NWC 2nd Street & Mace Boulevard at Interstate 80 - Davis, CA













Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallelliRE.com

Jeff Hagan Senior Vice President CA DRE #01494218 jhagan@GallelliRE.com

Gallelli Real Estate

3005 Douglas Blvd., Suite 200 Roseville, CA 95661 P 916 772 1700 www.GallelliRE.com Gary B. Gallelli, Broker CA DRE #00811881







PROPERTY HIGHLIGHTS & DEMOGRAPHICS



location: NWC 2nd Street and Mace Boulevard Davis.

CA

Target, TJ Maxx anchor tenants:

shopping center GLA: ±172,842 Square Feet (GLA)

availability: ±1,914 SF Inline Space



2022 total population

1-mile 8.582 41,000 3-mile 5-mile 75,973



2022 daytime population

1-mile 3-mile 5-mile

7.369 41,203 93.207

1-mile 2,257 16,841 3-mile 5-mile 45,459

2022 total employees



traffic counts

2nd Street (EB/WB at Mace Blvd) 13,640 Mace Blvd (NB/SB at 2nd Street) 17,133 Mace Blvd (NB/SB at Interstate 80) 26,287 Interstate 80 (at Mace Blvd) 141.500

2022 total households

1-mile 3,248 3-mile 15,711 5-mile 25,998



2022 average HH income

\$173,147 1-mile 3-mile \$131,817 5-mile \$128,692























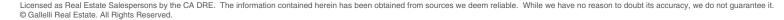
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PROPERTY OVERVIEW



Second Street Crossing is located at the northwest corner of 2nd Street and Mace Boulevard in Davis, California.

This $\pm 172,842$ square foot community center is anchored by the trade area's only Target and TJ Maxx. Ideally situated to serve approximately 40,000 residents in the eastern portion of the market, **Second Street Crossing** is a retail epicenter in the Davis trade area.

Conveniently located between San Francisco and Sacramento along the Interstate 80 corridor, the City of Davis is known as a unique, progressive, education-oriented community.

In addition, the City's identity is closely tied to the University of California Davis (more than 36,000 students), which is internationally recognized for its contributions to life sciences, agriculture, veterinary medicine, biotechnology, medical technology and engineering.

Finally, the intersection is in the path of progress in the Davis market and is visible to approximately 141,500 cars per day along Interstate 80.

Mace Boulevard is the trade area's primary "ring road" that connects approximately $\pm 26,287$ commuters to Interstate 80 per day.





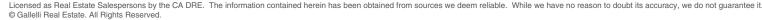
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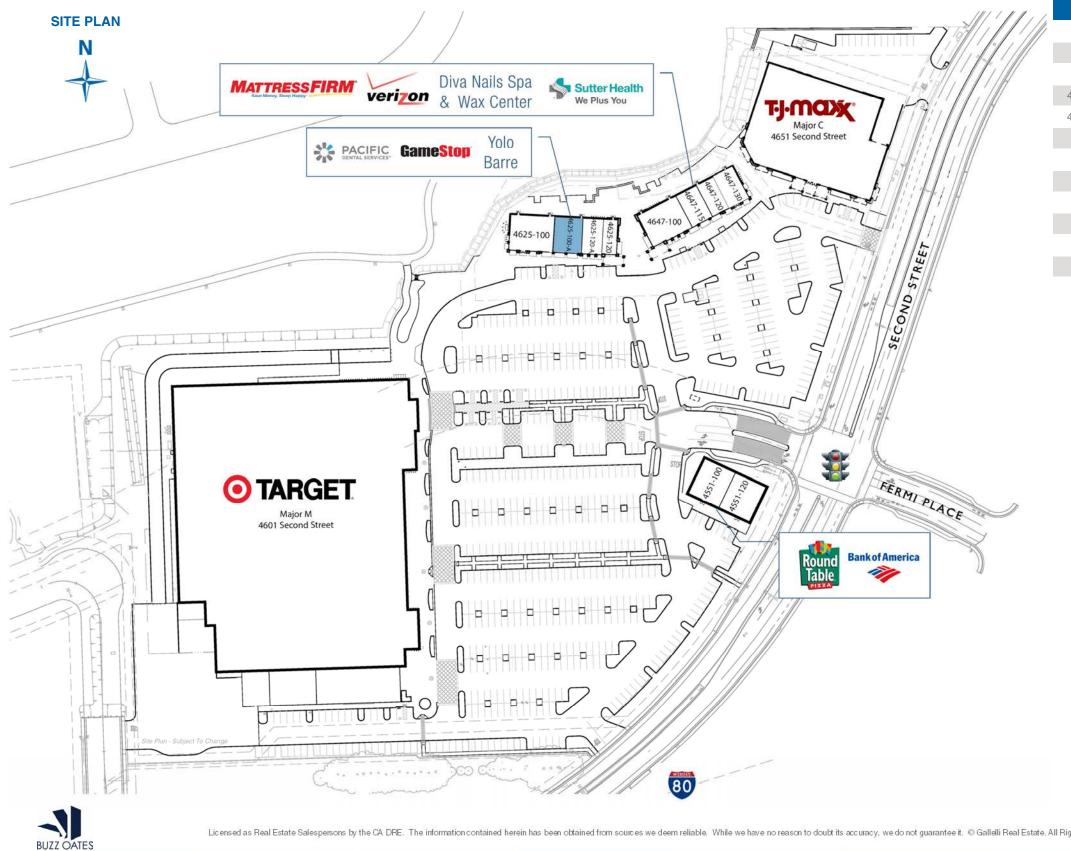
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SUITE	TENANT	SQ. FT.
Major M	Target	126,842
Major C	TJ Maxx	25,000
4625-100	Pacific Dental	3,196
4625-100-A	AVAILABLE	1,914
4625-120-A	Yolo Barre	1,568
4625-120	GameStop	1,087
4647-100	Mattress Firm	3,319
4647-115	Verizon Wireless	1,155
4647-120	Diva Nails Spa & Wax Center	1,188
4647-130	Sutter Health Foundation	2,003
4551-100	Round Table Pizza	2,283
4551-120	Bank of America	3,717

For leasing information, please contact:

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