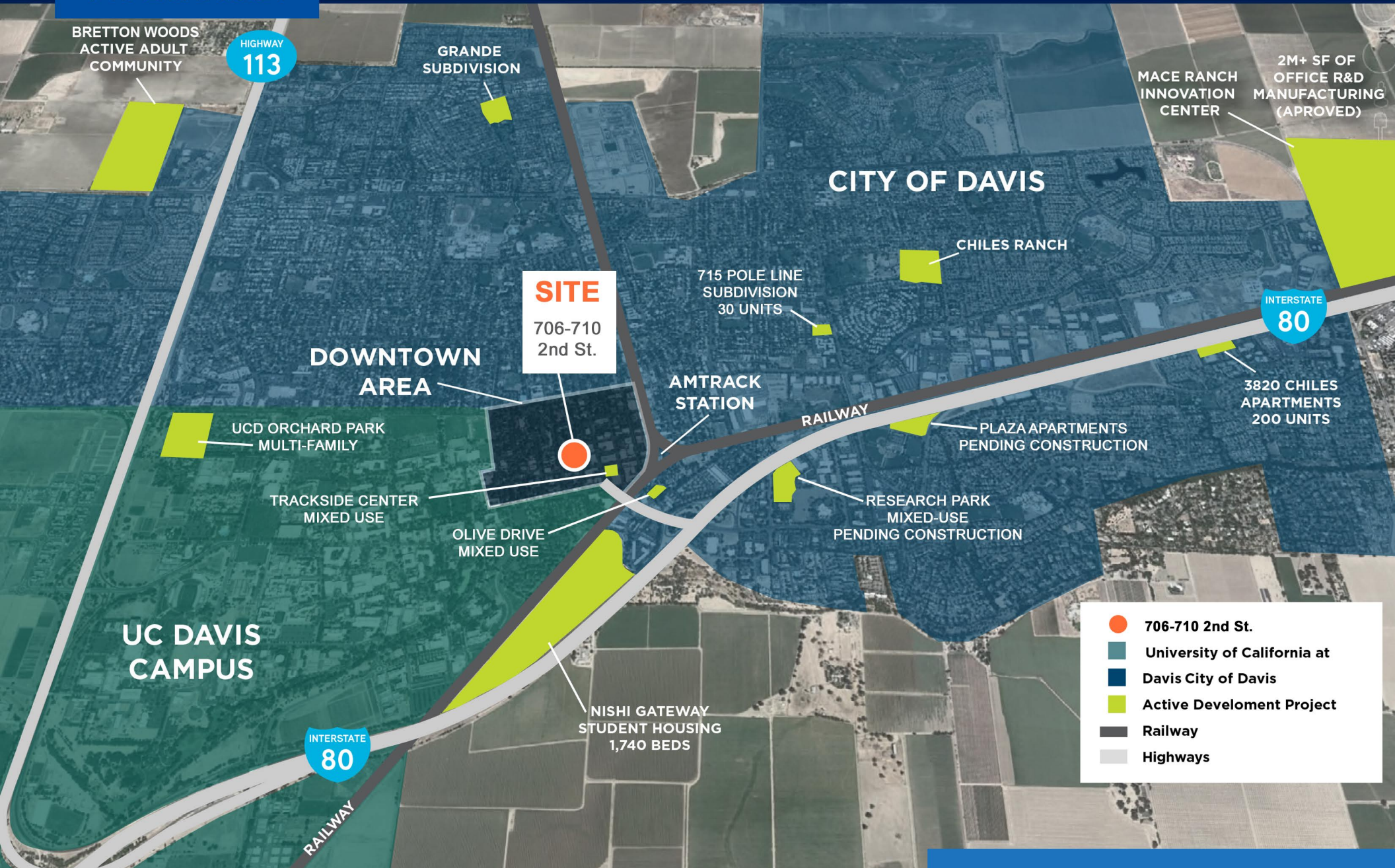
COMMERCIAL WEST, INC.  
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A QUALITY RETAIL DEVELOPMENT BY:



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# 710 2nd STREET



## CITY OF DAVIS

### SITE

706-710  
2nd St.

### DOWNTOWN AREA

AMTRAK  
STATION

RAILWAY

INTERSTATE  
80

3820 CHILES  
APARTMENTS  
200 UNITS

UCD ORCHARD PARK  
MULTI-FAMILY

TRACKSIDE CENTER  
MIXED USE

OLIVE DRIVE  
MIXED USE

PLAZA APARTMENTS  
PENDING CONSTRUCTION

RESEARCH PARK  
MIXED-USE  
PENDING CONSTRUCTION

## UC DAVIS CAMPUS

NISHI GATEWAY  
STUDENT HOUSING  
1,740 BEDS

- 706-710 2nd St.
- University of California at Davis
- Davis City of Davis
- Active Development Project
- Railway
- Highways

INTERSTATE  
80

RAILWAY

## HOUSING

706-710 2nd St.

### SITE

706-710

# 710 2nd STREET



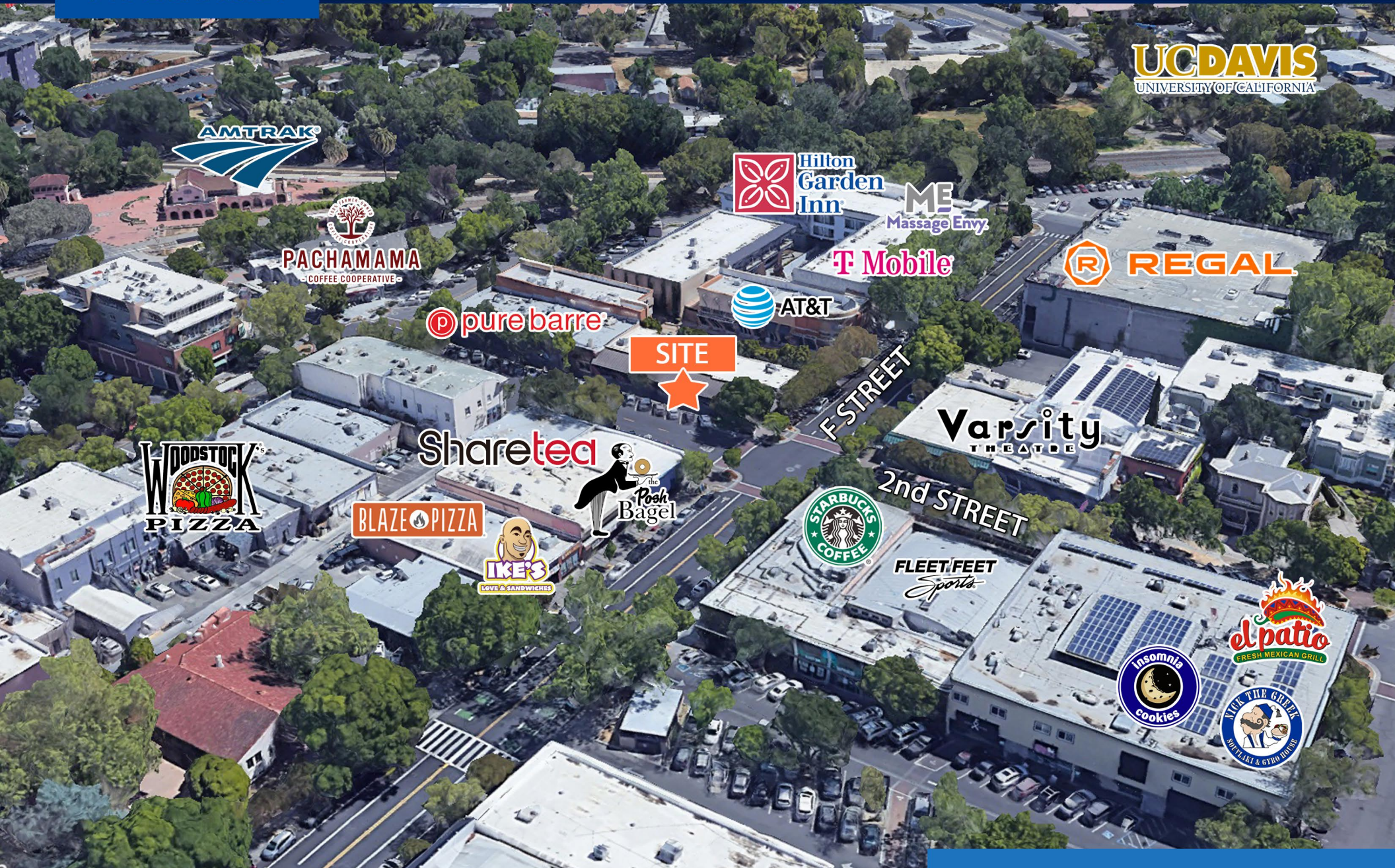
706-710 2nd St.

FROM AMTRAK  
4 MIN  
2 MIN

FROM UC DAVIS  
6 MIN  
2 MIN

## RETAIL

710 2nd STREET



UC DAVIS  
UNIVERSITY OF CALIFORNIA

AMTRAK



PACHAMAMA  
- COFFEE COOPERATIVE -



ME  
Massage Envy

T-Mobile

REGAL

pure barre



SITE



F-STREET

Varsity  
THEATRE



Sharetea



BLAZE PIZZA



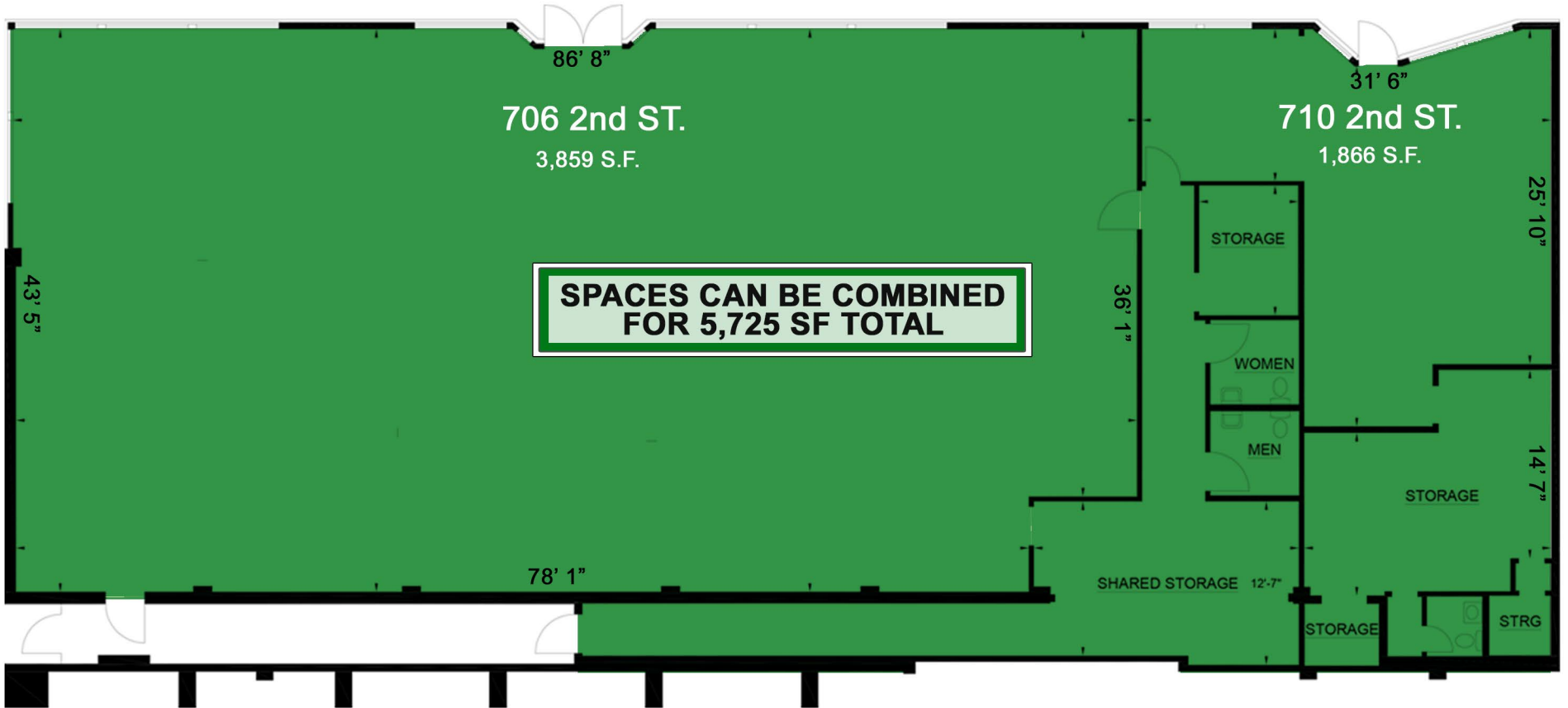
2nd STREET

FLEET FEET  
Sports



AERIAL

FOR LEASE | 5,725 S.F. TOTAL SPACE AVAILABLE



710 2nd STREET

FOR LEASE | TWO SPACES AVAILABLE

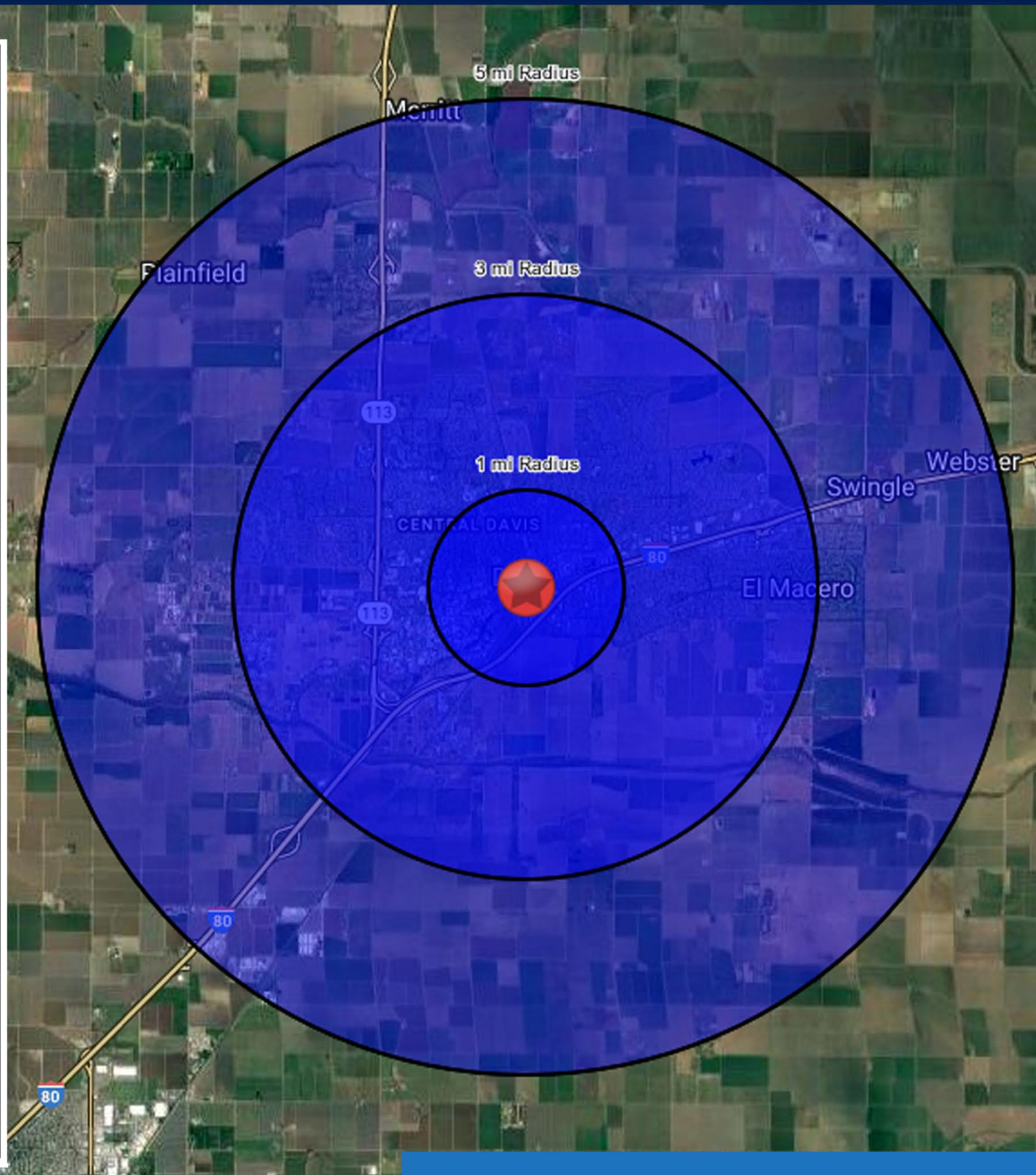


FLOOR PLAN

# 710 2nd STREET

## SUMMARY PROFILE

	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	15,890	76,287	78,985
2027 Projected Population	16,271	78,751	81,544
2020 Census Population	15,829	75,738	78,332
2010 Census Population	15,439	71,888	74,180
Projected Annual Growth 2022 to 2027	0.5%	0.6%	0.6%
Historical Annual Growth 2010 to 2022	0.2%	0.5%	0.5%
2022 Median Age	23.8	27.8	28.3
<b>Households</b>			
2022 Estimated Households	6,014	27,588	28,563
2027 Projected Households	6,278	29,007	30,030
2020 Census Households	5,919	27,195	28,126
2010 Census Households	5,868	26,149	27,045
Projected Annual Growth 2022 to 2027	0.9%	1.0%	1.0%
Historical Annual Growth 2010 to 2022	0.2%	0.5%	0.5%
<b>Race and Ethnicity</b>			
2022 Estimated White	46.3%	50.6%	50.9%
2022 Estimated Black or African American	2.6%	2.6%	2.6%
2022 Estimated Asian or Pacific Islander	32.9%	29.9%	29.6%
2022 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.6%
2022 Estimated Other Races	17.4%	16.3%	16.4%
2022 Estimated Hispanic	18.3%	16.2%	16.2%
<b>Income</b>			
2022 Estimated Average Household Income	\$79,642	\$115,376	\$120,725
2022 Estimated Median Household Income	\$56,934	\$84,203	\$87,557
2022 Estimated Per Capita Income	\$31,214	\$42,400	\$44,314
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.6%	1.6%
2022 Estimated Some High School (Grade Level 9 to 11)	2.1%	1.6%	1.6%
2022 Estimated High School Graduate	9.5%	7.3%	7.3%
2022 Estimated Some College	15.3%	11.0%	11.0%
2022 Estimated Associates Degree Only	6.3%	4.8%	4.8%
2022 Estimated Bachelors Degree Only	28.9%	32.5%	32.3%
2022 Estimated Graduate Degree	36.1%	41.4%	41.5%
<b>Business</b>			
2022 Estimated Total Businesses	1,086	2,225	2,347
2022 Estimated Total Employees	16,449	28,789	29,833
2022 Estimated Employee Population per Business	15.1	12.9	12.7
2022 Estimated Residential Population per Business	14.6	34.3	33.7



## DEMOGRAPHICS