

# CINEMA BUILDING

NWC 2nd Street and E Street  
Davis, CA



## Lease space with us!

PRESENTED BY:



COMMERCIAL WEST, INC.  
REAL ESTATE SERVICES AND DEVELOPMENT

WILLIAM BETTENCOURT  
(925) 588-2232

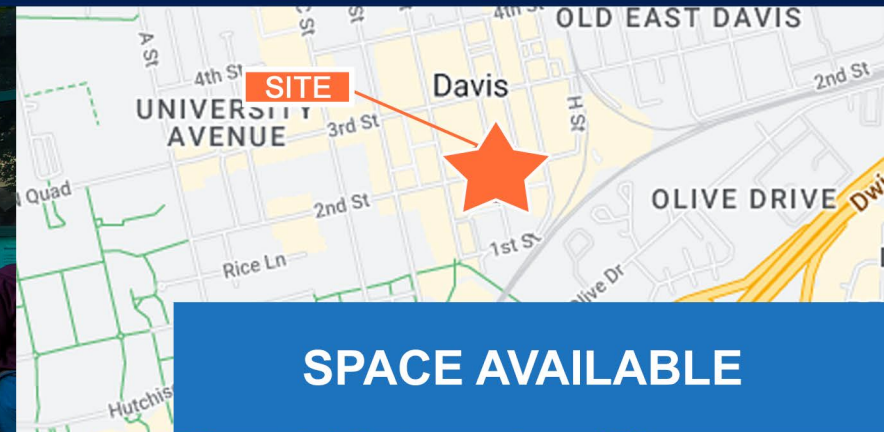
A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.  
[www.browmandevelopment.com](http://www.browmandevelopment.com)



## CINEMA BUILDING



**SPACE AVAILABLE**

The Cinema Building is located in the heart of Davis' historic Downtown at the intersection of 2nd & E St., one of the two main intersections, and proximate to UC Davis. Downtown Davis is a vibrant shopping and dining district; home to over 500 businesses including a number of retailers & restaurants: Philz Coffee, Raising Cane's, Nick the Greek, El Patio Mexican restaurant, Pure Barre, Sharetea, & several other well-established local businesses including Avid Reader, Armadillo Music, Sweet and Shavery, Bella Luna Jewelers, Fleet Feet, and Froggy's to name a few. Downtown is also adjacent to University of California, Davis (UC Davis). UC Davis enrolls roughly 40,000 students & has over 2,500 faculty & 21,000 staff members. With the university in town, you have a very educated population with higher disposable income. Roughly 75% of the Davis population has at minimum a bachelor's degree and the average household income in town is in excess of \$135,000.

## DEMOGRAPHICS



1-Mile

**17,263**

POPULATION

3-Mile

**79,756**

5-Mile

**82,372**



**68,605**

DAVIS POPULATION



**225,941**

MSA POPULATION



1-Mile

**\$98,902**

AVG. HH INCOME

3-Mile

**\$134,465**

5-Mile

**\$138,646**



1-Mile

**9,493**

EMPLOYEES

3-Mile

**19,499**

5-Mile

**20,230**

PRESENTED BY:



COMMERCIAL WEST, INC.  
REAL ESTATE SERVICES AND DEVELOPMENT

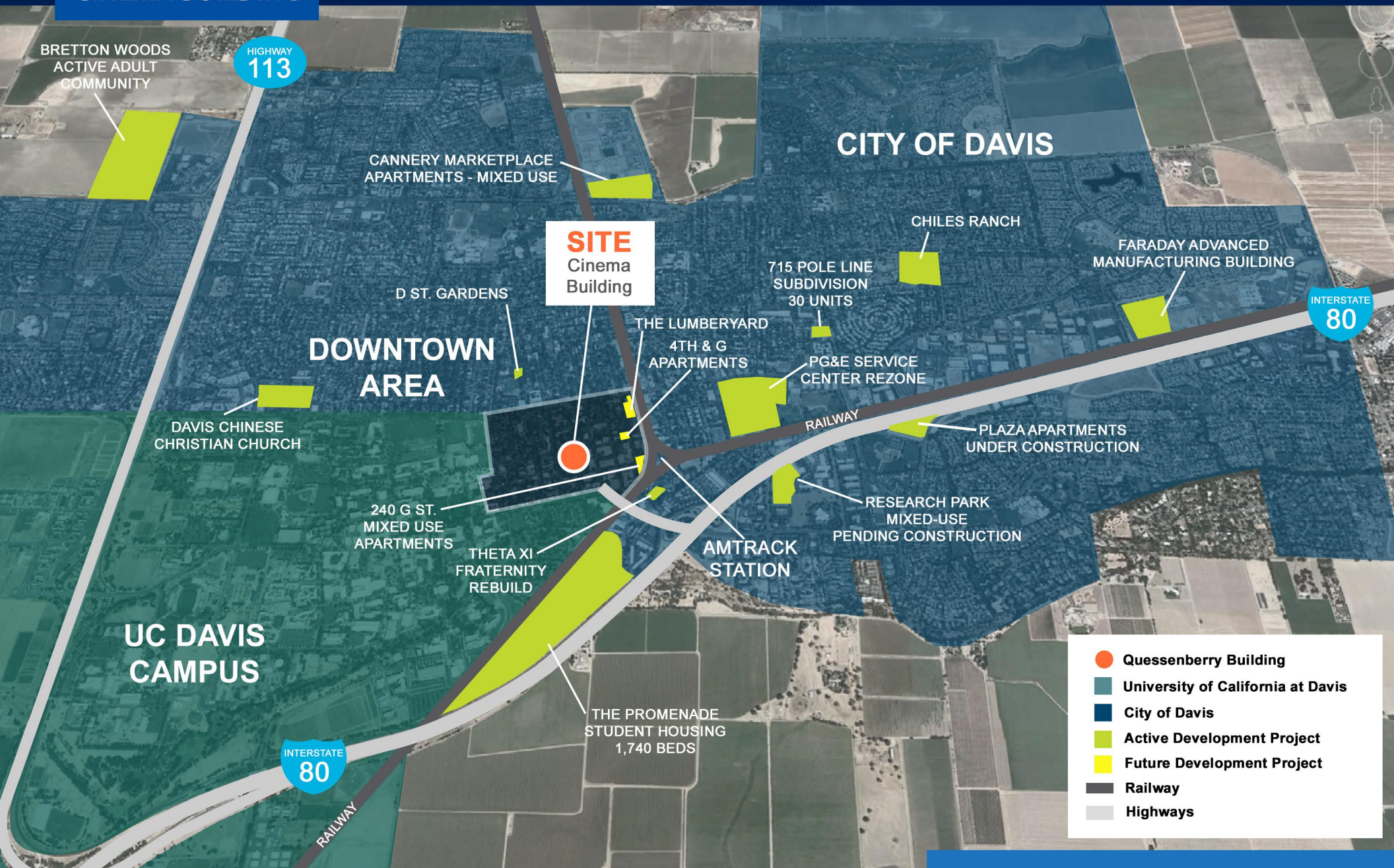
A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.  
[www.browmandevelopment.com](http://www.browmandevelopment.com)



## CINEMA BUILDING



## DEVELOPMENT ACTIVITY



## CINEMA BUILDING



RETAIL



# CINEMA BUILDING

SPACE AVAILABLE FOR LEASE!

BW Best Western PLUS

Peet's Coffee

CHIPOTLE MEXICAN GRILL

UnionBank

Panera BREAD

Raising Cane's CHICKEN FINGERS

SITE

LOGOS BOOKS

philz Coffee

E STREET

insomnia cookies

THE CRYSTAL MOUNTAIN & STUDIO

el patio FRESH MEXICAN GRILL

Sweet & Shavery

VINI WINE BAR

ROOT OF HAPPINESS

FLEET FEET Sports

AVID READER INDEPENDENT BOOKSTORE

BLAZE PIZZA

IKE'S LOVE & SANDWICHES

2nd STREET

AERIAL

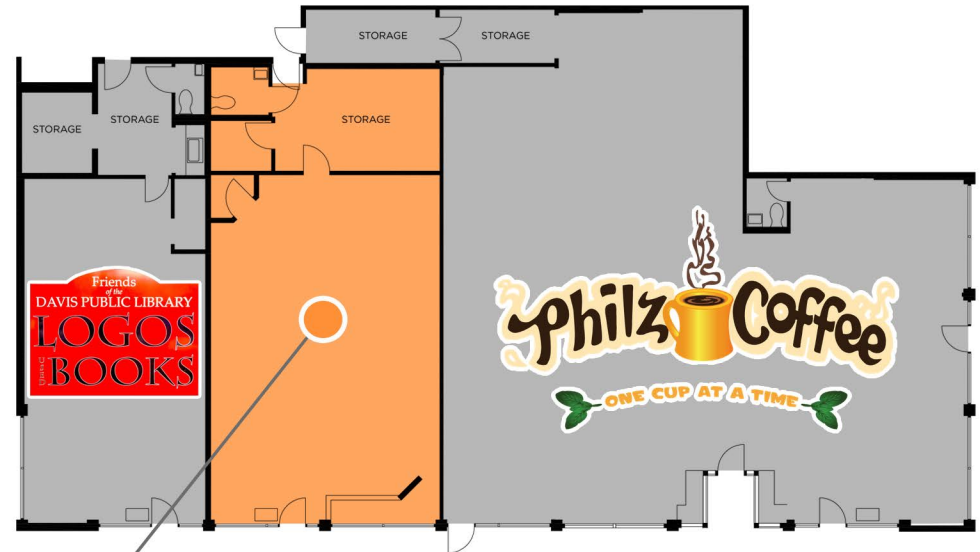


## CINEMA BUILDING

CINEMA NORTH | FULLY LEASED



CINEMA SOUTH | SPACE AVAILABLE



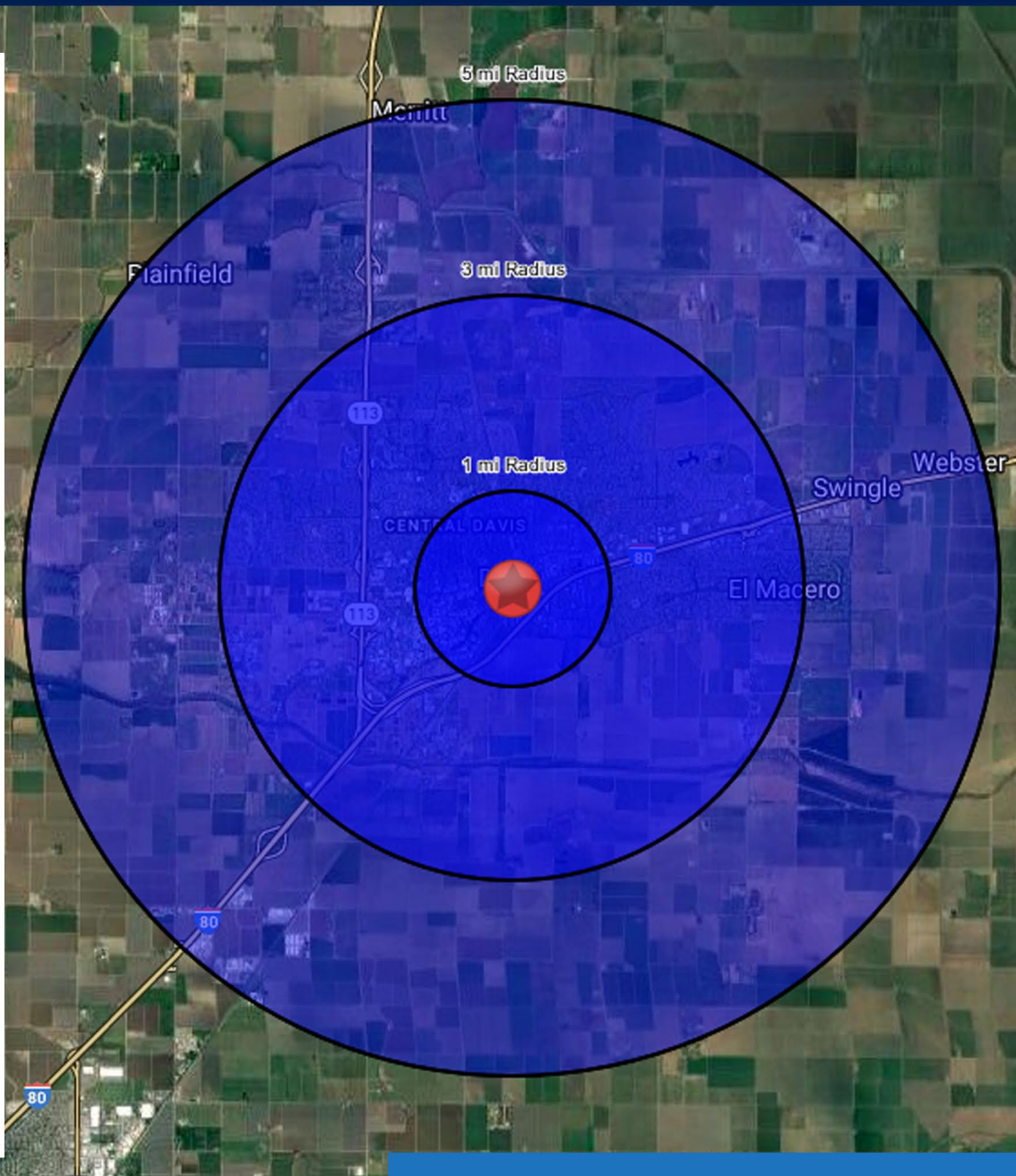
1,433 SQUARE FEET  
FORMER SOCCER & LIFESTYLE SPACE

## FLOOR PLAN

# CINEMA BUILDING

## SUMMARY PROFILE

	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	17,263	79,756	82,372
2030 Projected Population	16,441	75,960	78,453
2020 Census Population	15,829	75,738	78,332
2010 Census Population	15,439	71,888	74,180
Projected Annual Growth 2025 to 2030	-1.0%	-1.0%	-1.0%
Historical Annual Growth 2010 to 2025	0.8%	0.7%	0.7%
2025 Median Age	23.6	28.1	28.5
<b>Households</b>			
2025 Estimated Households	5,960	27,386	28,338
2030 Projected Households	5,923	27,398	28,356
2020 Census Households	5,919	27,195	28,126
2010 Census Households	5,868	26,149	27,045
Projected Annual Growth 2025 to 2030	-0.1%	-	-
Historical Annual Growth 2010 to 2025	0.1%	0.3%	0.3%
<b>Race and Ethnicity</b>			
2025 Estimated White	53.1%	53.4%	53.5%
2025 Estimated Black or African American	3.7%	3.4%	3.3%
2025 Estimated Asian or Pacific Islander	19.7%	21.6%	21.6%
2025 Estimated American Indian or Native Alaskan	1.1%	0.8%	0.8%
2025 Estimated Other Races	22.3%	20.8%	20.8%
2025 Estimated Hispanic	23.9%	23.0%	23.0%
<b>Income</b>			
2025 Estimated Average Household Income	\$98,902	\$134,465	\$138,646
2025 Estimated Median Household Income	\$64,410	\$93,076	\$95,554
2025 Estimated Per Capita Income	\$35,919	\$47,357	\$48,852
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.0%	2.1%
2025 Estimated Some High School (Grade Level 9 to 11)	2.9%	2.0%	2.1%
2025 Estimated High School Graduate	8.4%	8.5%	8.4%
2025 Estimated Some College	18.2%	10.9%	10.8%
2025 Estimated Associates Degree Only	5.1%	4.2%	4.2%
2025 Estimated Bachelors Degree Only	26.4%	30.7%	30.6%
2025 Estimated Graduate Degree	36.5%	41.7%	41.8%
<b>Business</b>			
2025 Estimated Total Businesses	1,065	2,248	2,355
2025 Estimated Total Employees	9,493	19,499	20,230
2025 Estimated Employee Population per Business	8.9	8.7	8.6
2025 Estimated Residential Population per Business	16.2	35.5	35.0



## DEMOGRAPHICS