

OFFERING MEMORANDUM

# THE CANNERY VILLAGE

*For Sale ±3.85 AC in Davis, CA*

SUBJECT  
PROPERTY

MARKET AVE

E COVELL BLVD



LAND FOR SALE

*Approved Plan Combining Innovative  
Planning & Timeless Design with State  
of the Art Construction*

SUBJECT  
PROPERTY



SMALL OFFICE BUILDINGS



OFFICE & MEDICAL SPACES FOR LEASE



RETAIL SPACES



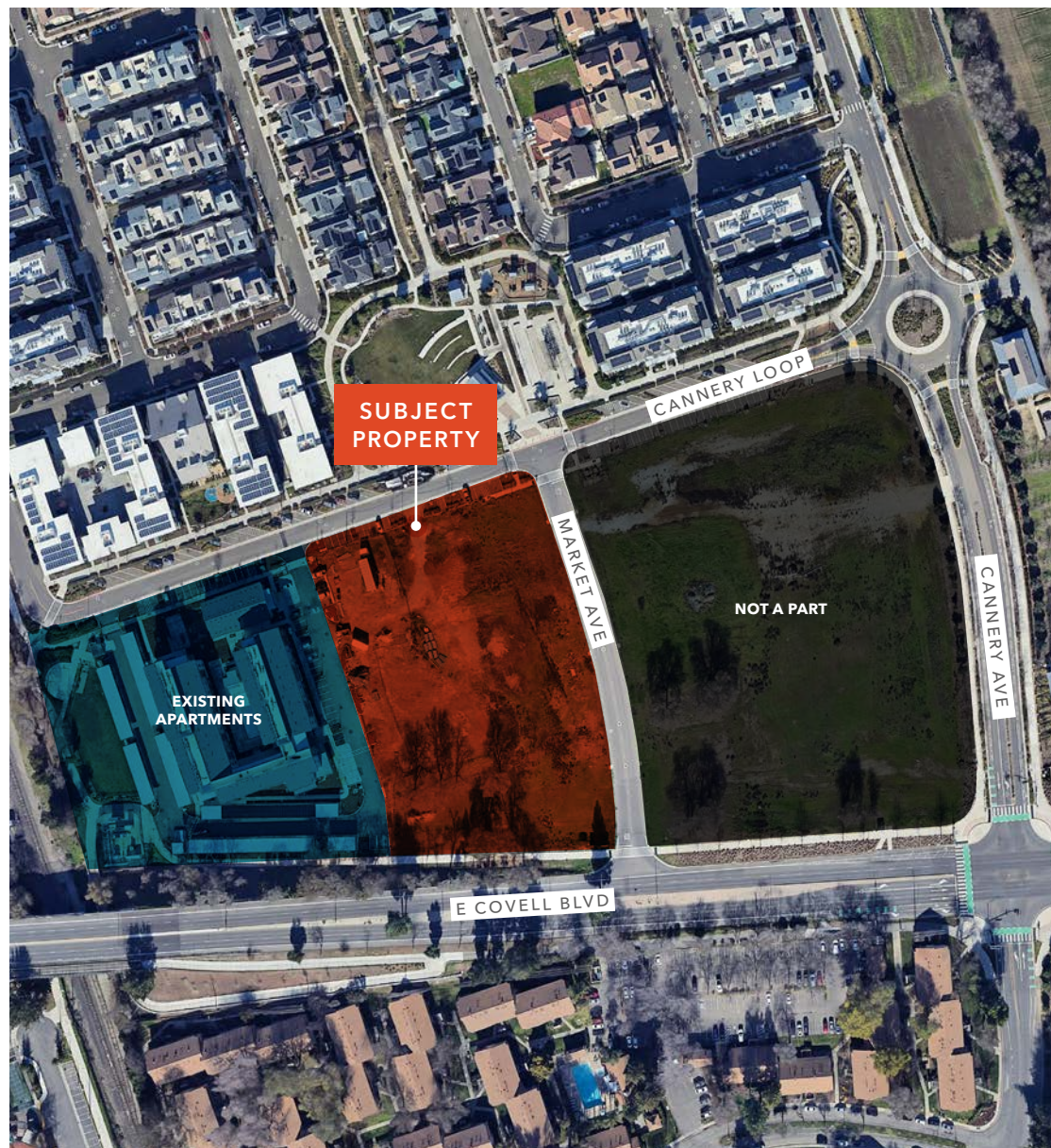
# CANNERY VILLAGE PROPERTY OVERVIEW

Kidder Mathews is pleased to present the land at the Cannery Development, Davis, California. The property of approximately  $\pm 3.85$  AC is zoned commercial and is located at the entrance to the highly successful Cannery Village Development. The site is already subdivided into multiple parcels. It can be developed as medical, office, retail and apartments. The site is also approved for small individual "User" buildings that can be sold as office, medical and dental. The site offers frontage on East Covell Boulevard and is accessible from Market Avenue and Cannery Loop Road.

ADDRESS	Cannery Ave & E Covell Blvd, Davis, CA
GROSS LAND SIZE	$\pm 3.85$ Acres
PARCEL NO.	035-510-037-000
APPROVED FOR	Retail, Office/Medical, Daycare (Potential to also develop as apartments)
ZONING	Commercial

**\$3.5M**  
ASKING PRICE

**$\pm 3.85$  AC**  
TOTAL AC



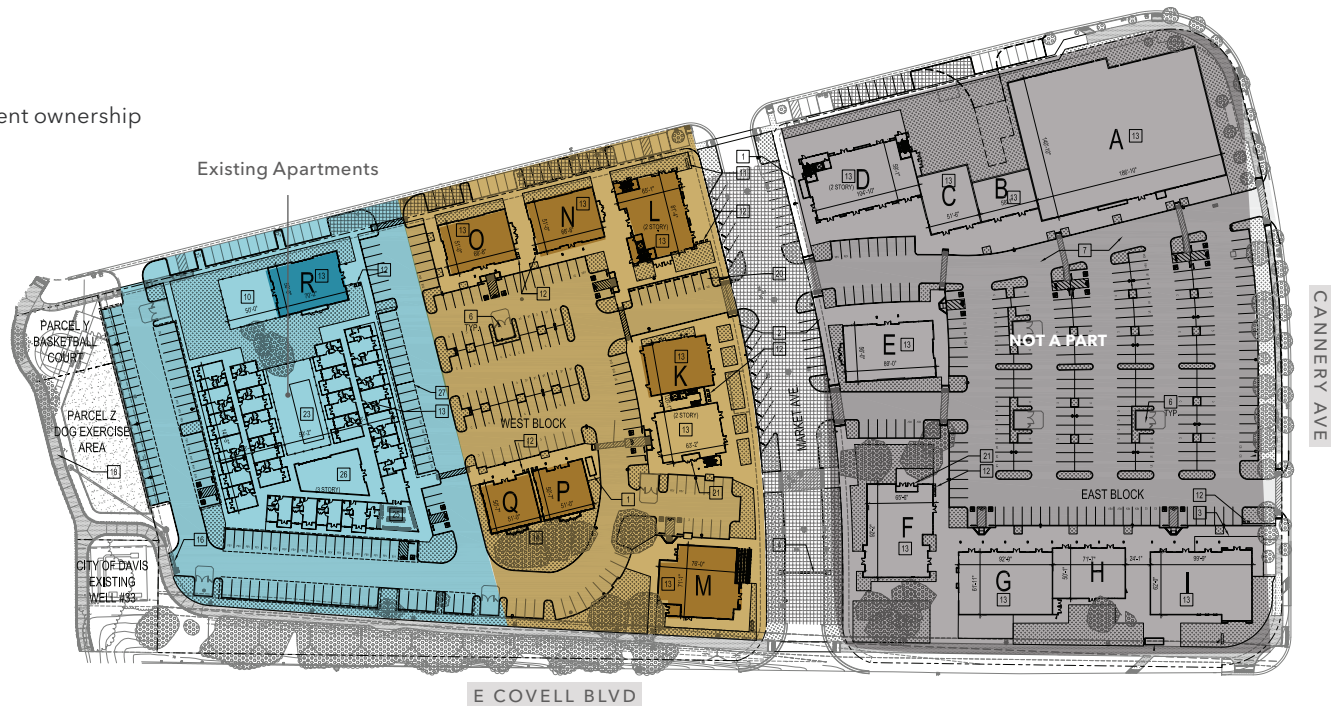


## ±3.85 AC OF PRIME LAND APPROVED FOR RETAIL MEDICAL & OFFICE



# ±3.85 AC OF PRIME LAND APPROVED FOR RETAIL MEDICAL & OFFICE

- Available
- Not available, different ownership

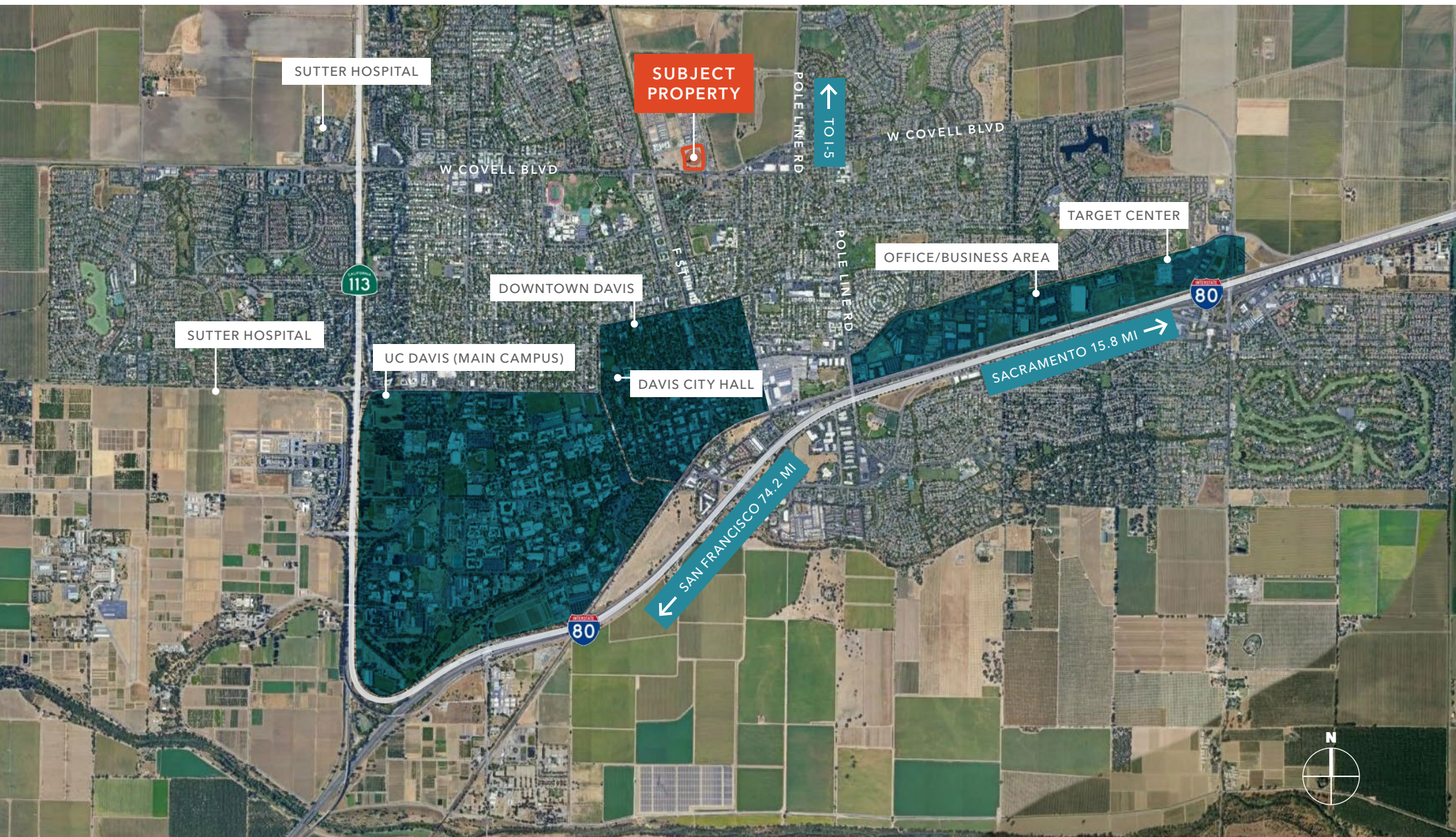


## WEST BLOCK LAND AVAILABLE AND APPROVED FOR

BUILDING K	±7,000 SF Off/Ret. + 12 Apt Units
BUILDING L	±12,000 SF Two-Story Office/Medical
BUILDING M	±5,000 SF Restaurant Pad
BUILDING N	±3,500 SF Office/Medical

BUILDING O	±3,500 SF Office/Medical
BUILDING P	±2,500 SF Office/Medical
BUILDING Q	±3,500 SF Daycare Building



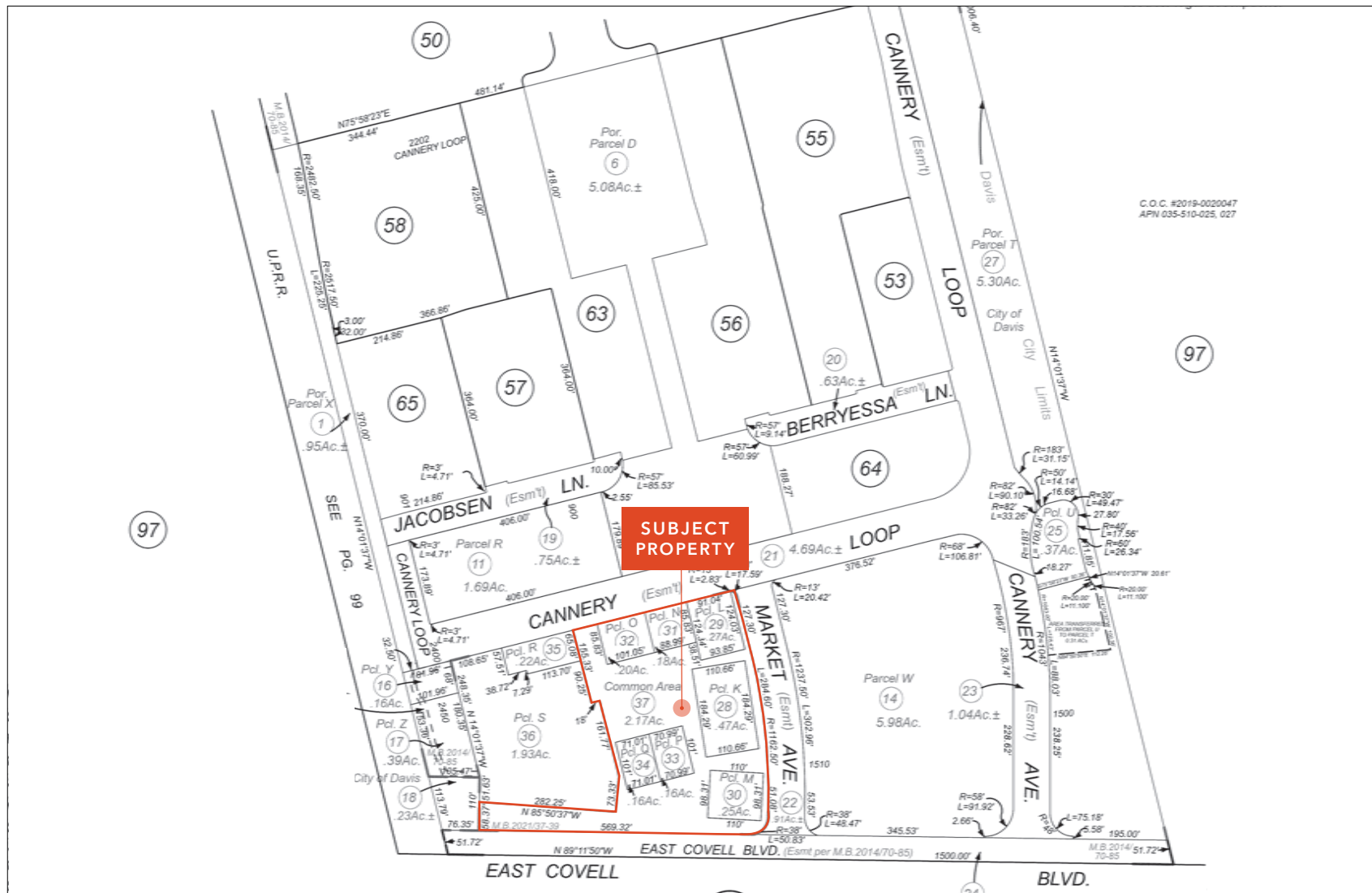








# PARCEL MAP APN: 035-510-037-000





# THE CANNERY VILLAGE

## *A Sustainable Residential Community in Davis, CA*

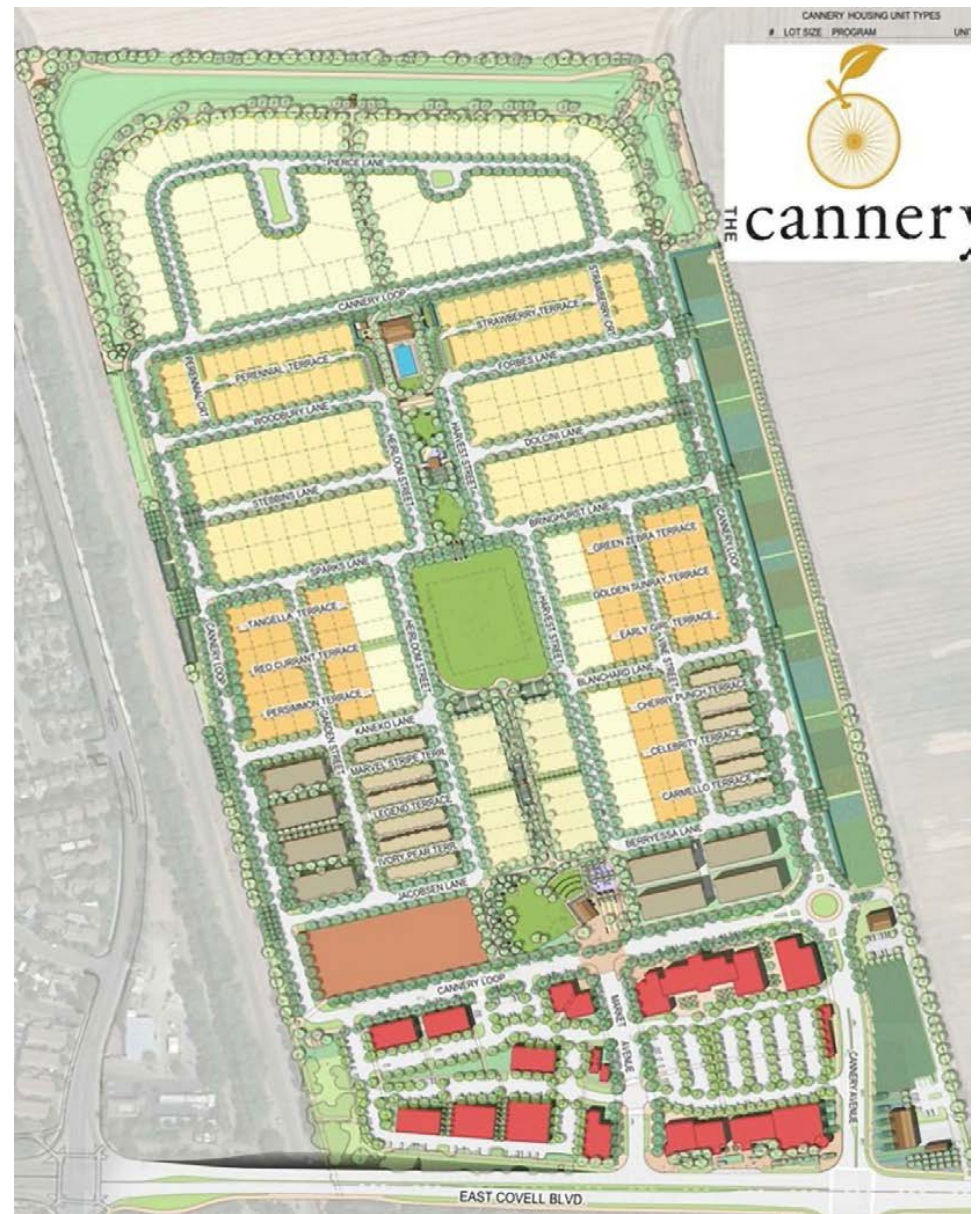
Located on 98.6 acres, The Cannery Village is a master-planned, pedestrian-friendly community offering 550 homes, designed to meet the needs of a diverse range of residents, from young families to professionals and seniors. Developed in the mid-2010s, The Cannery showcases cutting-edge sustainable living practices.

With homes ranging in price from approximately \$700,000 to over \$1 million, the neighborhood delivers a blend of modern design, energy efficiency, and a deep connection to the surrounding agricultural heritage.

*“It’s a vision of the good life that is primed to reshape many American suburbs.”*

– CityLab

Each home within The Cannery is highly resource-efficient, with most equipped with rooftop solar panels, contributing to the community's goal of 100% electrical power being supplied by a community solar array. These homes are all situated within 300 feet of a park or trail, ensuring easy access to nature and promoting an active, outdoor lifestyle.








LAND FOR SALE

### A MODEL OF SUSTAINABLE COMMUNITY DESIGN

The Cannery is not just a residential development; it's an exploration of progressive community design, built with a commitment to sustainability. Spread across nearly 100 acres, the development incorporates over 28 acres of open space, featuring a variety of parks, wildlife habitats, and a comprehensive 9.9-mile multi-use trail network.


The homes themselves emphasize eco-friendly features such as stormwater cleansing systems, water conservation measures, and landscaping designed to support pollinators and beneficial insects. Much of the public planting is drought-tolerant, reflecting the local climate and water conservation efforts.

### AGRICULTURE AT THE HEART OF THE COMMUNITY



At the center of The Cannery is a 7.6-acre urban farm, managed by the Center for Land-Based Learning, a nonprofit that trains future farmers. The farm offers Community Supported Agriculture (CSA) options, providing residents with locally grown, organic produce right in their backyard. This unique integration of agriculture and community living promotes healthier diets, supports the local economy, and fosters stronger connections between neighbors.

### SEAMLESSLY CONNECTED TO DAVIS



The Cannery Village's design reflects the City of Davis's long-standing commitment to sustainability. Extensive bike trails and pedestrian paths connect The Cannery to the larger Davis community, reinforcing the city's focus on alternative transportation. The neighborhood's proximity to downtown Davis also ensures residents have easy access to a variety of shops, restaurants, and cultural venues, while still enjoying the peaceful, farm-centric atmosphere of the community



## FUTURE SHOPPING CENTER & OFFICES



### *Premium Shops*

The Cannery Village Marketplace Shopping Center will feature over ±70,000 square feet of premium shops, restaurants, medical and entertainment uses. The shopping center will cater to the needs and wants of the homes and apartments in the area.



### *Common Areas & Gathering Places*

The Cannery Village Marketplace Shopping Center will offer common areas and gathering places for people to mix and relax. There will be areas for eating and drinking with friends and family. There area will be bicycle and walking friendly.



### *Inviting, Attractive Design*

The Cannery Village Marketplace Shopping Center will be the premium shopping center in the City of Davis. The outstanding architectural design has been created by the prominent architectural firm 19six. They have used timeless construction materials and design to create a Shopping Center that will be inviting and attractive.



KIDDER MATHEWS





*The City of Davis is home to UC Davis, a top contributor of agricultural technological advances.*

*Also known as home to the US Bicycling Hall of Fame, Mondavi Center, UC Davis Arboretum, and Toad Tunnel.*



## *City of Davis*

**35,000**

UC DAVIS STUDENT  
POPULATION

**USDA**

TOP EMPLOYER  
(200 EMPLOYEES)

**UC DAVIS**

TOP EMPLOYER  
(24,411 EMPLOYEES)

**DAVIS  
UNIFIED**

TOP EMPLOYER  
(972 EMPLOYEES)

**CITY OF  
DAVIS**

TOP EMPLOYER  
(492 EMPLOYEES)

**SUTTER  
HOSPITAL**

TOP EMPLOYER  
(396 EMPLOYEES)





*Exclusively listed by*

KEVIN SHEEHAN

Managing Director

916.751.3601

kevin.sheehan@kidder.com

LIC N°00936093

TYLER BOYD

First Vice President

916.751.3625

tyler.boyd@kidder.com

LIC N°01927167

KIDDER.COM

