# FOR LEASE

±2,155-±64,828 RSF

Move in Ready Suites

# 202 & 260 COUSTEAU PLACE

DAVIS, CA

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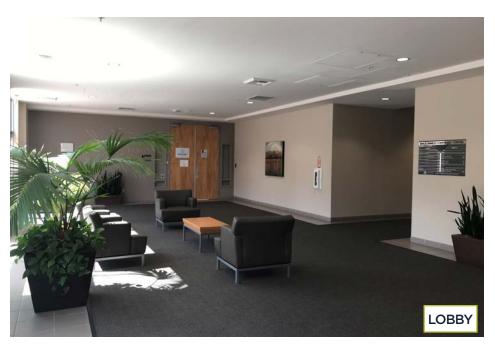






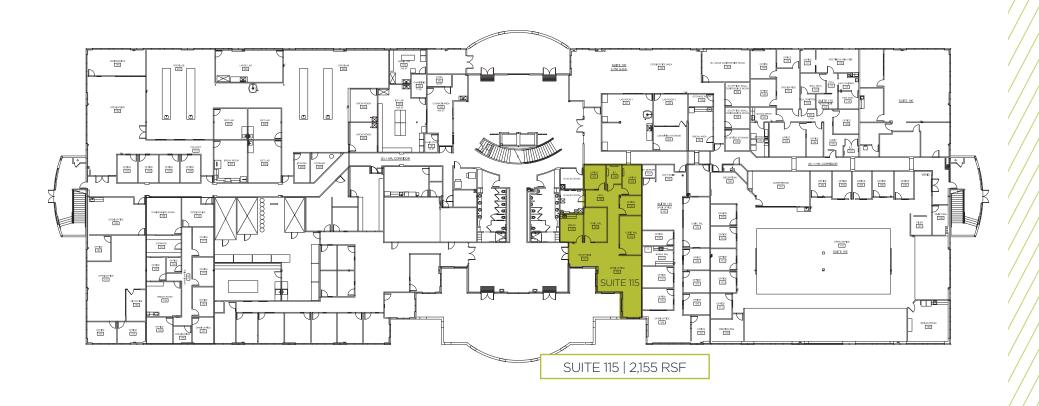
# PROPERTY HIGHLIGHTS

- Solar Panel Installation for Energy Savings
- Easily Accessible from Interstate 80 and Downtown Davis
- Building and Monument Signage Available
- High Quality Tenant Improvements & Building Operational Systems
- Located Adjacent to the Davis Bike Trail
- Move-in Ready Spaces off of Lobby Entrance





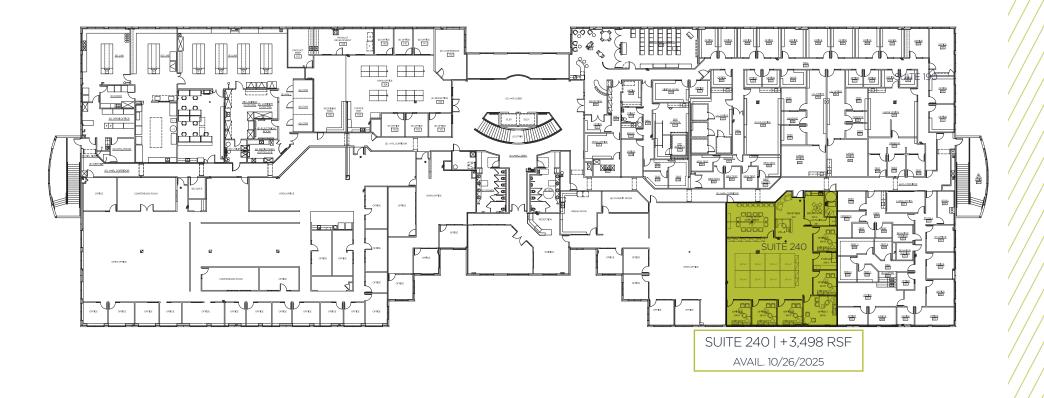
### 202 **COUSTEAU** | 1ST FLOOR





FLOOR PLAN **2,155 SF** 

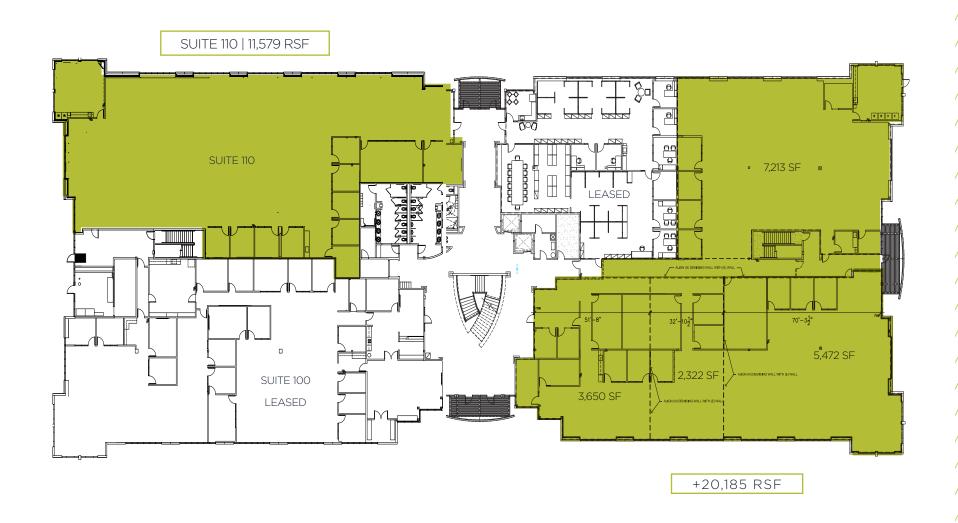
### 202 COUSTEAU | 2ND FLOOR





FLOOR PLAN **3,498 SF** 

## 260 **COUSTEAU** | 1ST FLOOR



**30,236 SF** 

### 260 COUSTEAU | 2ND FLOOR



FLOOR PLAN **24,970 SF** 









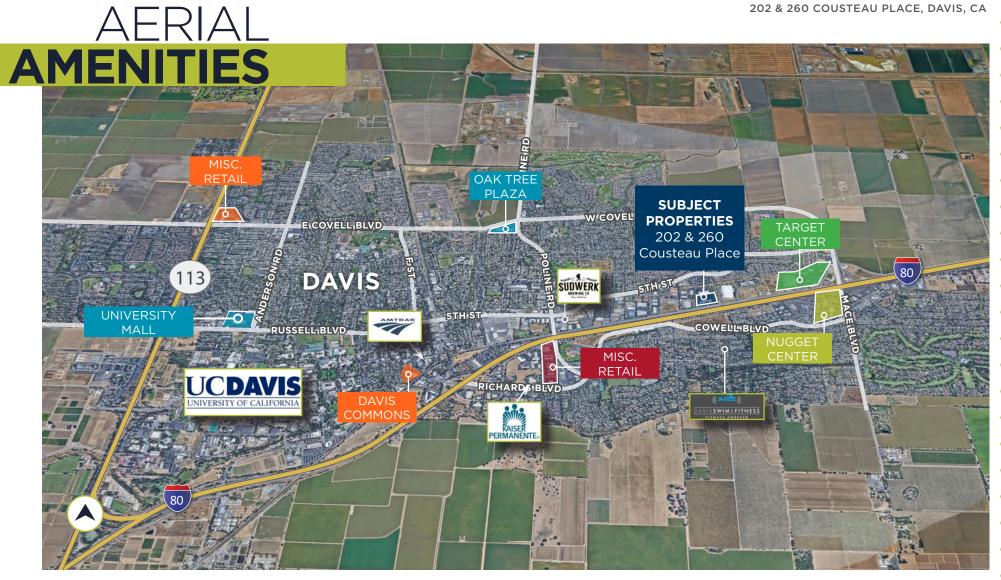
# ON-SITE SOLAR



**202 & 260 Cousteau Place** leverages Buzz Oates owned properties to create a dynamic ecosystem that synergizes the diverse sectors of Advanced Manufacturing, Life Science, Office, and Industrial spaces.



PROPERTY SYNERGY



#### **UNIVERSITY MALL**

- Trader Joe's
- Starbucks
- Subway
- Ohana Hawaiian BBQ

#### **DAVIS COMMONS**

- Mikuni Davis
- Burger Patch
- The Halal Guys

#### MISC. RETAIL

- OfficeMax
- Safeway
- RiteAid
- Teabo Café
- Dos Coyotes
- Pet Food Express
- Common Grounds Coffee

#### **NUGGET CENTER**

- **Nugget Markets**
- Taqueria Guadalajara
- 3. Huku Japanese Bistro
- Wok of Flame
- The Chicken Hawkers
- Starbucks
- Chevron
- McDonald's
- Taco Bell

#### **TARGET CENTER**

- Target
- TJ Maxx
- Famous Footwear
- **4.** AT&T Store
- 5. Chase Bank
- Beach Hut Deli
- Starbucks

#### **OAK TREE PLAZA**

- Nugget Markets
- **CVS Pharmacy**
- Cenario's Pizza

#### MISC. RETAIL

- Safeway
- Panda Express
- Big 5 Sporting Goods
- Jack's Urban Eats
- 5. Jamba

## THE DAVIS LIFESTYLE

Davis has much to offer, including parks, bike-paths, a world-class university, a growing cluster of innovative companies, farm-fresh food, diverse community activities and festivals, and a vibrant downtown with unique shops. Davis is home to United States Bicycling Hall of Fame, the Mondavi Center and Arboretum located on the UC Davis campus.

Davis is the home to UC Davis, highly known for research and devlopement. Proximity to UC Davis, and a very qualified workforce has helped our growing technology sector. Over 100 of our 2,200 companies work in advanced manufacturing, agtech, biotech, clean tech, data and life sciences, creating sustainable solutions to world issues.





82,445 **POPULATION** Within 5 Miles

201,299 **POPULATION** Within 10 Miles



\$106,558 **AVG. INCOME** Within 5 Miles

\$98,664 AVG. INCOME Within 10 Miles



\$764.466

Within 5 Miles

\$462.976 AVG. HOME VALUE COLLEGE DEGREE Within 10 Miles

AVG. HOME VALUE COLLEGE DEGREE Within 5 Miles

41%

Within 10 Miles

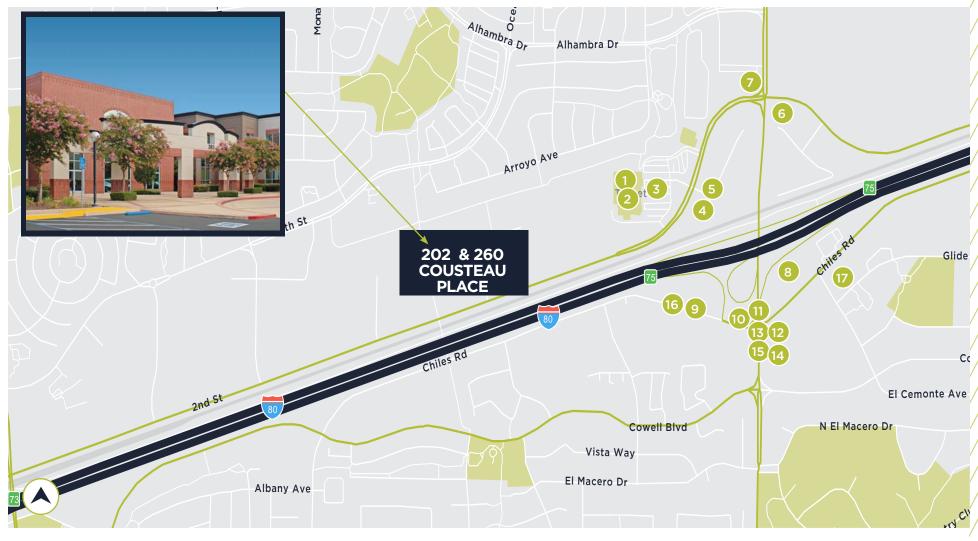








#### 202 & 260 COUSTEAU PLACE, DAVIS, CA



- 1. Target
- 2. Starbucks
- AT&T
- 4. Beach Hut Deli
- 5. Chase Bank
- 6. Ikeda's
- Chevron
- 8. Taco Bell
- 9. McDonald's
- 10. Nugget Market

- 11. Starbucks
- 12. Huka Japanese Bistro
- 13. Wok of Flame
- 14. Taqueria Guadalajara Grill
- 15. The Chicken Hawkers
- 16. Chevron
- 17. Subway



# CONTACT INFORMATION

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