

FOR LEASE



±4,508 - 9,270 SF
OFFICE BUILDING FOR LEASE

2940 SPAFFORD STREET, DAVIS, CA

 **Kidder
Mathews**

±4,508-9,270 SF OFFICE BUILDING FOR LEASE

This is a great opportunity to occupy a well located, attractive office building with an efficient layout.

The property is located in the 5th Street Commerce Center of the Mace Ranch Neighborhood of East Davis. The subject property is just 5 minutes northwest of the Mace Boulevard Off-Ramp of Interstate 80, about 2.5 miles east of UC Davis' entry and just two miles from downtown Davis, including the Farmer's Market and City Hall. It is located adjacent to an off-street bike bath that connects to downtown, East Davis and South Davis.

The property is well maintained, including refurbishment of flooring, lighting and finishes to include a variety of green materials. There is plentiful on-site parking, including street parking on Spafford Street. The property is occupied by Harrison Construction and Cunningham Engineering who would relocate for a full building user.



\$2.25/SF

WITH PROPORTIONATE SHARE
OF SHARED UTILITIES

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SITE DESCRIPTION



LOCATION

The property is located in the 5th Street Commerce Center of the Mace Ranch Neighborhood of East Davis. There are a diverse mix of institutional, small business, and residential users nearby.



CONSTRUCTION DATE

1999. Very well maintained, including refurbishment of flooring, lighting and finishes.



CONSTRUCTION TYPE & BUILDING HIGHLIGHTS

Wood frame and steel construction with attractive stucco and masonry finishes. Great architectural features at roof line and eaves. Significant landscaping throughout and extensive glass window line.



INTERIOR

2-story building. Mix of private offices and open areas for cubicles on each floor. Large conference room upstairs, smaller conference room near downstairs entry. Bathrooms located on each floor, break areas as well.



PARKING

Approximately 28 spaces. Street parking also on Spafford Street and opportunity to have shared parking with other neighborhood users. Call Broker to discuss.

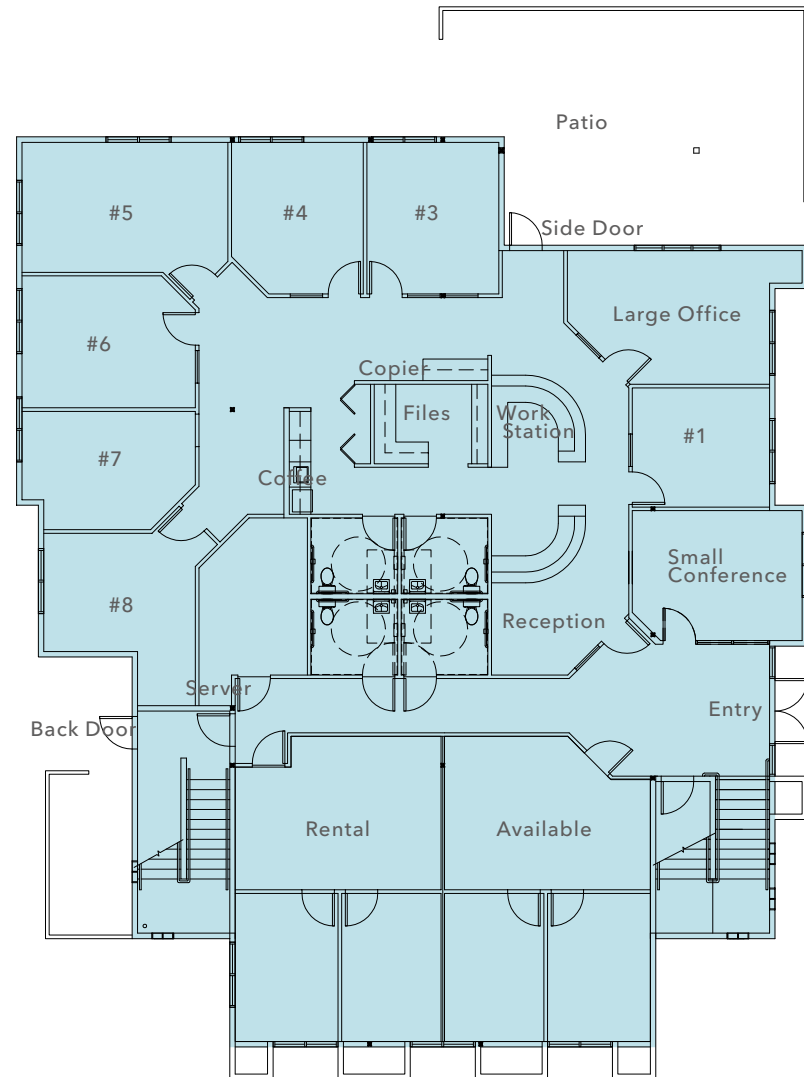


ZONING

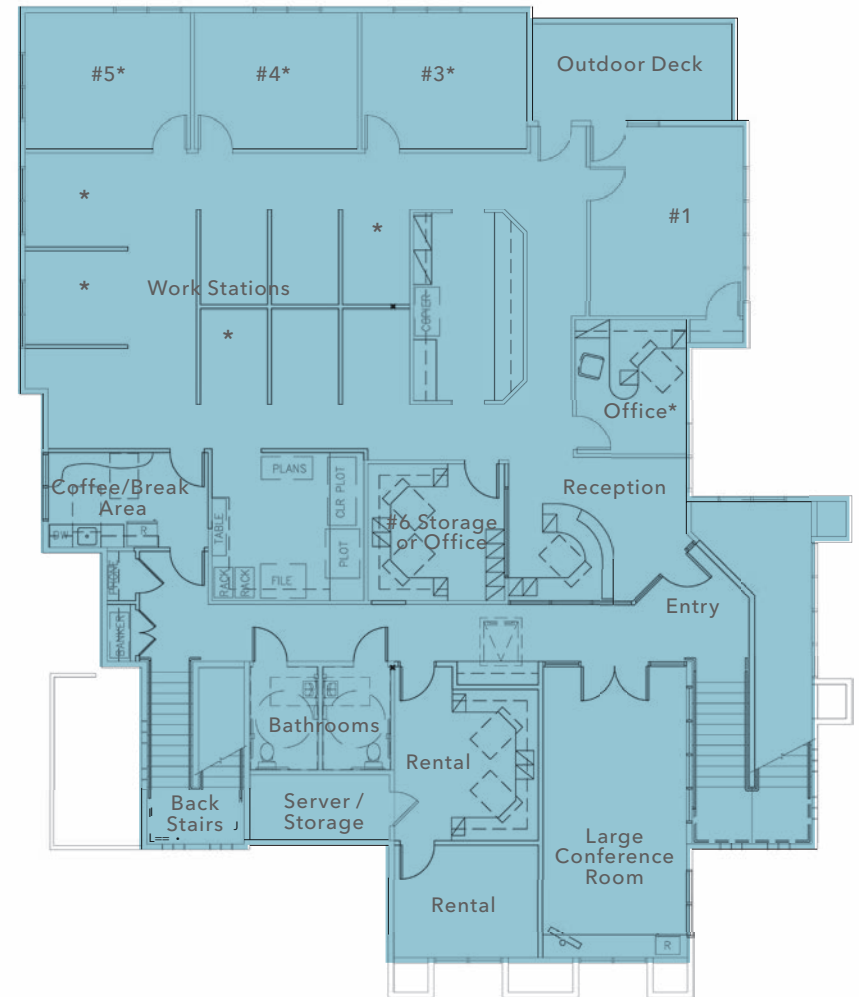
Fifth Street Commerce Center Planned Development (PD#5-94D)

FLOOR PLANS - ±9,270 SF COMBINED

1st Floor - ±4,771 SF



2nd Floor - ±4,508 SF



*Built-in furniture, see pictures



NEIGHBORING USES

- 01 ±100,000 SF multi-tenant office
- 02 ±100,000 SF multi-tenant office
- 03 Technip FMC single user
- 04 3 office/R&D buildings
- 05 UC Davis Physics lab
- 06 Construction and engineering offices
- 07 Multi-tenant retail - food and amenities
- 08 Small offices (law firm, dentist)
- 09 Day care / Preschool
- 10 Small light industrial / flex space (606 AND 630 PENA)
- 11 University of California Agriculture and Natural Resources single user office
- 12 Large industrial / flex space
- 13 UC Davis Lighting & Technology Center
- 14 Winery
- 15 Live/work units
- 16 Cafe/Bakery
- 17 Carlton Senior Living
- 18 Davis Police Department
- 19 Small light industrial/ flex space
- 20 Apartment Building

INTERIOR PHOTOS



LOBBY



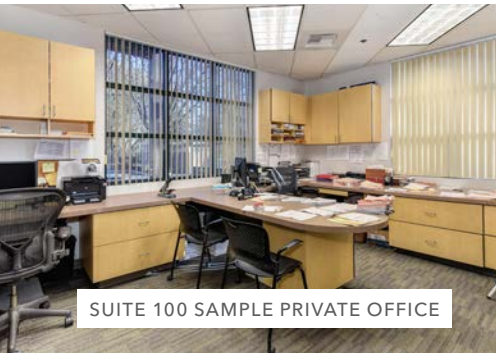
SMALL CONFERENCE



SUITE 100 RECEPTION



SUITE 100 COPY/PLAN AREA



SUITE 100 SAMPLE PRIVATE OFFICE



AVAILABLE SUITE



SUITE 200 ENTRANCE



SUITE 200 RECEPTION



LARGE CONFERENCE ROOM



SUITE 200 WORK AREA



SUITE 200 SAMPLE PRIVATE OFFICE



SUITE 200 COFFEE/BREAK AREA

EXTERIOR PHOTOS



VIEW FROM CORNER OF 5TH & SPAFFORD



AERIAL LOOKING NORTH | MIXED USE NEIGHBORHOOD



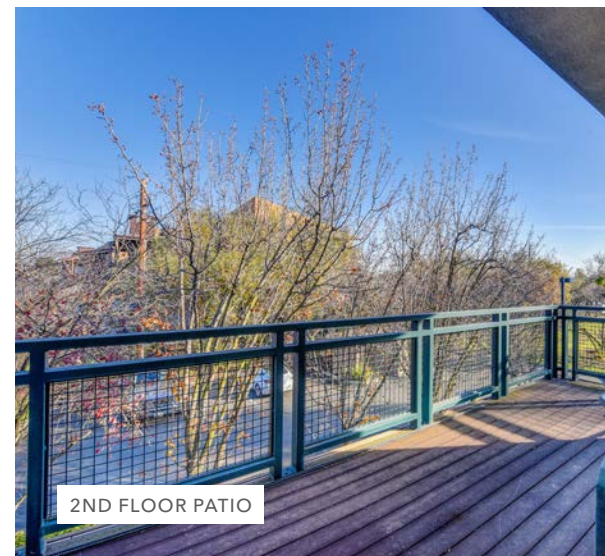
AERIAL LOOKING NORTH



AERIAL LOOKING SOUTHEAST

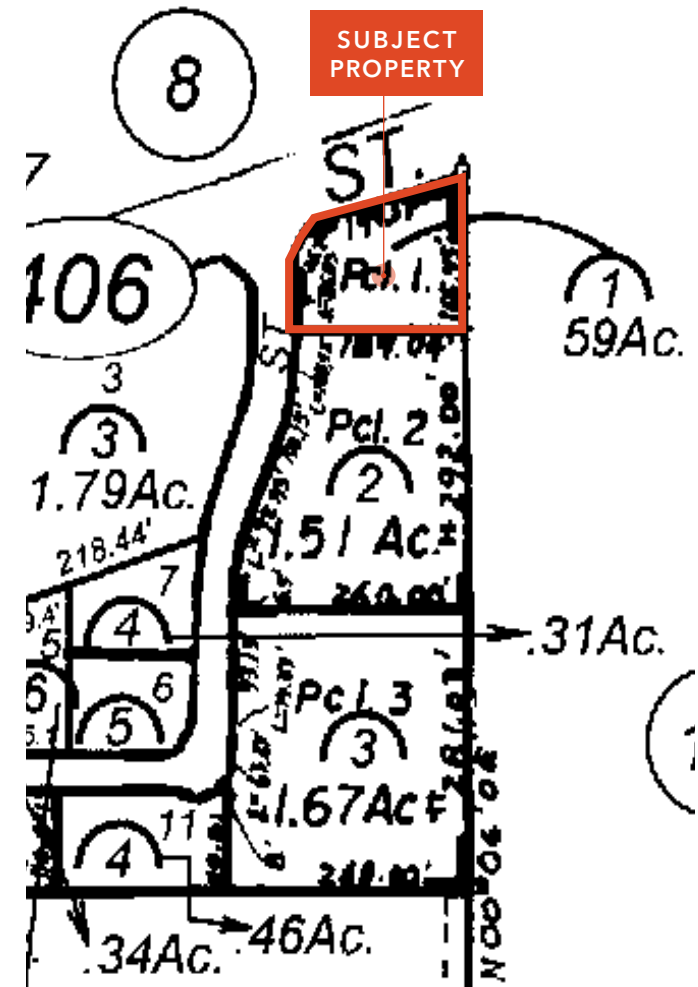
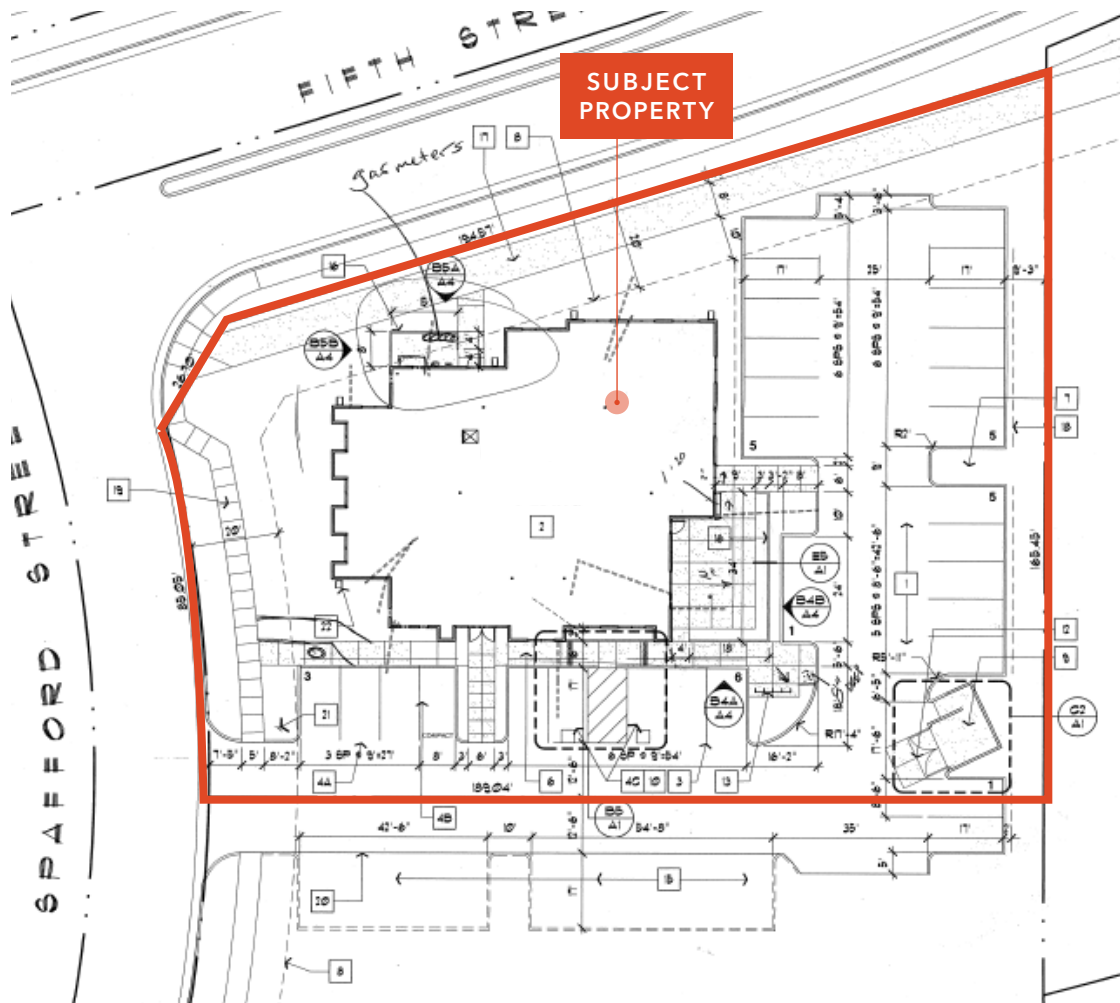


1ST & 2ND FLOOR PATIOS



2ND FLOOR PATIO

SITE PLAN & PARCEL MAP



LOCATION AERIAL





LOCATION

The property is in a dynamic neighborhood with a mix of commercial and residential users. Commercial users include small scale retail, large and small offices as well as innovative technology companies and operating units of the University of California. The housing includes single family and multi-family apartments. This neighborhood has a great number of daytime employees. The property is contiguous to bike, pedestrian, bus, and car connections to downtown Davis and to the Central Core Campus of UC Davis. It sits on the bike lane corridor to UCD and is integrally connected to the Davis bike network.

THE CITY OF DAVIS

The City of Davis has a population of nearly 65,000. The heavy concentration of students and faculty makes Davis a rather unique environment. The City of Davis has an excellent quality of life. It is one of the 50 healthiest cities to live and retire in and has a very low crime rate. The Davis School District is known for excellence. The City of Davis is located 15 miles west of Sacramento and about 50 miles northeast of the San Francisco Bay area. You may visit the city of Davis of web site at www.city.davis.ca.us.

UC DAVIS

The University of California Davis is a nationally recognized university with an enrollment of more than 30,000 students. It is the 3rd largest school in the UC system in terms of students and the largest in terms of campus area. The University is credited with directly infusing approximately \$300 million annually into the Yolo County economy through wages, benefits and expenditures by students and visitors. Its reputation has attracted a distinguished faculty of scholars and scientists in all fields. UC Davis undergraduate students graduate at among the highest rates of all UC campuses. UC Davis offers a full range of undergraduate and graduate programs along with professional schools of law, management, medicine and veterinary medicine.

Exclusively listed by

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