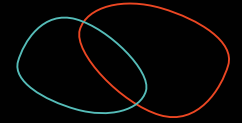




DAVIS'

RESEARCH/TECHNOLOGY/SCIENCE/  
OFFICE & BUSINESS

CENTER



UNIVERSITY RESEARCH PARK



701 UNIVERSITY AVE, SUITE 220  
SACRAMENTO, CA 95825  
LIC. #01946490



DAVIS CALIFORNIA

# AN ENVIRONMENT FOR YOUR BUSINESS & EMPLOYEES TO FLOURISH



QUALITY  
CREATIVITY  
CONNECTIVITY  
DYNAMISM  
PROXIMITY



RESEARCH/TECHNOLOGY/SCIENCE/OFFICE & BUSINESS



# CREATIVE ENVIRONMENT

DAVIS CALIFORNIA



**FLEXIBLE  
OPTIONS**

**FOR LARGE  
& SMALL  
BUSINESS**

**17 300,000**  
**BUILDINGS  
& OVER SQUARE FEET**  
GREENHAUS MIXED-USE RESIDENTIAL  
UNDER CONSTRUCTION

OPPORTUNITIES FOR  
**CUSTOMIZED  
FACILITIES**



ADJACENT TO  
THE DAVIS  
**BIKE LOOP**



**RESTAURANTS, HOTELS  
RETAIL & GROCERS**

20+ WITHIN WALKING DISTANCE



ON-SITE  
**FITNESS  
FACILITY**

NEW DAYCARE  
CENTER COMING!

**16** ACRES OF  
**RECREATIONAL**  
AREA ADJACENT



**CONVENIENT BIKE, PEDESTRIAN, BUS, AMTRAK, AND FREEWAY ACCESS IN A  
WALKABLE NEIGHBORHOOD**

**BEAUTIFULLY LANDSCAPED WITH ATTRACTIVE  
OUTDOOR SPACES**



**5 MINS** TO DOWNTOWN DAVIS &  
THE UC DAVIS CAMPUS  
**18 MINS** TO SACRAMENTO CENTRAL  
BUSINESS DISTRICT (CBD)  
**25 MINS** TO SACRAMENTO  
INTERNATIONAL AIRPORT

# UNIVERSITY RESEARCH PARK HIGHLIGHTS



Davis has a great quality of life, plenty of amenities, a strong environmental ethic and top-notch schools

**UC Davis** is a top 10 research University, with approximately 40,600 students

**UC Davis** funding sources include \$1 Billion+ in research funding.

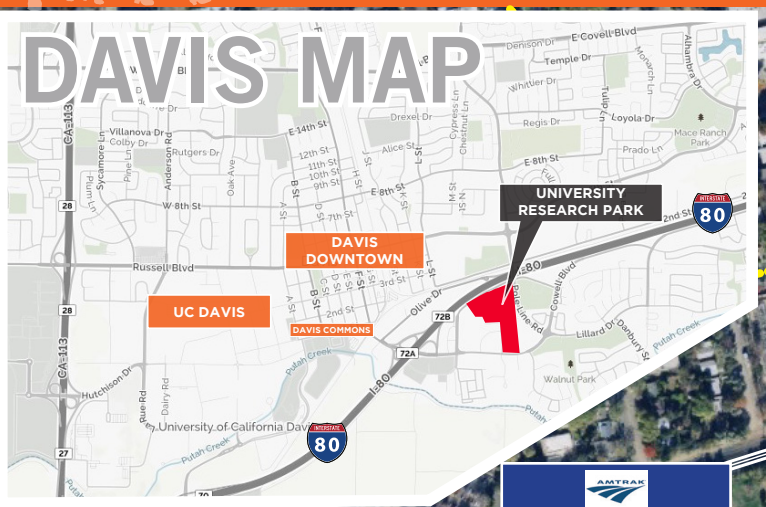
**UC Davis** is a powerful economic engine for Northern California, generating \$8.2 billion in annual economic activity and accounting for 78,000 jobs. 277,182 living alumni with degrees

**UC Davis'** two campuses in Davis and Sacramento constitute the second-largest individual employer in the Sacramento region



# GET CONNECTED TO DAVIS & UC DAVIS

# VIBRANT MIXED-USE NEIGHBORHOOD



To Sacramento CBD, Sacramento Airport

## WALKABLE AMENITIES

### HOTELS

1	HOLIDAY INN	2	LA QUINTA INN & DAVIS SUITES
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### RESTAURANTS

1	DOS COYOTES	2	YANG KEE DUMPLING
3	MR. PICKLES	4	TEABO CAFÉ
5	STARBUCKS	6	FOUR SEASONS GOURMET
7	IHOP	8	CARL'S JR.
9	STARBUCKS	10	KFC

### STORES

1	SAFeway GROCERY	2	BANK OF AMERICA
3	PET FOODS EXPRESS	4	WELLS FARGO BANK

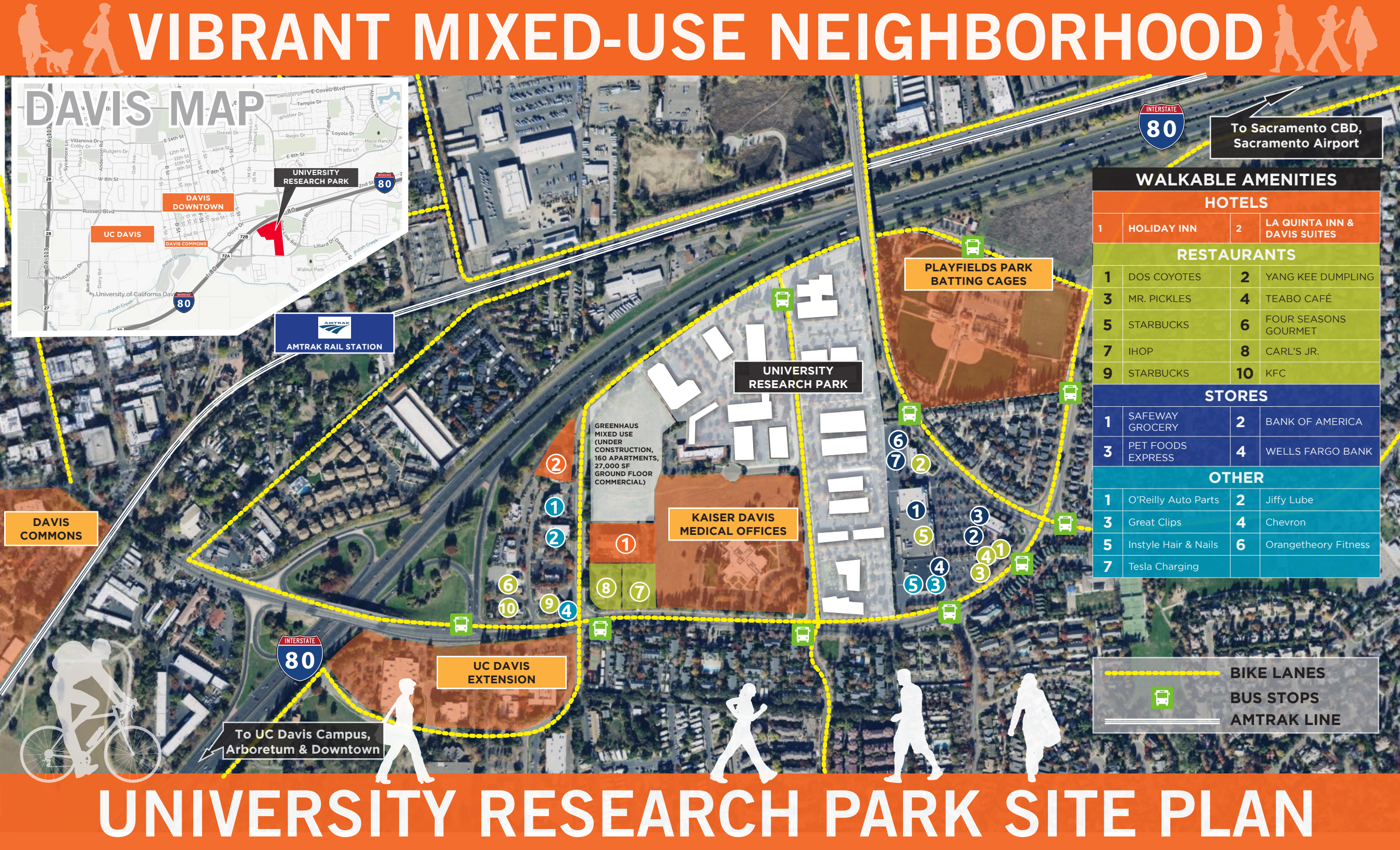
### OTHER

1	O'Reilly Auto Parts	2	Jiffy Lube
3	Great Clips	4	Chevron
5	Instyle Hair & Nails	6	Orangetheory Fitness
7	Tesla Charging		

BIKE LANES  
 BUS STOPS  
 AMTRAK LINE

To UC Davis Campus, Arboretum & Downtown

# UNIVERSITY RESEARCH PARK SITE PLAN



**WHERE  
BREAKTHROUGHS  
& BUSINESS  
HAPPEN.**



**UNIVERSITY RESEARCH PARK**

**JOIN THESE AND OTHER  
OUTSTANDING FIRMS  
DAVIS CALIFORNIA**



ADDRESS	SUITE	SQUARE FEET	NOTES**	TIMING	MONTHLY RENT*/***
1480 DREW AVENUE	130	±9,515	Partial building. Full Office buildout, including reception area, mix of private offices, open area, large conference room, lab area and break rooms. R&D/Lab/Medical Conversion potential. Great window lines. 600 amps of power.	Q4 2024	\$25,215**
1540 DREW AVENUE		±13,492	Full building. Full office buildout, including reception area, mix of private offices, open area, large conference room, and break room. R&D/Lab/Medical Conversion potential. Great window lines. 1,200 amps of power.	Q1/Q2 2024	\$35,750**
1850 RESEARCH AVENUE		±30,506	Full building. Full office build out, including reception area, mix of private offices, open area, large conference room, and break room. R&D/Lab/Medical Conversion potential. Great window lines. 2,000 amps of power.	Q4 2024	\$80,850**

\*Modified Gross, Tenant pays separately metered utilities and internal janitorial service.  
 \*\*NNN.  
 \*\*\*Full Service Gross, Tenant pays internal janitorial service.

# CURRENT AVAILABILITIES

## CONTACT INFO

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# DAVIS'

## RESEARCH/TECHNOLOGY/SCIENCE/ OFFICE & BUSINESS

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# UNIVERSITY RESEARCH PARK



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**FULCRUM PROPERTY**

**DAVIS CALIFORNIA**