

FOR SALE

OFFICE BUILDING – IN THE HEART OF DOWNTOWN DAVIS

227-229 C STREET, DAVIS, CA

ALSO
AVAILABLE

SUBJECT
PROPERTY

C ST

3RD ST

The subject property includes a ±6,000 SF parcel and a ±1,524 square feet building. The building has been occupied by 2 tenants, the front space (227 C) has a dentist who will be vacating in the near future and the back space (229 C) used to be a hair salon. There is a dedicated parking lot behind the building with 6 parking spaces. This provides a unique opportunity for an owner user, a developer, or an investor to purchase a property in downtown Davis with plenty of possibilities. This is one of the best locations in Davis steps from the Farmers Market and close to the UCD Campus.

There is an adjacent property on a separate parcel concurrently for sale at 223 C Street with different ownership that could be purchased as a potential assemblage as well.

\$1,025,000

SALE PRICE

JIM GRAY

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NAHZ ANVARY

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VIEW FROM C STREET



VIEW FROM C STREET



VIEW FROM THE PARKING LOT

227 C STREET

Currently occupied by a dentist who will be moving out

229 C STREET

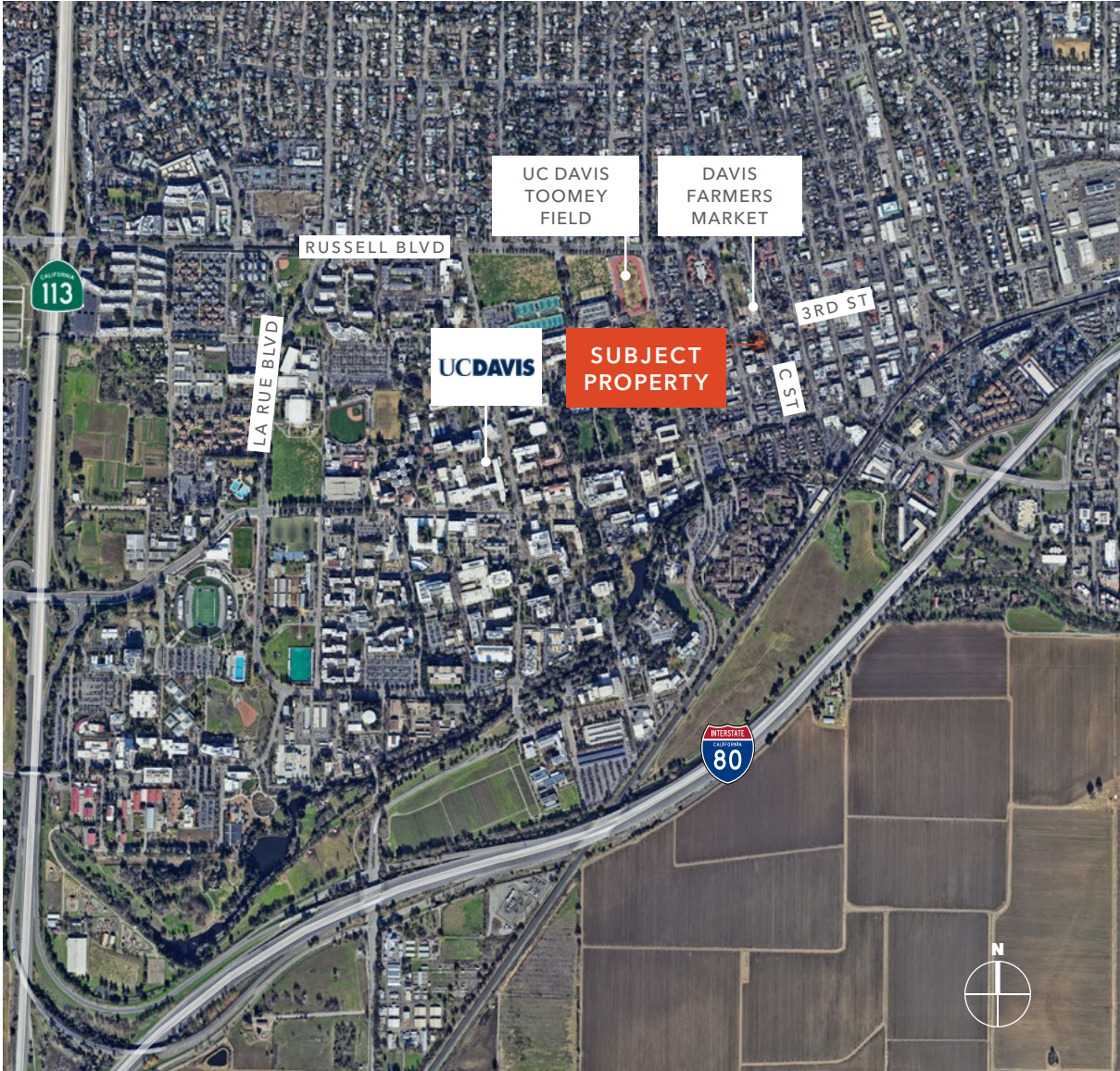
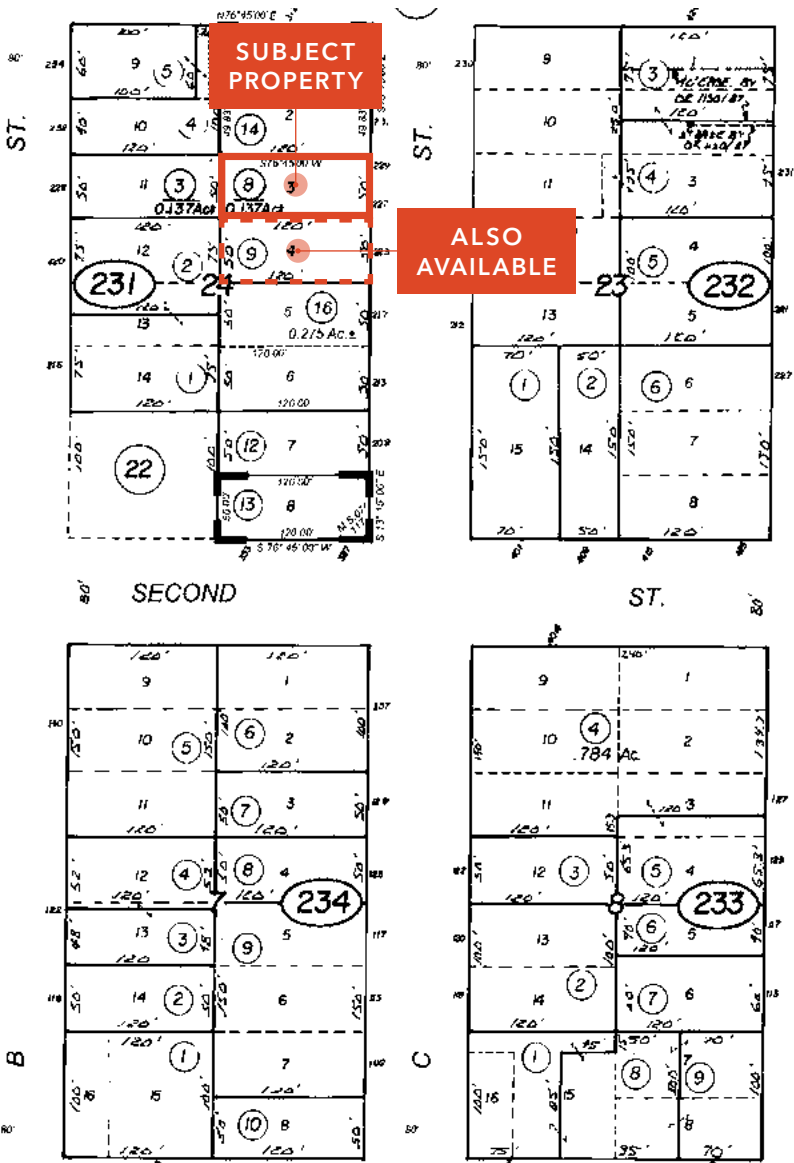
Previously occupied by a hair salon



VIEW FROM THE BACK OF THE BUILDING

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227-229 C STREET

227 C STREET



ENTRANCE TO 227 C



WAITING AREA



RECEPTION AREA



VIEW DOWN HALLWAY



SAMPLE PRIVATE OFFICE
(CURRENT DENTAL OPERATORY)

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km Kidder
Mathews

227-229 C STREET

229 C STREET



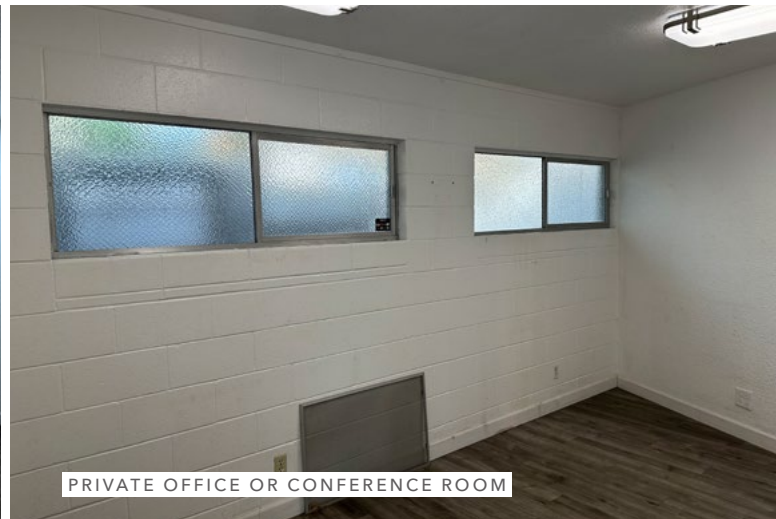
ENTRANCE TO 229 C



RECEPTION AND WAITING AREA



RECEPTION AREA ALTERNATE VIEW



PRIVATE OFFICE OR CONFERENCE ROOM



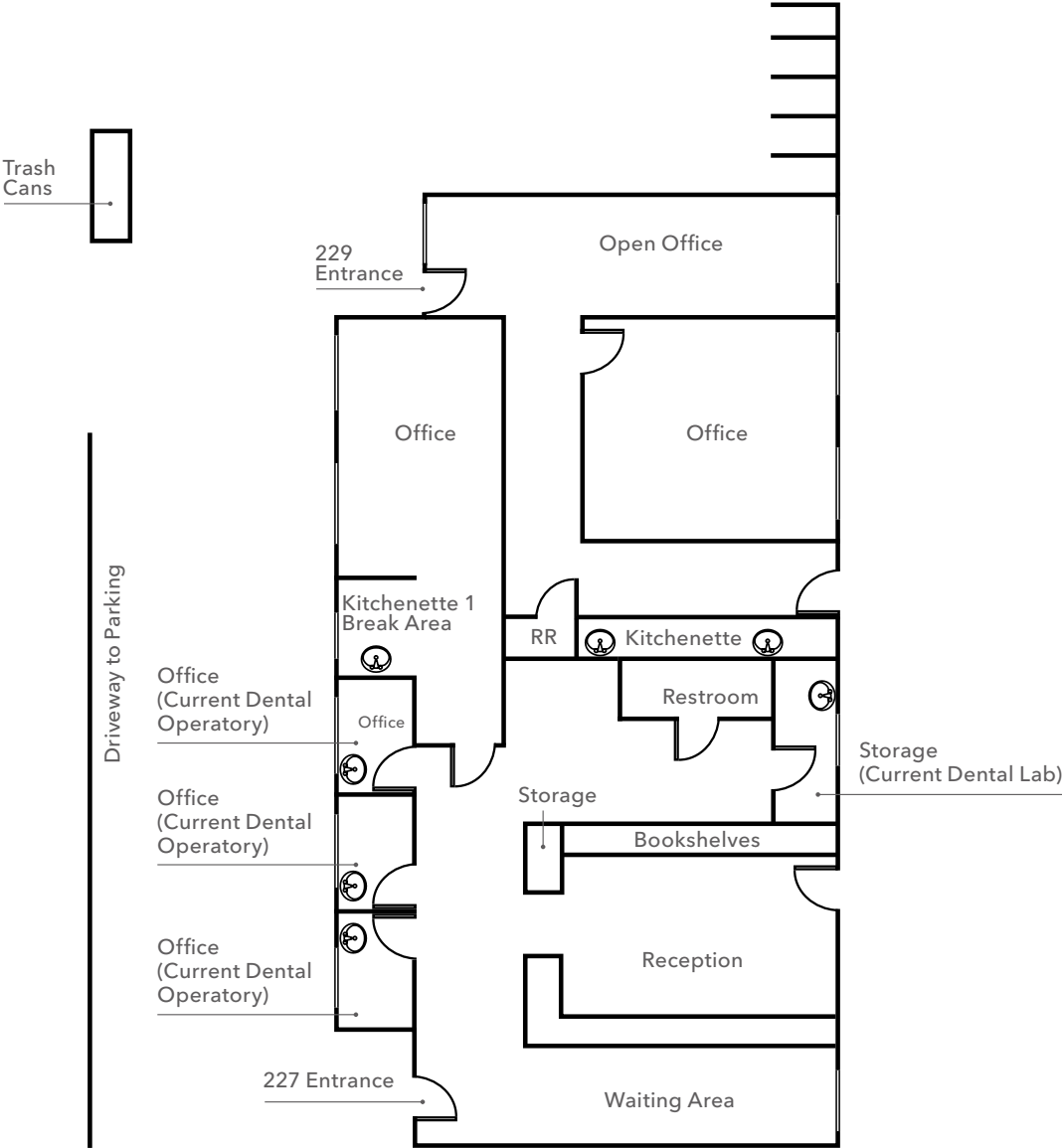
KITCHENETTE AREA

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FLOOR PLAN



NOT TO SCALE, FOR INFORMATIONAL PURPOSES ONLY.

CITY OF DAVIS

The City of Davis has a population of nearly 69,000. The influence of UC Davis, its heavy concentration of students and faculty make Davis a great college town. Recently, many private companies have chosen to establish facilities in Davis for agricultural, bio-tech, medical, research, robotics, and other uses. There is tremendous intellectual horsepower that is associated with the campus. The region and community also have a strong small business community and increasingly there are a number of start-up companies.

The City of Davis is located along Interstate 80, just 15 miles west of Sacramento and about 50 miles northeast of the San Francisco Bay area. Davis is in a very dynamic community that has amenities that make it an ideal place for businesses, professionals, and families. Davis and its resident's pride themselves on their downtown core area. The community has excellent schools, great amenities, and a very low crime rate. Davis is well known for its progressive civic attitude, with emphasis placed on conservation, recycling, greenbelt areas, prominent bike paths, handicap access, senior citizen facilities, and attention to energy efficient construction.

You may visit the city of Davis of web site at this [LINK](#).



DOWNTOWN

Downtown Davis, also called the Core Area, is a 32-block area of approximately 132 acres, forming the commercial heart of the City of Davis since its incorporation in 1917. The subject property is located proximate to the Davis Farmer's Market and to one of the most traveled bike/pedestrian connections from the Downtown to the UC Davis Campus. Downtown accounts for 17 percent of the City's jobs. Downtown employees are mostly commuters and 75% of the consumption in downtown is projected to come from Davis residents and from those affiliated with UC Davis.

The Downtown street network follows a traditional grid pattern with two lane streets. With most intersections controlled by four-way stop signs, travel speeds are slow and lanes are shared with bicycles while sidewalks provide pedestrian access on most block faces. Downtown is pedestrian and bicycle-friendly while also being easily accessible by car.

Downtown is a very desirable location. It is the central commercial hub. It is poised to leverage UC Davis' plan to increase enrollment.



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DOWNTOWN SPECIFIC PLAN AND FORMS
BASED ZONING

The property is extremely well located with good access to a variety of amenities, UC Davis’s campus to the west and Interstate 80 to the south. The Richards Boulevard, Downtown Davis off-ramp is the major arterial into downtown Davis. The Amtrak Depot is on the eastern edge and is a major landmark in the downtown.

The City of Davis recently updated its Downtown Specific Plan in an effort to densify and stimulate even more commercial as well as residential activities in the Downtown Area. The Plan envisions enhancements and densification with up to 600,000 square feet of new commercial and up to 1,000 residential units. Implementation of the new plan will increase employment opportunities coupled with new forms of retail, office and adding more residential and cultural uses. We hope that this will catalyze Downtown’s economy.

The Downtown Davis Specific Plan articulates the community’s 2040 vision for its Downtown. It was developed through an extensive and thorough public outreach process, and provides goals, policies, and actions to deliver the vision. The Downtown Davis Specific Plan implements the community’s vision for Downtown into a variety of opportunities for reinvestment and future development that is feasible, predictable, and consistent with community aspirations and priorities.

This property is within the updated Specific Plan and is shown on the map of the Specific Plan as Downtown Medium Zone (Buyer is advised to do its own due diligence to confirm the guiding principles for this particular site). Here is a link to the Downtown Specific Plan [LINK](#). A review of the guiding elements of the Medium Zone Can be found at this [LINK](#). Generally, these zones focus on mixed-use, walkable environments and intensity from primarily residential areas with a mix of building types of lower intensity (Neighborhood-Medium), to moderate intensity neighborhoods (Neighborhood-Large) and centers (Main Street-Medium) and higher intensity commercial, retail, and residential areas along corridors and in neighborhoods. A review of the Zoning and Form Based Code indicates that 3 or 4 Story Buildings would be permitted. Within that document are the proposed standards for building form, land use and other topics, such as signage and landscape within Downtown

Zones. These standards reflect the community’s vision for implementing the intent of the General Plan and Downtown Davis Specific Plan to ensure development that reinforces the highly valued character and scale of Downtown Davis’s walkable urban center, neighborhoods, and corridors.



ZONE(S)

Neighborhood-Medium (N-M)

DESIRED FORM

Medium Building Size

Attached and Detached Buildings

Medium Building Site Width

Small to Medium Building Footprint

Small to Medium Side Setbacks

Up to 4 Stories

Up to 3 Stories; see Zoning Map

Min. 9’ Ground Floor Ceiling Height

Porches, Stoops, Dooryards

GENERAL USE

Primarily residential with neighborhood supporting uses in ancillary buildings and at corners

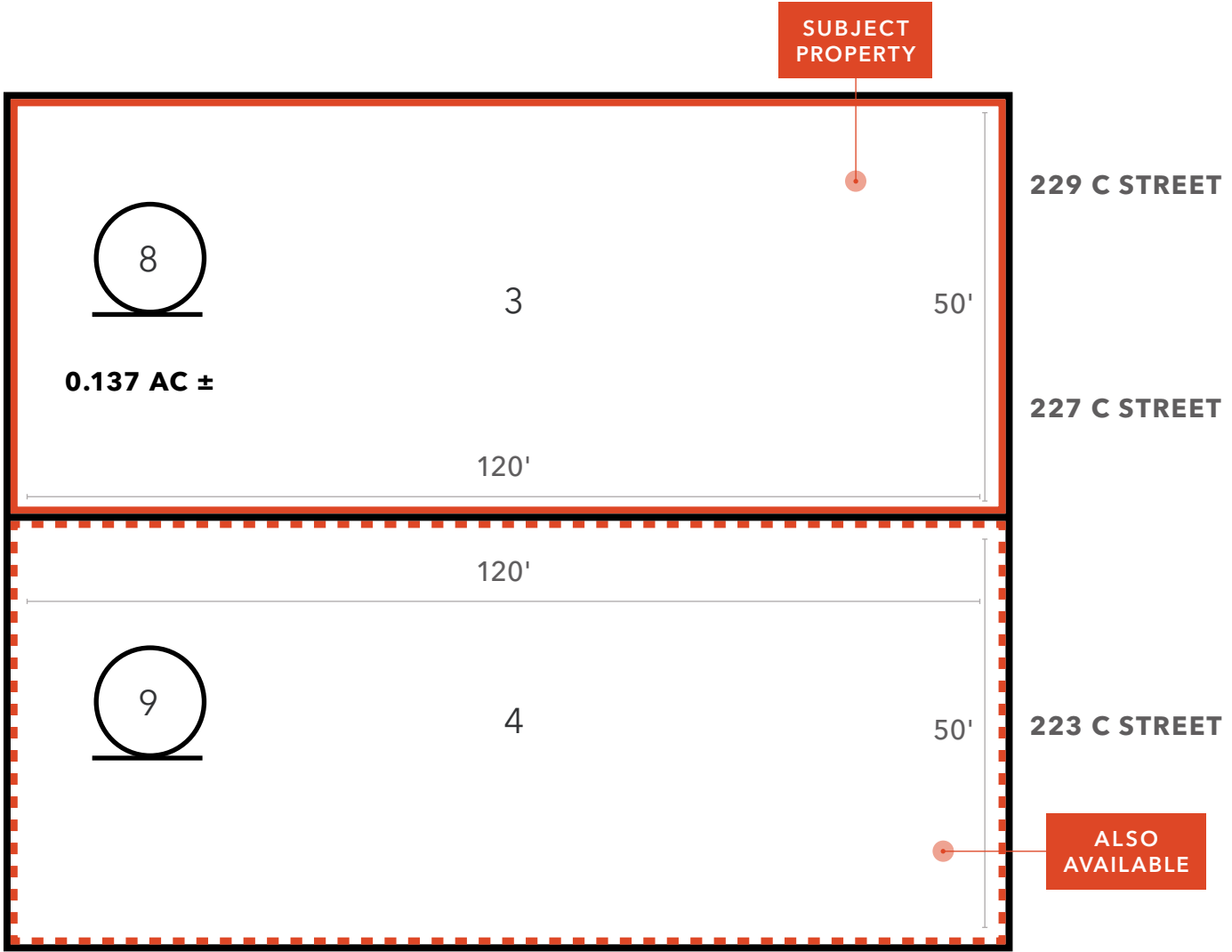
INTENT

A walkable, urban neighborhood environment with small to medium footprint, moderate-intensity housing choices from Cottage Courts to Multiplex Large and Courtyard Buildings, supporting and within short walking distance of neighborhood-serving retail and services

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PARCEL MAP



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This offering allows the buyer to acquire a unique property either for its own use or for development. Recent significant developments have taken place in this neighborhood including



THE CREPEVILLE MIXED-USE BUILDING AT 330 3RD STREET

It includes one of Davis' most popular restaurants and is just 3 blocks from campus bookstore and Memorial Union. The building consists of 7,070 square feet 50% retail and 50% apartments. It was built in 2000.



THE ARBOR MIXED USE BUILDING AT 215 C STREET

It is a 17,121 square foot building including an owner user occupied office, some commercial office suites, and a couple of residential rental units. It was built in 2018.



THE MISSION VILLAS CONDOMINIUMS AT 225 B STREET

It includes 14 for sale residential condominiums, consisting of units between approximately 900 and 1800 square feet that have achieved resale prices in excess of \$1 million.



THE HELMUS OPTOMETRY BUILDING LOCATED AT 353 SECOND STREET (CORNER OF 2ND AND C STREET)

This multi-tenant office building consists of 5,730 square feet and is home to the owner's optometry practice including retail glasses/frame sales as well as to other tenants.

227-229 C STREET

LOCATED NEAR *UC DAVIS AND DAVIS FARMER'S MARKET*

The subject property is near the entrance of where Davis downtown transitions to UC Davis. The City of Davis undertook the Third Street Improvements Project, intended to promote safer pedestrian travel and overall beautification. A beautiful public art piece called "The Davis Needle," has created a pedestrian-bicycle promenade between the City and the University.

Photo Credit: Justin Hahn/Aggie

FOR SALE



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 POPULATION	18,204	80,953	83,791
2029 POPULATION PROJECTION	18,534	82,392	85,250
ANNUAL GROWTH 2020-2024	3.4%	1.8%	1.7%
ANNUAL GROWTH 2024-2029	0.4%	0.4%	0.3%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLDS	5,731	27,992	29,033
2029 HOUSEHOLD PROJECTION	5,859	28,512	29,560
ANNUAL GROWTH 2024-2029	1.3%	1.1%	1.1%
ANNUAL GROWTH 2024-2029	0.4%	0.4%	0.4%

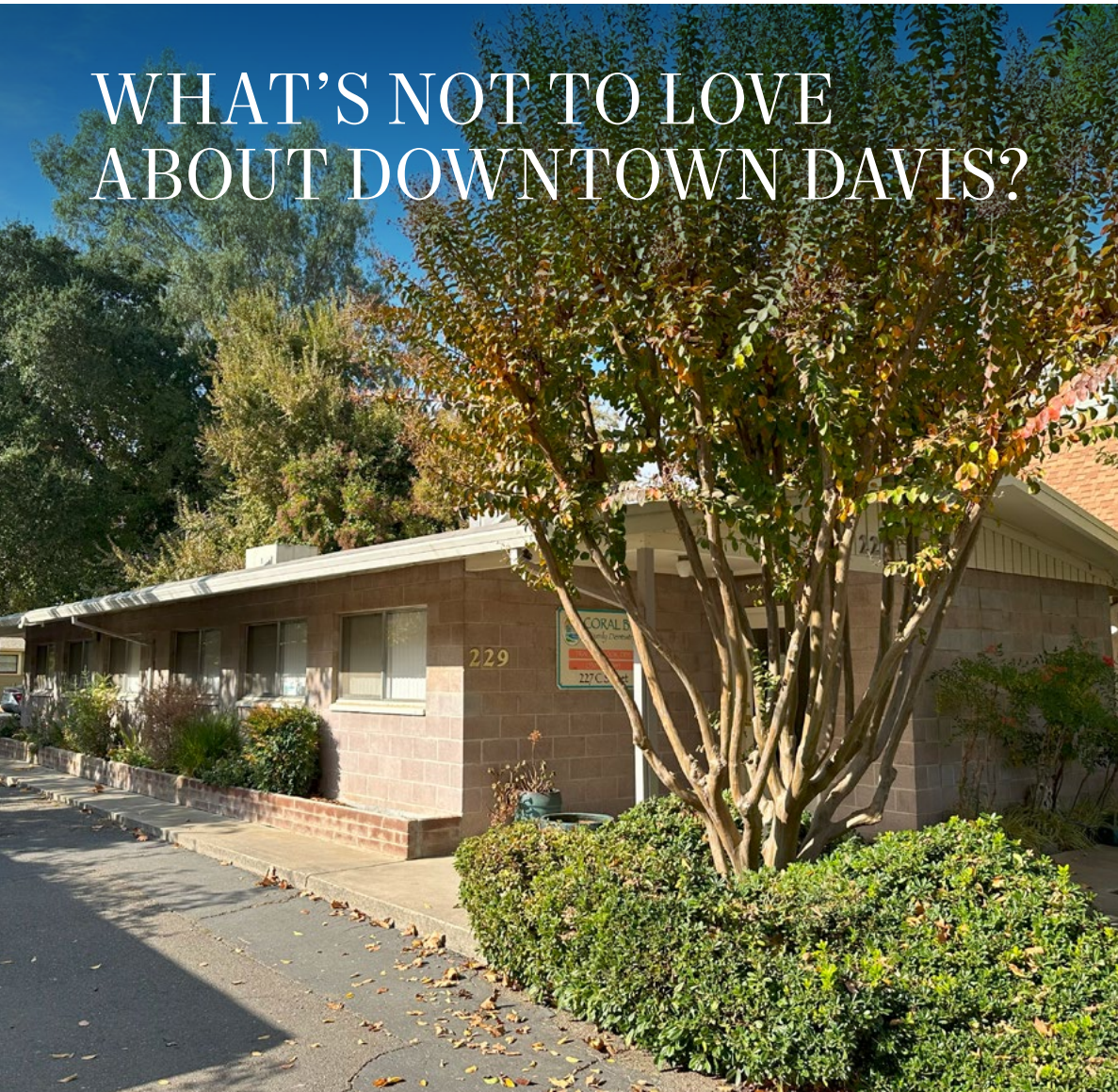
DAYTIME DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,568	3,095	3,427
TOTAL EMPLOYEES	31,817	41,757	44,070

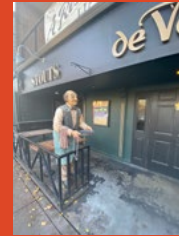
Data Source: ©2025, CoStar



WHAT'S NOT TO LOVE ABOUT DOWNTOWN DAVIS?



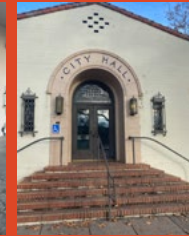
AMENITIES



DE VEER'S
SCULPTURE



PAINT CHIP
MURAL



OLD CITY HALL
NOW RESTAURANT



WATERMELON
TREE SCULPTURE



JOGGERS
NATSOULAS
SCULPTURE



ENGLISH
PHONE BOOTH

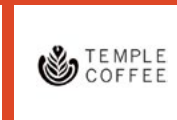


E STREET PLAZA
CHRISTMAS
TREE



BISARRO
WORLD COMICS

FOOD AND BEVERAGES



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CONFIDENTIALITY AND NON-DISCLOSURE

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 227-229 C 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

JIM GRAY

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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.

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: _____

Upon execution, please return/email this form to: jim.gray@kidder.com and nahz.anvary@kidder.com

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