

GREENHAUS

8,663 SF of *commercial space for lease* in
Davis' newest mixed-use community



GREENHAUS
1720 Research Park Drive
TENANT TENANT TENANT TENANT

GREENHAUS

1720 RESEARCH PARK DRIVE, DAVIS, CA 95618
*Project is under development and subject to modification.

km Kidder Mathews

The highly visible, brand new 5-story building is a great environment to grow your business and serve your clients. It offers quick access by bike or car to the UCD campus, downtown Davis, Sacramento, & the Bay Area.



Up to ±8,663 SF

AVAILABLE COMMERCIAL SPACE

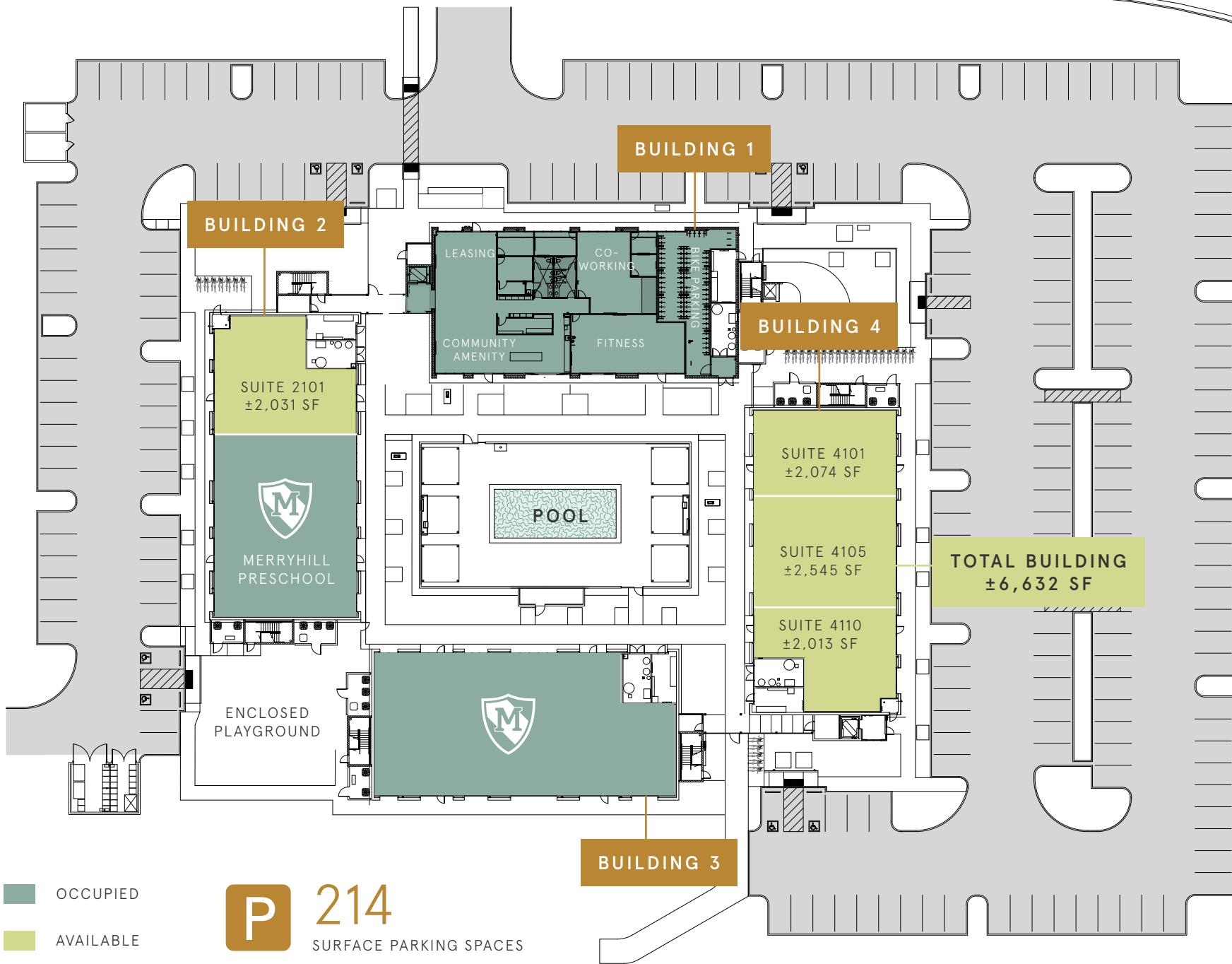
\$2.95/SF

NNN RENTAL RATE

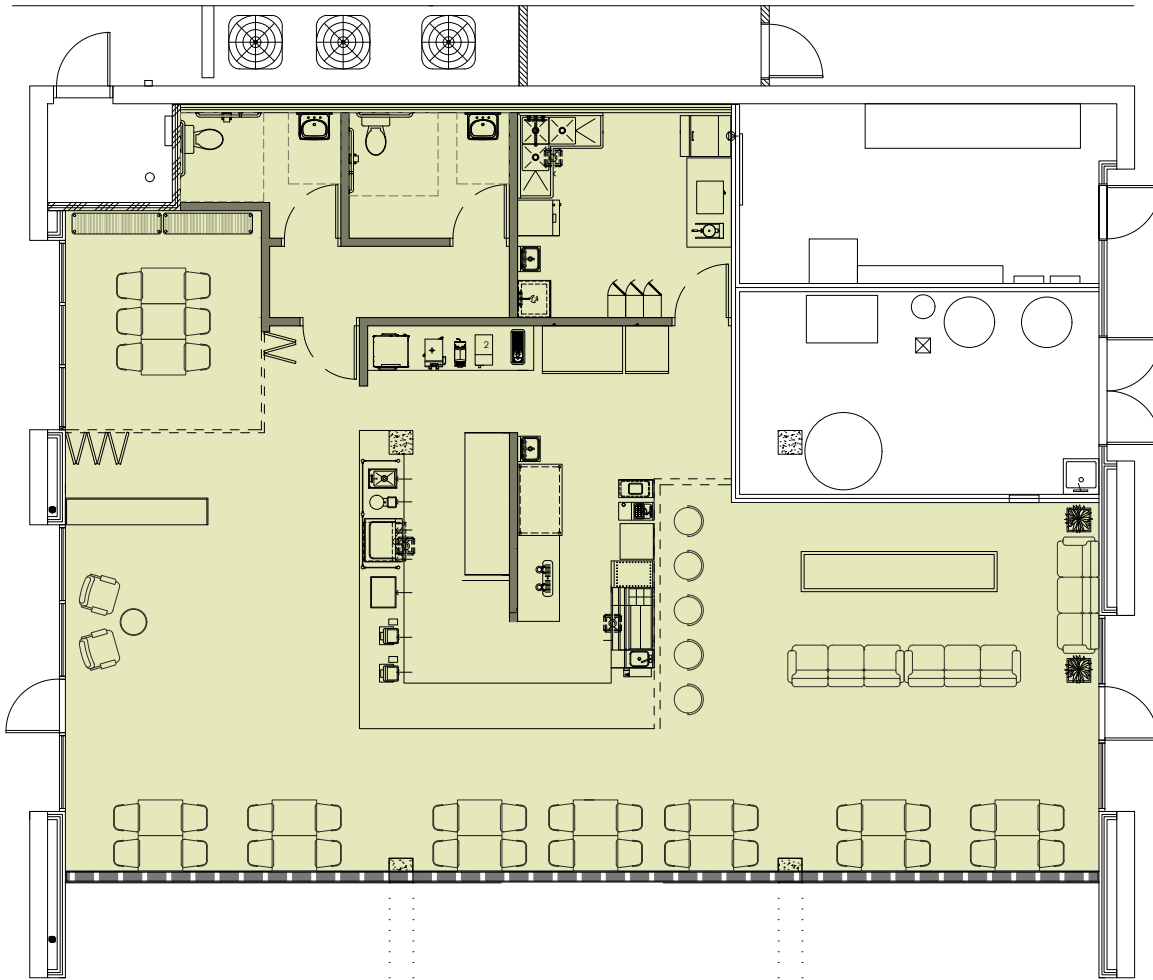
- Greenhaus consists of 28,000 SF of ground floor commercial/retail space and 160 apartments
- ±8,663 available SF on the ground floor, from ±2,031 to ±6,632 contiguous SF
- ±12,000 SF pre-leased to Merryhill Preschool and the Greenhaus community center and leasing office
- ±2,031 SF restaurant/barista-ready endcap space
- Very attractive floor to ceiling glass, high ceilings with great access to outdoor quad landscape
- Designed for easy customer and employee parking
- Flexible delivery options — gray shell with defined landlord base building and a TI allowance, or vanilla shell

ABOUT THE PROJECT →





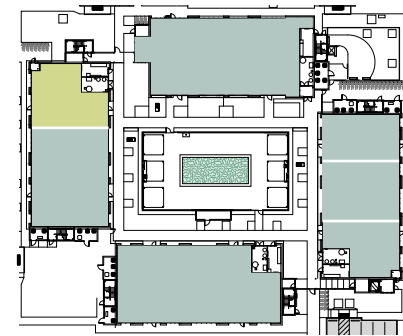
Building 2



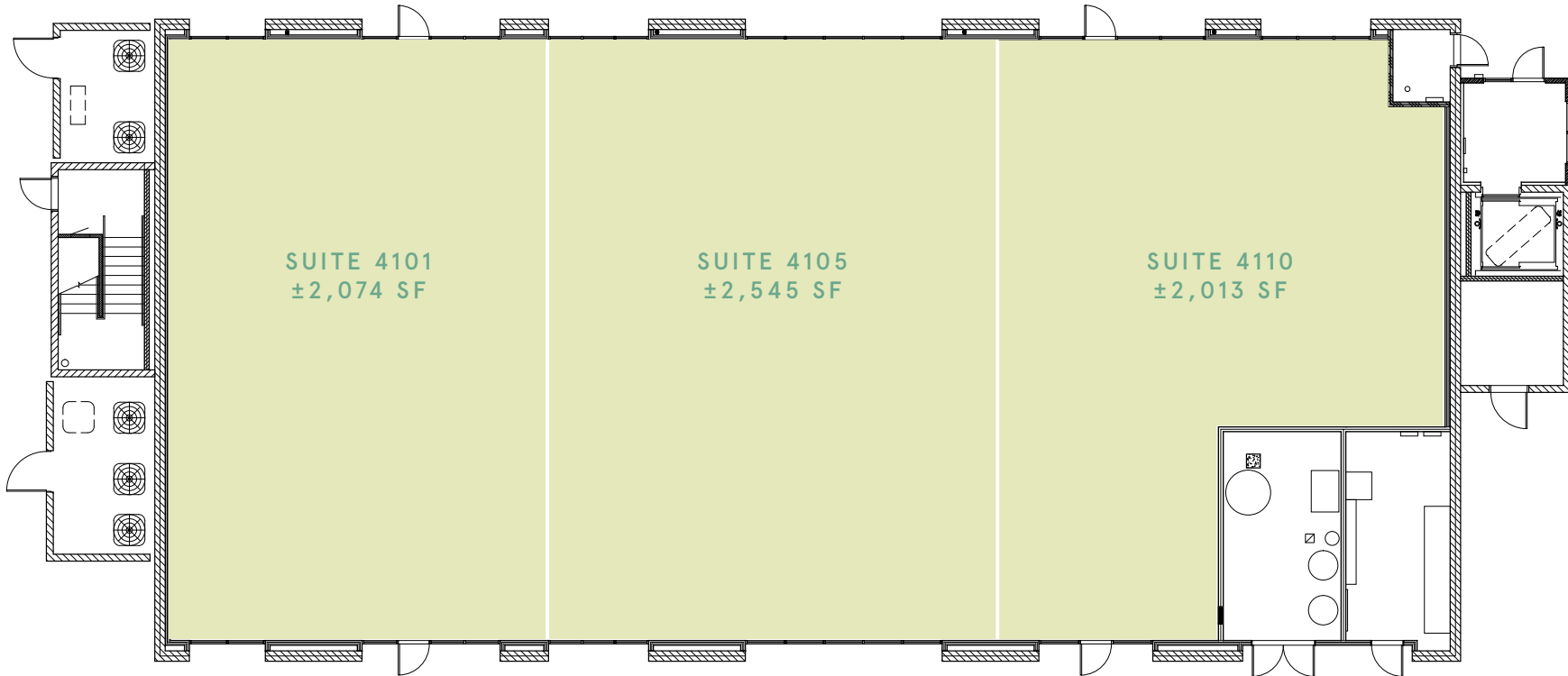
±2,031 SF

AVAILABLE FOR LEASE

- Sample restaurant/barista-ready space
- Floor to ceiling glass
- Monument signage and storefront glass signage
- Outdoor seating – back and front patio
- 13 foot ceiling height



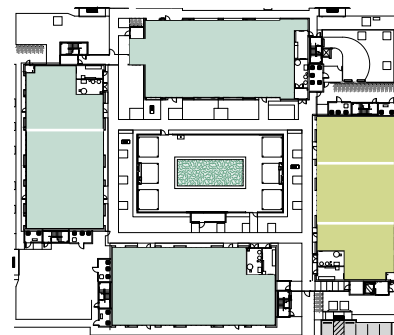
Building 4



±6,632 SF

CONTIGUOUS BUILDING SF

- From ±2,013 to ±6,632 contiguous SF
- Alternative demising available
- Great access to outdoor quad landscape
- 13 foot ceiling height – office finish or industrial tech look
- Tenant improvement allowance available, or turn-key delivery





Welcome to Greenhaus

Greenhaus is Davis' newest mixed-use community developed and managed by Fulcrum Property. The City of Davis boasts a top-rated University plus all the activities and amenities that go with this University town. There is world class teaching and research with a focus upon community service, athletics, the arts, great entertainment venues, plenty of museums, and miles of arboretum and bike paths.

Greenhaus is an *ideal place for businesses and residents to work, live, study, innovate, or relax by the pool/quad.*

For information on the residential community [click here.](#)



Greenhaus by the Numbers

Data Source: ESRI



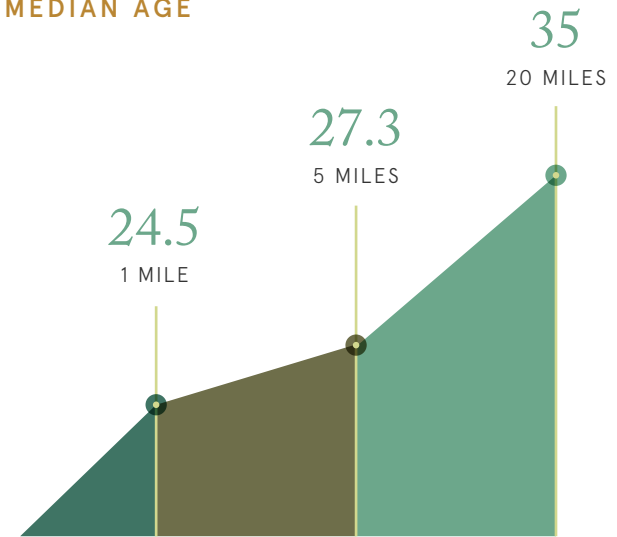
POPULATION



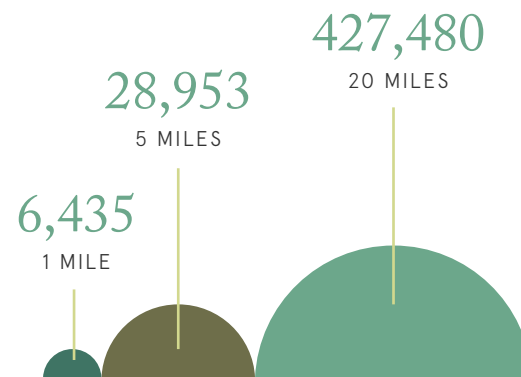
AVERAGE HOUSEHOLD INCOME



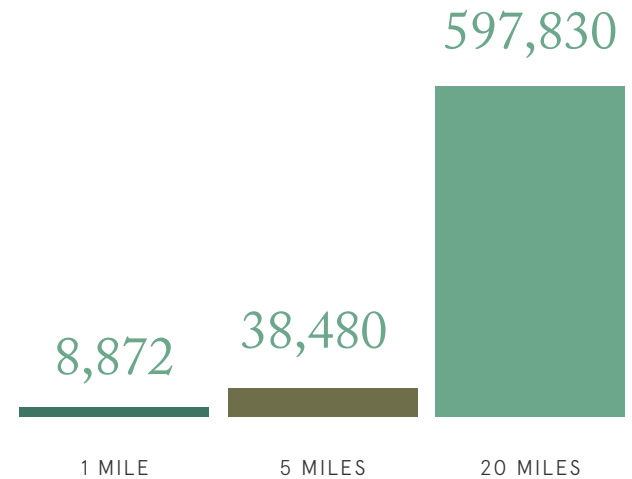
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Greenhaus benefits from *prominent exposure* fronting *Research Park Drive* and numerous surrounding bike lanes providing access to neighboring hot spots and amenities.

Project under development, anticipated to be ready for occupancy in 1st Quarter 2025.



2 min

DOWNTOWN DAVIS OFFRAMP OF INTERSTATE 80



5 min

DAVIS AMTRAK DEPOT



1 min

2 HOTELS IN THE IMMEDIATE VICINITY



4 min

UC DAVIS ARBORETUM

GREENHAUS



BIKE UNDERCROSSING I-80 TO UCD



UC DAVIS

RESEARCH PARK DR

BIKE LANE TO UC DAVIS

← UNIVERSITY RESEARCH PARK





FOOD & DRINK

- 01 Dos Coyotes
- 02 Yang Kee Dumpling
- 03 Mr. Pickles
- 04 Teabo Cafe
- 05 Starbucks
- 06 Four Seasons Gourmet
- 07 IHop
- 08 Carl's Jr
- 09 Starbucks
- 10 KFC

SHOPPING

- 01 Safeway
- 02 Pet Foods Express
- 03 Bank of America
- 04 Wells Fargo
- 05 O'Reilly Auto Parts
- 06 Great Clips
- 07 Chevron
- 08 Instyle Hair & Nails
- 09 Orange Theory Fitness

HOTELS

- 01 Holiday Inn
- 02 La Quinta Inn & Davis Suites





GREEN HAUS

COMMERCIAL LEASING BY

NAHZ ANVARY, CCIM
916.284.8385
nahz.anvary@kidder.com
LIC N° 01468557

JIM GRAY, LEED AP, CCIM
916.947.5142
jim.gray@kidder.com
LIC N° 00524597



OWNED BY



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

