

RESEARCH
PARK DRIVE
1222

±4.36 ACRE REDEVELOPMENT OPPORTUNITY



FOR SALE

Colliers

PROPERTY OVERVIEW

1222 Research Park Drive offers a rare opportunity to acquire a premier ± 4.36 -acre infill redevelopment site (APN 069-060-15-1) within Davis' prestigious University Research Park, featuring $\pm 33,500$ SF of existing improvements, immediate access to I-80 and Highway 113, existing power, fiber, and utility infrastructure, and exceptional multifamily redevelopment potential just one mile from UC Davis and downtown Davis.



± 4.36 AC
AVAILABLE



$\pm 33,500$ SF
EXISTING
IMPROVEMENTS



I-80 & HWY 113
FREEWAY
ACCESSIBILITY



UC DAVIS
NEARBY



APN
069-060-15-1



**EXISTING
INFRASTRUCTURE**

**CALL BROKER
FOR ASKING PRICE**

**VIEW FOR LEASE
BROCHURE**



**Renderings are AI-generated*



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PROPERTY AERIAL

UC DAVIS
UNIVERSITY OF CALIFORNIA

BIKE LANE

SACRAMENTO

BUS STOP

INTERSTATE
80

INTERSTATE
80

RICHARDS BOULEVARD

1222
RESEARCH
PARK DRIVE

RESEARCH PARK DRIVE

EXISTING LAYOUT

ABOUT DAVIS

Davis, California is a vibrant university city in Yolo County known for its high quality of life, extensive bicycle network, and strong commitment to sustainability. Home to the University of California, Davis, the city combines a dynamic academic and research environment with a welcoming small-town atmosphere. Located approximately 15 miles west of Sacramento, Davis offers residents excellent schools, abundant parks and open space, a thriving downtown district, and convenient access to Northern California's major employment centers. The city is widely recognized for its innovation in agriculture, veterinary medicine, environmental sciences, and technology, making it an attractive place to live, work, and invest.



39K+ STUDENTS & 21K+ STAFF | \$1.1B+ RESEARCH BUDGET



ACTIVE BIOTECH/AG-TECH INVESTMENT CORRIDOR



ONE OF THE MOST SUPPLY-CONSTRAINED HOUSING MARKETS IN REGION



CONNECTED LIFESTYLE

THE PERFECT BALANCE OF LIFE & LOCATION

	1 MILE	3 MILES	5 MILES
2026 TOTAL POPULATION	10,935	75,945	81,970
2026 TOTAL DAYTIME POPULATION	38,014	89,764	94,551
2026 HOUSEHOLDS	4,240	26,479	28,812
AVERAGE HOUSEHOLD INCOME	\$90,255	\$131,722	\$135,778
MEDIAN HOME VALUE	\$741,047	\$866,240	\$873,919



WALKABLE AMENITIES



[VIEW DAVIS BIKE MAP](#)

UC DAVIS
UNIVERSITY OF CALIFORNIA

DAVIS COMMONS

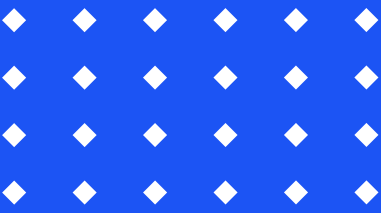
DOWNTOWN DAVIS



**1222 RESEARCH
PARK DRIVE**

AMENITIES WITHIN 1 MILE





1222 RESEARCH PARK DRIVE

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