



macLaughlin and co

1910-20 5th STREET
DAVIS, CA

Prepared for

FOR SALE

TABLE OF CONTENTS

- 1 Executive Summary
- 2 Property Summary
- 4 Floor Plan
- 5 Overhead Photo
- 6 Property Photos
- 9 Market Comparables
- 10 Brokerage Team



EXECUTIVE SUMMARY

Property Address	1910-20 5 th Street, Davis, CA 95616
Total NRSF	40,000
Stories	2
Lot Size	1.51 Acres
Price:	\$8,000,000
Price per Square Foot:	\$200/SF
Year Built	1979
Parcel Number	070-560-016-000
Building Height	18'
Physical Occupancy	Vacant

PROPERTY SUMMARY

Property Description

Position your business in the heart of Davis at 1910–1920 5th Street. This well-located property offers excellent visibility along a major corridor with convenient access to downtown Davis, UC Davis, and Interstate 80.

The building features flexible floor plans to accommodate a variety of retail, office, or service uses, with ample on-site parking for customers and employees. Surrounded by strong co-tenancy and a vibrant local community, this is a rare opportunity to secure a prime location in one of the most desirable markets in the region.

Property Highlights

- ⚡ Power: 8400 Amps, 120/208V
- 🏢 Two-Story Office, Warehouse and Lab Space
- 🔬 Lab Space with Fixtures
- 🔥 Large Gas Service
- 🚒 Fire Alarmed
- 🏢 Zoning: PD 12-79 (Light Industrial, Office)
- 🚗 Easy Access to I-80
- 🚪 Elevator

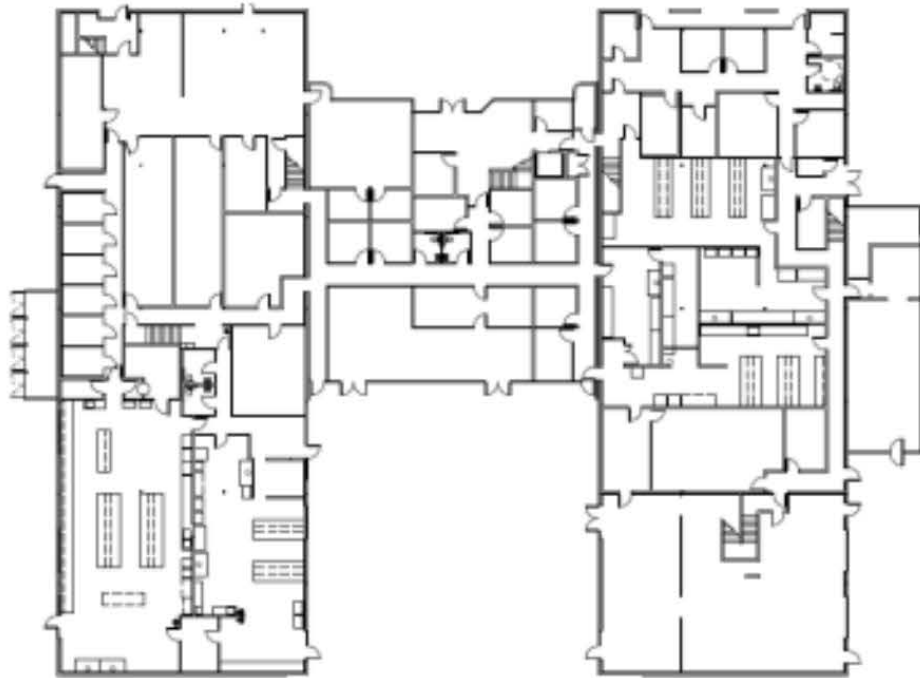


PROPERTY SUMMARY



Construction	Reinforced Concrete
Roof	60Mil TPO Overlay
Fire Sprinkler	No
Water	City of Davis
Sewer	City of Davis
Electric	Pacific Gas & Electric
Gas	Pacific Gas & Electric
Zoning-General Plan	P.D. 12-79 Industrial/Manufacturing
Earthquake Zone	Davis is not located in an earthquake zone

FLOOR PLAN

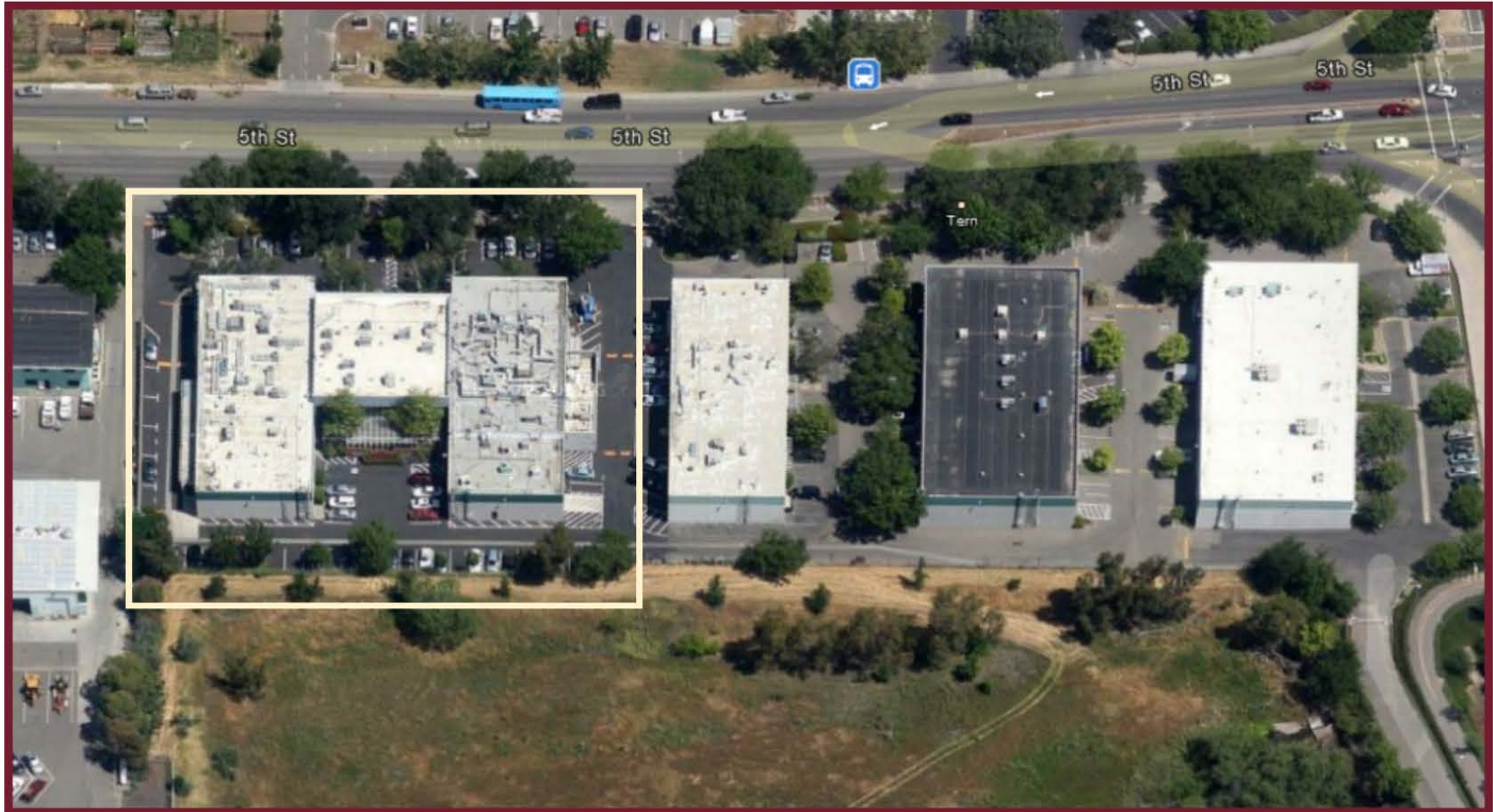


First Floor



Second Floor

OVERHEAD PHOTO



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



MARKET COMPARABLES

POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	21,393	72,328	78,227
2024 Population	23,002	77,636	83,682
2029 Population	23,543	79,009	85,149
2020-2024 Annual Growth	1.9%	1.8%	1.7%
2024-2029 Annual Growth	0.5%	0.4%	0.4%
Median Age	27.9	27.3	27.4

HOUSEHOLD

2020 Households	8,399	25,869	28,141
2024 Households	8,882	26,700	28,991
2029 Households	9,087	27,199	29,522
2020-2024 Annual Growth	1.6%	1.1%	1.1%
2024-2029 Annual Growth	0.5%	0.4%	0.4%
Average Household Size	2.4	2.5	2.5

INCOME

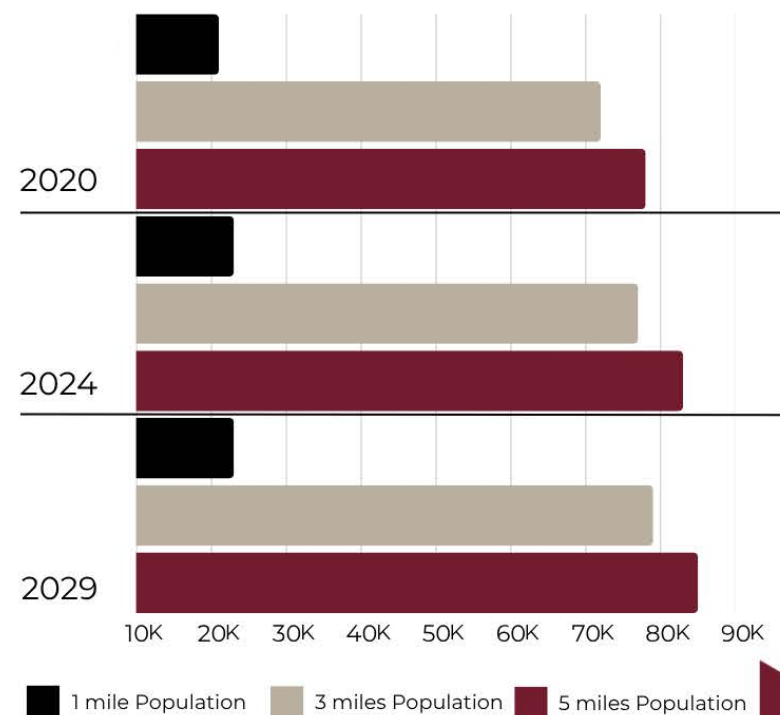
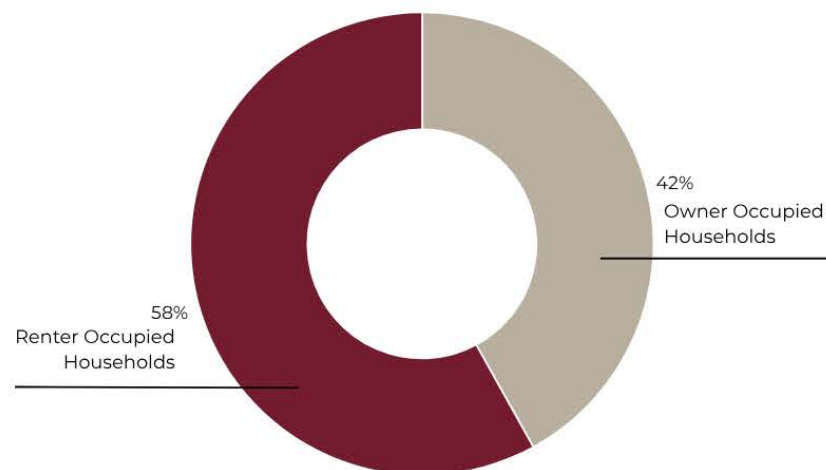
Average Household Income	\$97,324	\$116,908	\$117,106
Median Household Income	\$66,866	\$77,311	\$77,286

POPULATION



1 Mile Radius:	23,002
3 Miles Radius:	77,636
5 Miles Radius:	83,682

Housing Occupancy



BROKERAGE TEAM



Jim MacLaughlin

Principal

jmacLaughlin@macco.org

+ 1 916 374 4232

Jim MacLaughlin joined MacLaughlin and Company in 1986 and became President in 1996. A UC Berkeley graduate in Business Administration, he has overseen leasing and management of more than 1.5 million square feet across Northern California and led development projects totaling 315,000 square feet. Over his 28-year tenure, Jim has negotiated over 15 million square feet of leases and sales, representing clients from family partnerships to institutions.



Rebecca Koons

Agent/Property Manager

rkoons@macco.org

+ 1 916 374 4221

Rebecca joined MacLaughlin and Company in 2012, assisting in over 150 lease transactions totaling more than 1 million square feet of commercial, industrial, office, and retail space across Northern California. A licensed California Real Estate Agent, she manages lease agreements, vendor contracts, rental collections, tenant improvements, landlord/tenant walkthroughs, and major capital projects.



Louis MacLaughlin

Agent/Property Manager

louiemac@macco.org

+ 1 916 374 4235

Louis joined MacLaughlin and Company in 2020 as an Assistant Property Manager and quickly established himself in commercial property management and leasing. A University of Arizona graduate, he became a licensed real estate broker by age 27 and has gained strong experience in financing. Louis manages properties across Sacramento, Stockton, and San Jose, overseeing leasing, rent collection, vendor contracting, tenant relations, and underwriting.