

Just Signed!



CALICRAFT
BREWING CO.



L&L Hawaiian
Barbecue

THE DAVIS COLLECTION

DAVIS, CA



±115,372 SF SHOPPING CENTER REDEVELOPMENT

TRADER JOE'S ANCHORED SHOPPING CENTER AVAILABLE FOR LEASE

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BRIXMOR

PROJECT HIGHLIGHTS



ADJACENT TO UC DAVIS CAMPUS WITH 39,000 STUDENTS



EASILY ACCESSIBLE FROM HWY 113 & I-80



LOCATED AT THE BUSIEST INTERSECTION IN DAVIS
RUSSELL BLVD: 20,500 ADT
ANDERSON RD: 13,100 ADT



MULTIPLE STUDENT HOUSING PROJECTS IN IMMEDIATE VICINITY



ANCHORED BY TRADER JOE'S

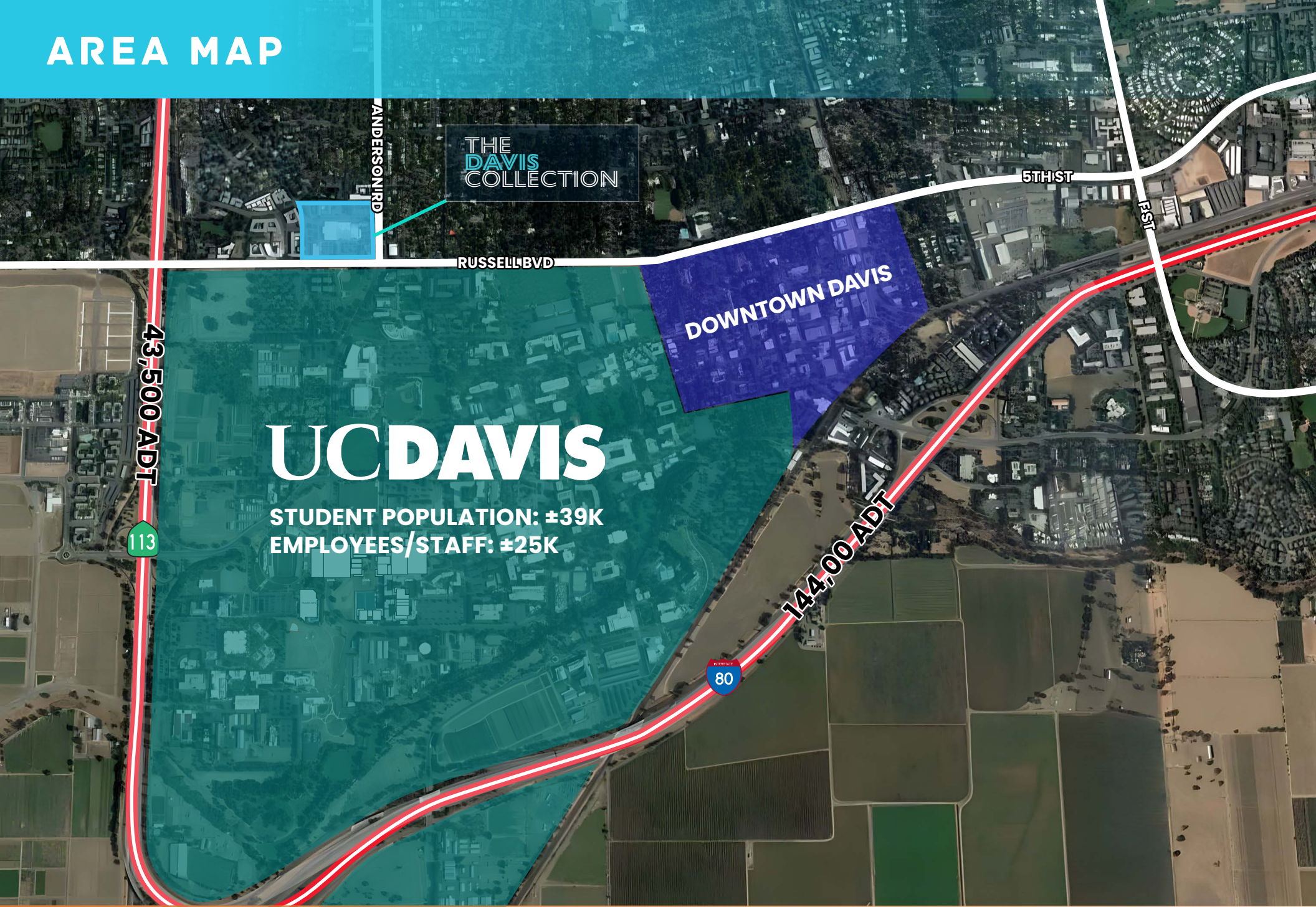


ESTIMATED DELIVERY Q1 2025

THE
DAVIS
COLLECTION



AREA MAP



THE
DAVIS
COLLECTION

DOWNTOWN DAVIS

UC DAVIS

STUDENT POPULATION: ±39K
EMPLOYEES/STAFF: ±25K

43,500 ADT

144,000 ADT



RETAIL TRADE AREA

WEST COVELL BVD



SAFEMAY 
CVS/pharmacy
JACKS URBAN EATS

THE DAVIS COLLECTION



SAVE MART SUPERMARKETS
Papa Murphy's
ACE Hardware
PANDA EXPRESS



Little Caesars
Nugget Markets
Carl's Jr.
SUBWAY
CVS/pharmacy



DOLLAR TREE
GROCERY OUTLET
bargain market

113



TRADER JOE'S



THE ITALIAN GUY'S
CHIPOTLE
CREAM
WOODSTOCK PIZZA
Panera
MIKUNJ
SPAZZ COFFEE
REGAL CINEMAS

80



SAFEMAY 
OfficeMax
RITE AID



THE DAVIS COLLECTION

PROPOSED SITE PLAN

THE
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COLLECTION



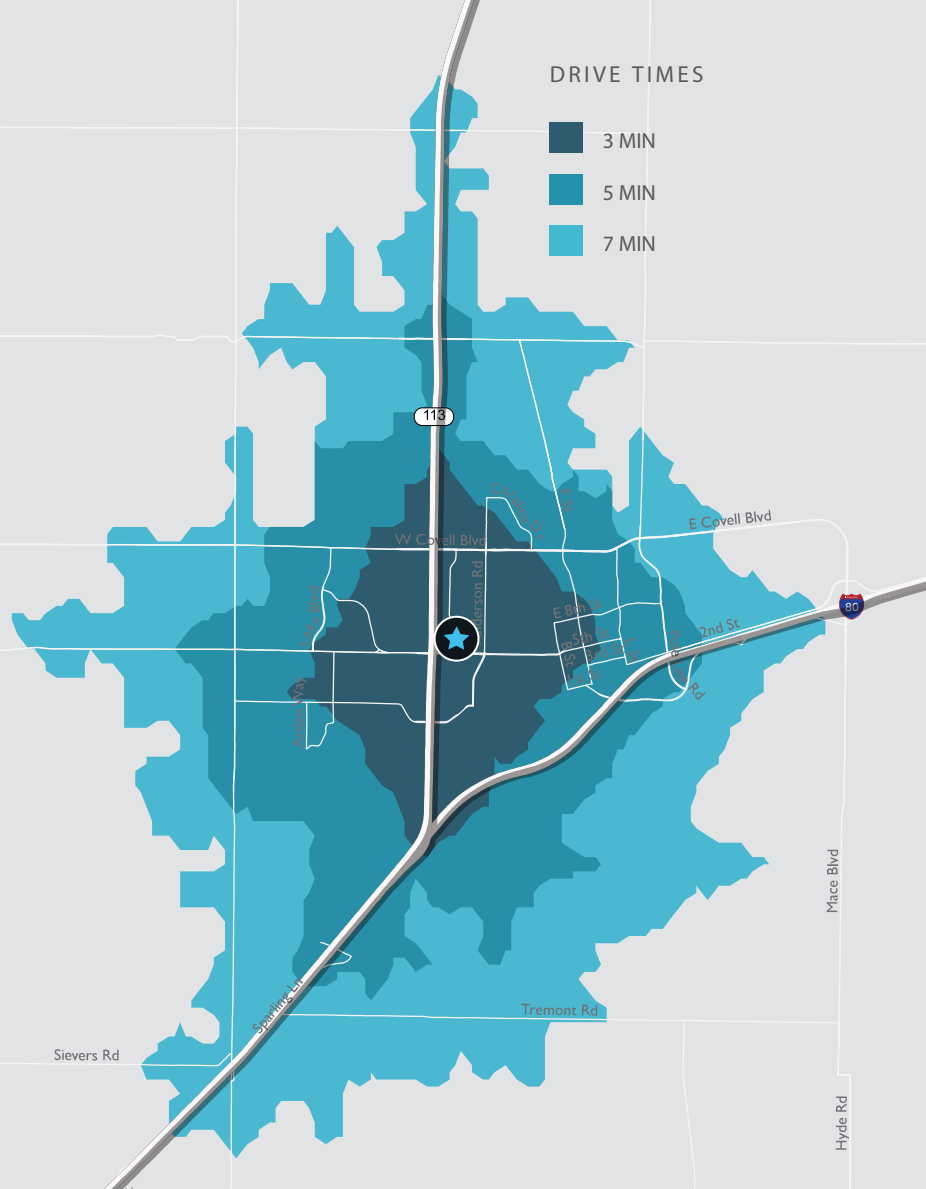
Suite	Tenant	SF
101	Trader Joe's	13,210
102	ULTA Beauty	10,000
103	Nordstrom Rack	25,000
104	Available	2,000
105	The Old Tea House	900
106	Available	900
107	Available	900
108	CaliCraft Brewing	4,000
109	Good Poke	1,730
110	Available	1,300
110A	L&L Hawaiian BBQ	1,186
111-112	Available	10,000
113	PetSmart	17,500
114	The Melt	3,000
115	Shah's Halal	1,016
116	88 Bao Bao	1,310
117	Urban Plates	3,500
118	Mendocino Farms	2,420
119	Available	1,800
120	Available	1,432



THE DAVIS COLLECTION

DRIVE TIMES

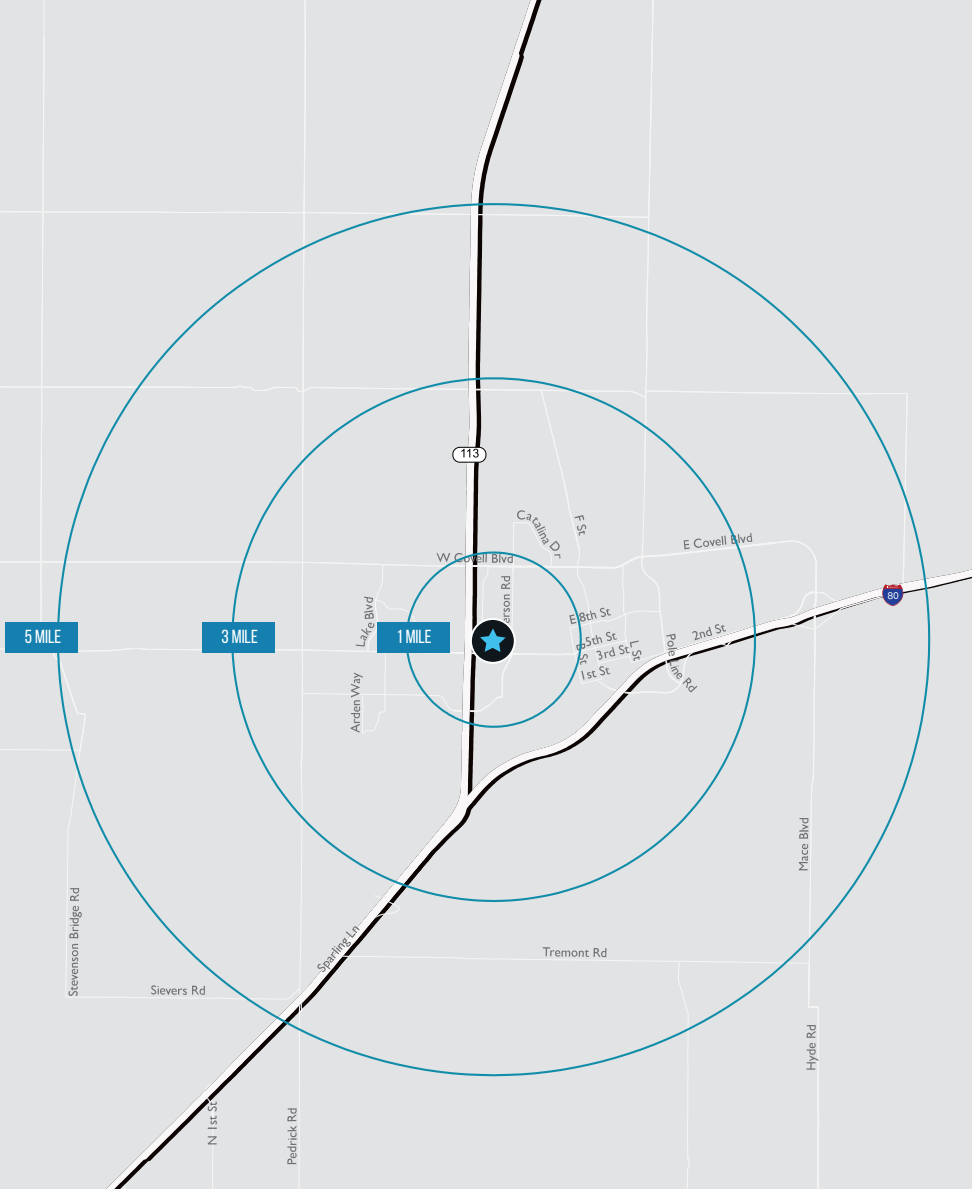
- 3 MIN
- 5 MIN
- 7 MIN



DEMOGRAPHICS (2023)	3 Min	5 Min	7 Min
2023 Total Population	6,443	30,513	48,091
2028 Total Population (Estimated)	6,469	30,461	48,017
Median Age Total Population	23.3	23.6	24.9
Total Households	2,141	9,856	17,092
Total Occupied Housing Units	2,266	10,639	18,256
Total % Owner Occupied Housing Units	29.4%	27.8%	32.7%
Total % Renter Occupied Housing Units	65.1%	64.8%	60.8%
Average Household Income	\$109,162	\$110,786	\$118,223
Median Household Income	\$56,087	\$58,889	\$65,863
Per Capita Income	\$37,301	\$36,897	\$42,548
Pop 25 yrs + by Educational Attainment	2,342	12,223	23,772
% Pop 25 yrs + Graduate/Professional Degree	52.9%	47.8%	45.2%
% White Collar Occupations	74.7%	75.8%	77%
% Blue Collar Occupations	15.9%	16.0%	14.6%
Average Household Size Total (2020)	2,125	9,766	16,947

DRIVE TIME DEMOGRAPHICS





DEMOGRAPHICS (2023)	1 Mile	3 Miles	5 Miles
2023 Total Population	22,817	68,772	78,852
2028 Total Population (Estimated)	22,803	68,679	79,471
Median Age Total Population	23.3%	25.9%	27.4%
Total Households	6,689	24,814	28,582
Total Occupied Housing Units	7,235	26,357	30,272
Total % Owner Occupied Housing Units	27.9%	38.3%	41.2%
Total % Renter Occupied Housing Units	65.4%	56.4%	53.9%
Average Household Income	\$106,843	\$126,440	\$136,004
Median Household Income	\$56,377	\$75,000	\$80,634
Per Capita Income	\$32,905	\$45,987	\$49,723
Pop 25 yrs + by Educational Attainment	8,403	35,441	42,617
% Pop 25 yrs + Graduate/Professional Degree	48.9%	44.3%	44.0%
% White Collar Occupations	74.5%	78.1%	78.6%
% Blue Collar Occupations	8.2%	8.4%	8.2%
Average Household Size Total (2020)	6,627	24,600	28,242

RADIUS DEMOGRAPHICS





GALLERY



SITE PHOTO

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**NOW
UNDER
CONSTRUCTION**

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