

1970

Lake Blvd

Davis, CA

✓ **PRICE REDUCED!!!**

✓ RARE DAVIS LOCATION

✓ FULL BUILDING AVAILABILITY

✓ DAVIS MEDICAL CORRIDOR LOCATION

✓ PRICED BELOW REPLACEMENT COST



MULTI-PURPOSE BUILDING FOR SALE

Bryan Huarte
Senior Vice President
+1 916 448 5196
bryan.huarte@jll.com
RE Lic #01362697

Jones Lange LaSalle Brokerage, Inc. Lic. #01856260





Property Overview

PROPERTY INFORMATION

Building	±10,255 SF
Land	±0.58 Acres
APN	036-480-024
Zoning	Planned Development PD#11-81B
Opportunity	Commercial/Office/Medical/R&D

ASKING PRICE: \$1,950,000

BUILDING HIGHLIGHTS

Location: Highly visible corner lot near Sutter Health, Dignity Health and UCD Health

Proximity highlights: 2 miles from UC Davis campus, 3 miles from downtown Davis

Access: Minutes from Highway 113 (connects to I-80 and I-5)

Flexible Configuration: Single-story with 13 private offices, open spaces, restrooms, break area, storage

Uses: Ideal for Adult Daycare, Medical, Social Services, Training, General office or Retail

Location Map



Amenity Map



Demographic Map

DEMOGRAPHICS

78,024

2025
Total Population

\$133,365

Average Annual
Household Income

\$866,000

Median House Value

1970 Lake Blvd
Davis, CA

OYSTER BAY AVE

LAKE BLVD

RUSSELL BLVD

HUTCHISON DR

W COVELL BLVD

ANDERSON RD



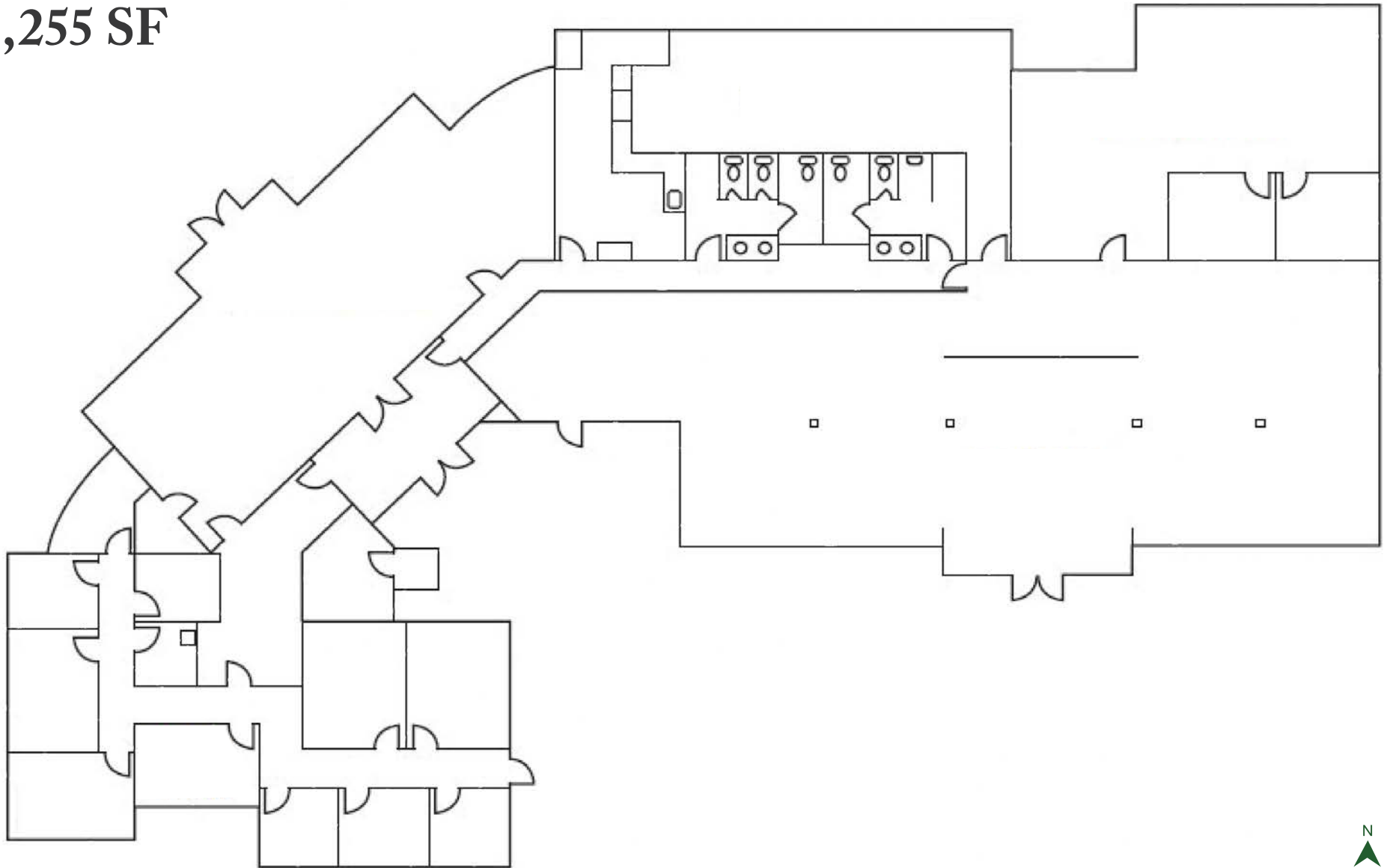
113

Average Daily Traffic Volume

W Covell Blvd	2,222 - 15,440
Lake Blvd	4,972 - 5,742
Highway 113	34,700 - 43,500
I-80	135,000

Floor Plan

10,255 SF



1970 Lake Blvd

Davis, CA

Presented by
Jones Lang LaSalle Brokerage, Inc.
Exclusive Advisor

Bryan Huarte
Senior Vice President
+1 916 448 5196
bryan.huarte@jll.com
RE Lic #01362697

500 Capitol Mall, Suite 2300
Sacramento, CA 95814

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.



Jones Lange LaSalle Brokerage,
Inc. Lic. #01856260