

GREENHAUS

8,663 SF of *commercial space for lease* in
Davis' newest mixed-use community



1720 RESEARCH PARK DRIVE, DAVIS, CA 95618

Project is under development and subject to modification.

km Kidder
Mathews

The highly visible, brand new 5-story building is a great environment to grow your business and serve your clients. It offers quick access by bike or car to the UCD campus, downtown Davis, Sacramento, & the Bay Area.



Up to $\pm 8,663$ SF
AVAILABLE COMMERCIAL SPACE

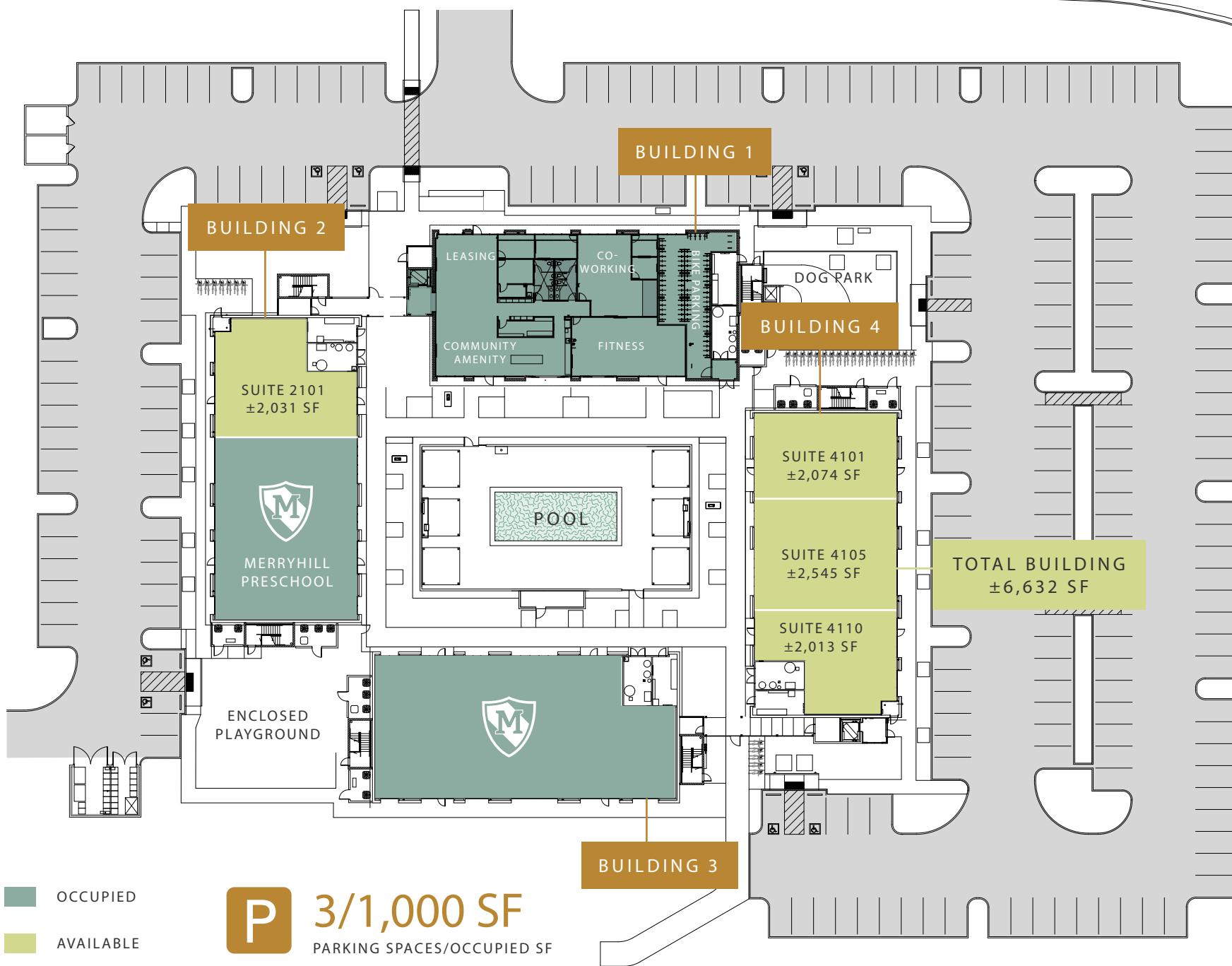
\$2.95/SF

NNN RENTAL RATE

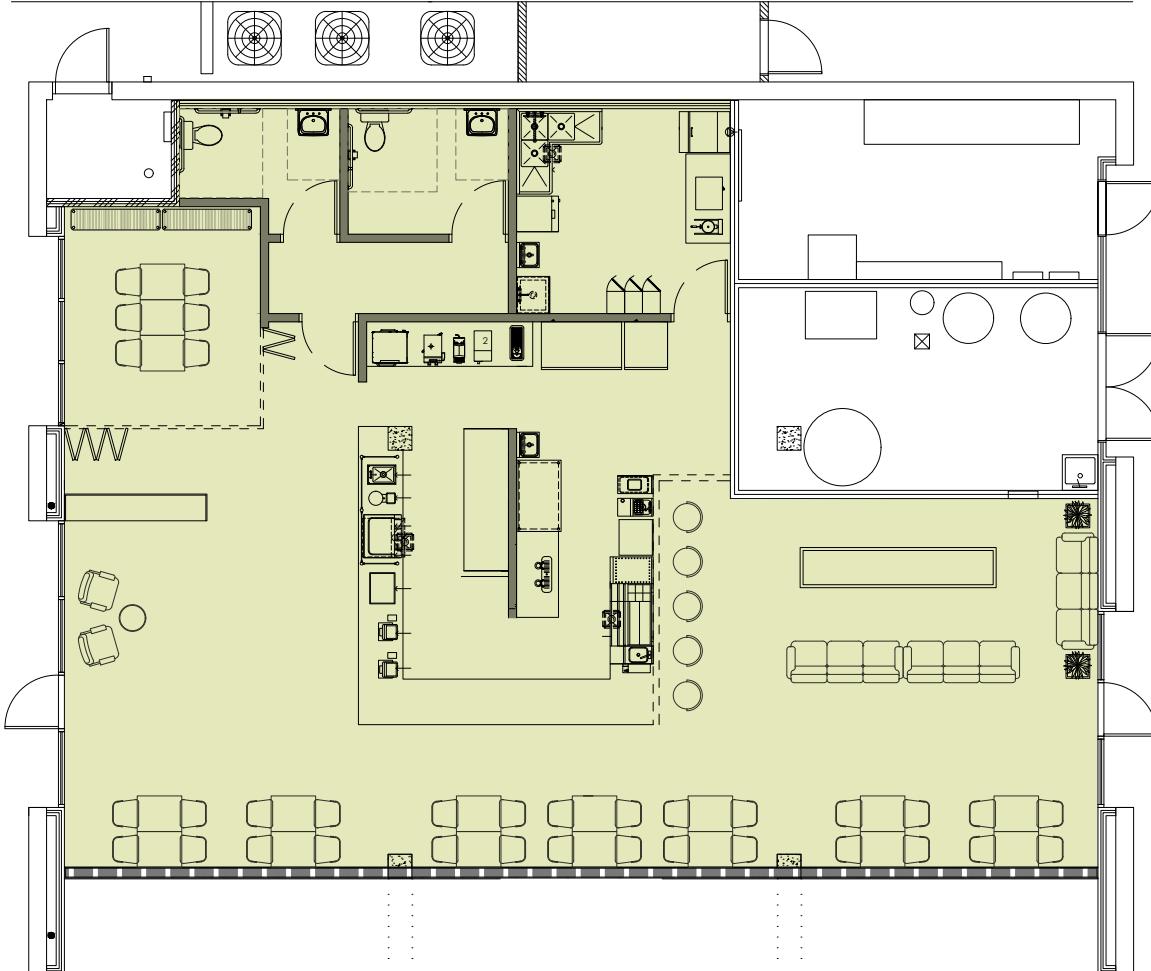
- Greenhaus consists of 28,000 SF of ground floor commercial/retail space and 160 apartments
- $\pm 8,663$ available SF on the ground floor, from $\pm 2,031$ to $\pm 6,632$ contiguous SF
- $\pm 12,000$ SF pre-leased to Merryhill Preschool and the Greenhaus community center and leasing office
- $\pm 2,031$ SF restaurant/barista-ready endcap space
- Very attractive floor to ceiling glass, high ceilings with great access to outdoor quad landscape
- Designed for easy customer and employee parking
- Flexible delivery options — gray shell with defined landlord base building and a TI allowance, or vanilla shell

ABOUT THE PROJECT →





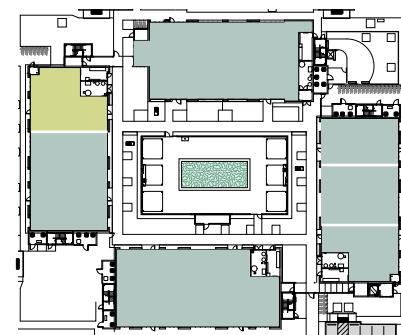
Building 2



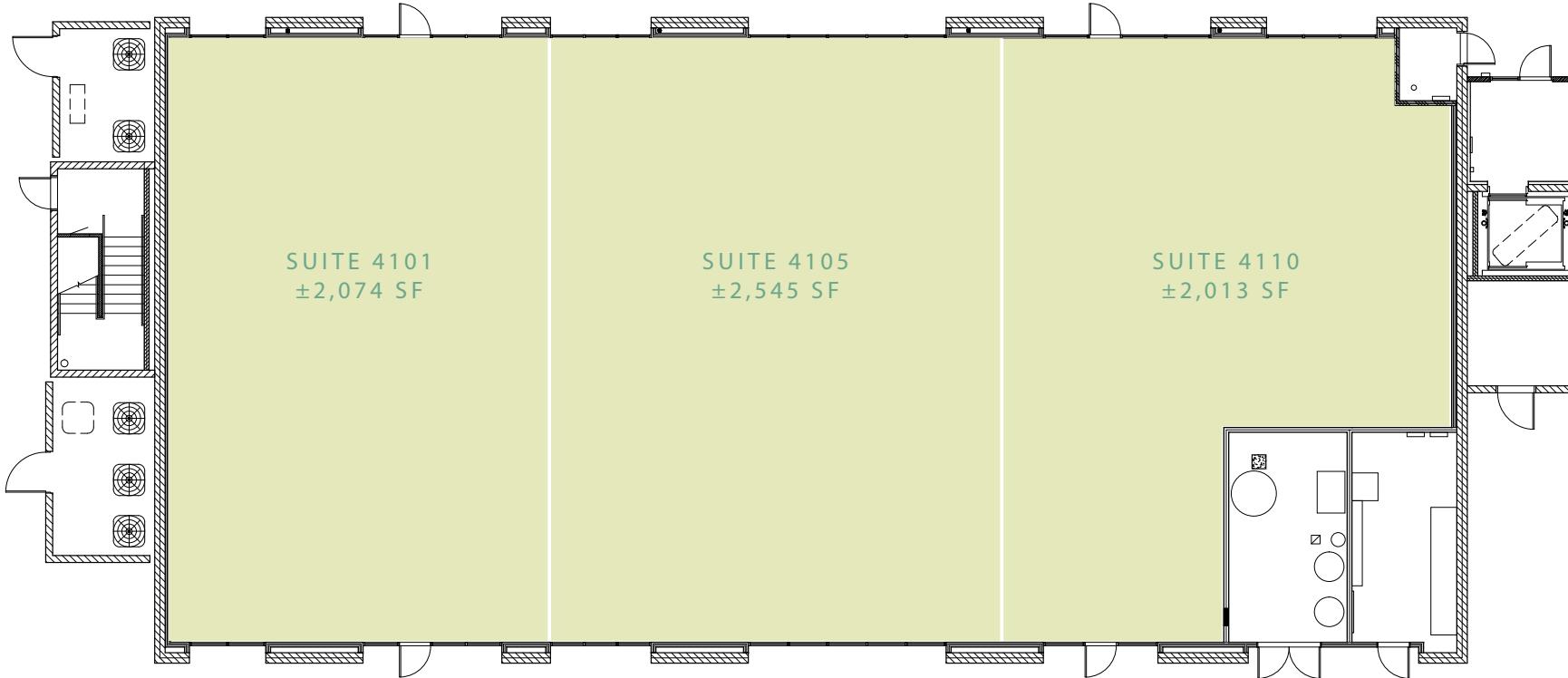
±2,031 SF

AVAILABLE FOR LEASE

- Sample restaurant/barista-ready space
- Floor to ceiling glass
- Monument signage and storefront glass signage
- Outdoor seating – back and front patio
- 13 foot ceiling height



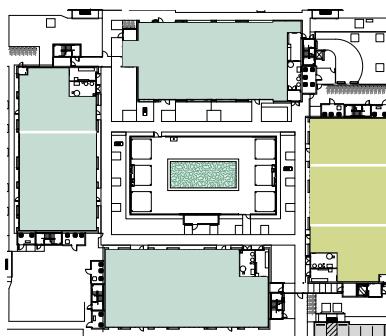
Building 4



±6,632 SF

CONTIGUOUS BUILDING SF

- From ±2,013 to ±6,632 contiguous SF
- Alternative demising available
- Great access to outdoor quad landscape
- 13 foot ceiling height – office finish or industrial tech look
- Tenant improvement allowance available, or turn-key delivery





Welcome to Greenhaus

Greenhaus is Davis' newest mixed-use community developed and managed by Fulcrum Property. The City of Davis boasts a top-rated University plus all the activities and amenities that go with this University town. There is world class teaching and research with a focus upon community service, athletics, the arts, great entertainment venues, plenty of museums, and miles of arboretum and bike paths.

Greenhaus is an *ideal place for businesses and residents to work, live, study, innovate, or relax by the pool/quad.*

For information on the residential community [click here](#).



Commercial Space



Great Glass Line



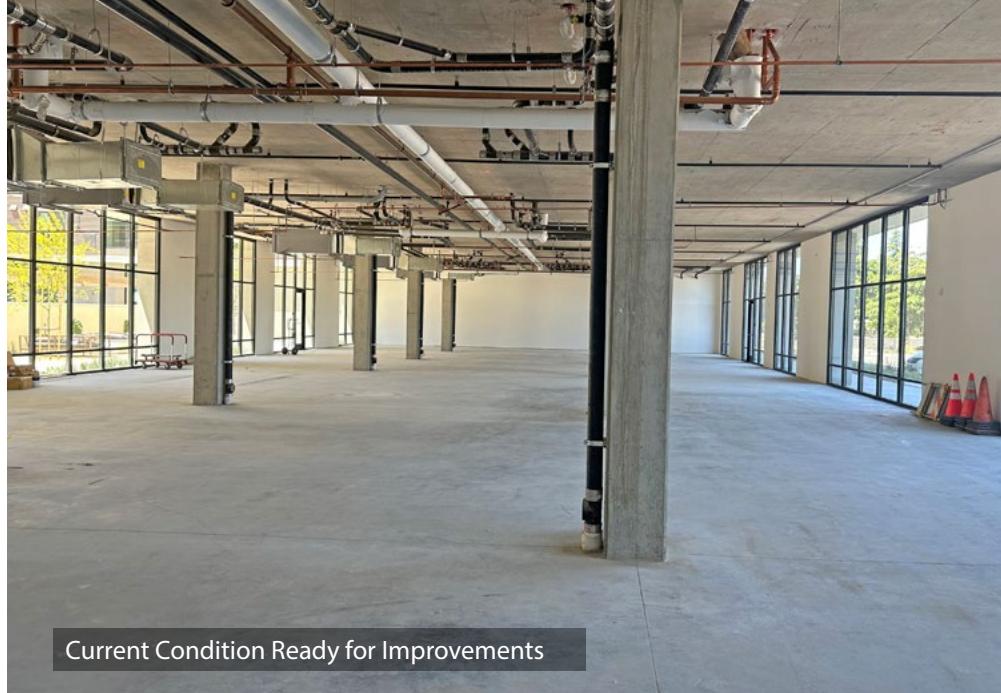
Beautiful Outdoor Common Areas



Outdoor Seating

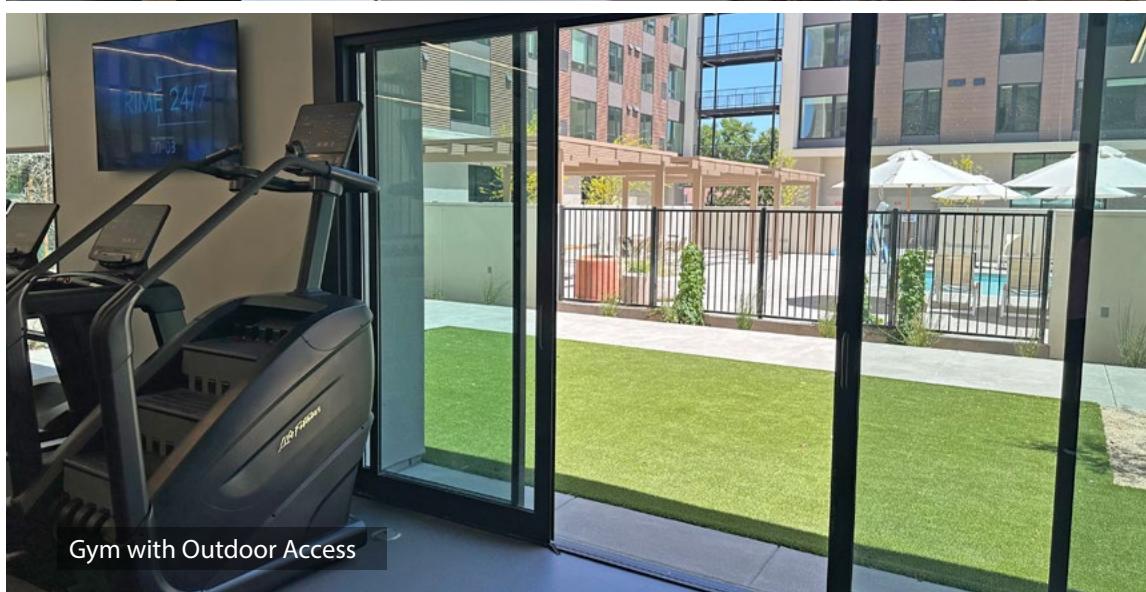
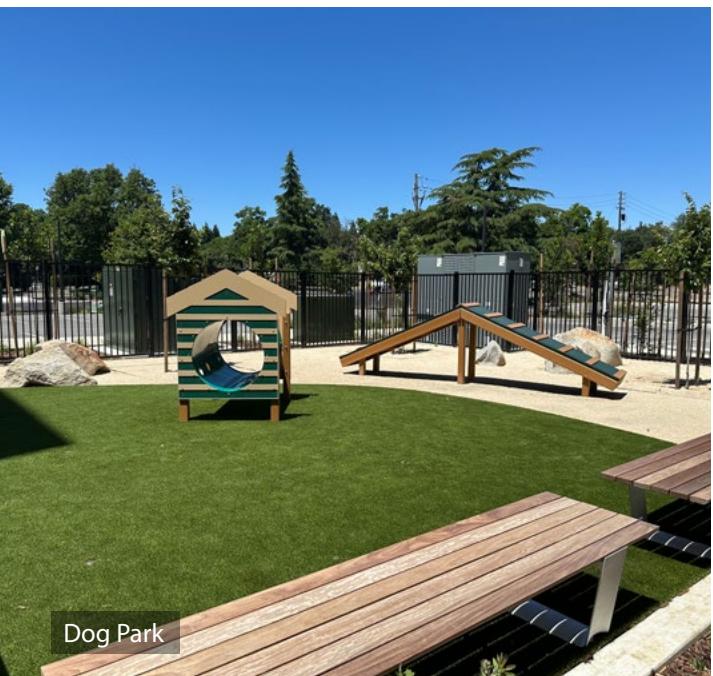


Additional Outdoor Seating

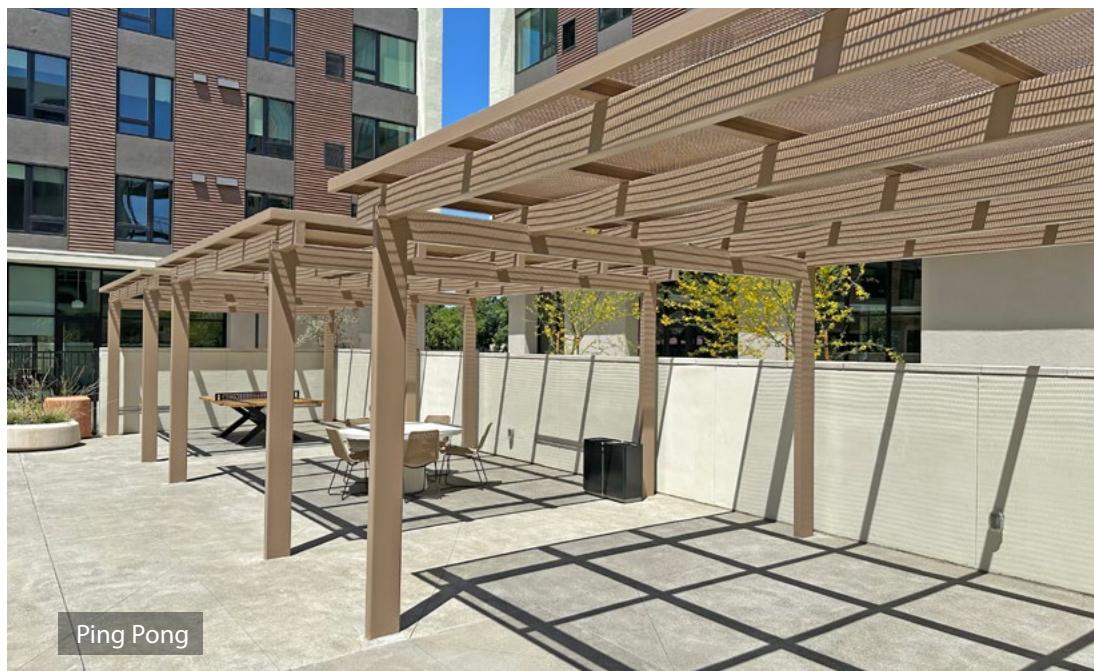
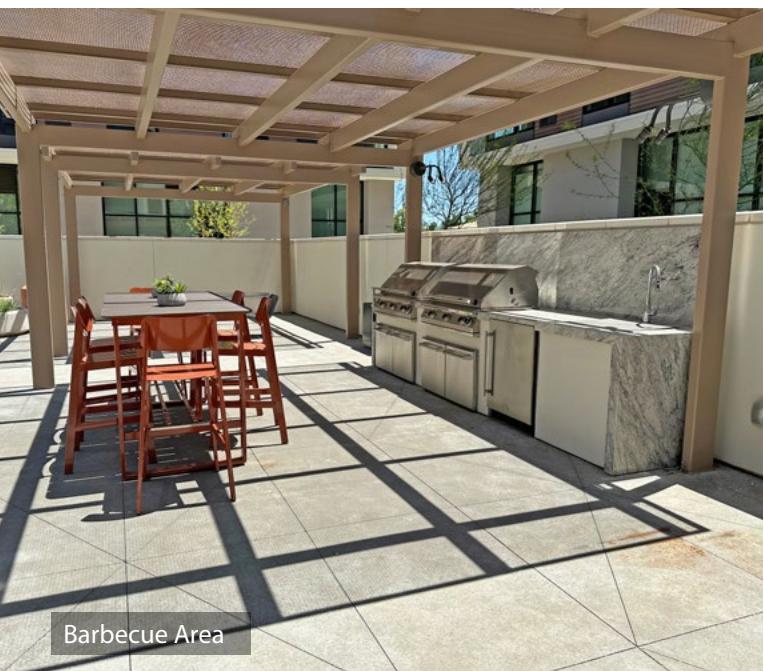
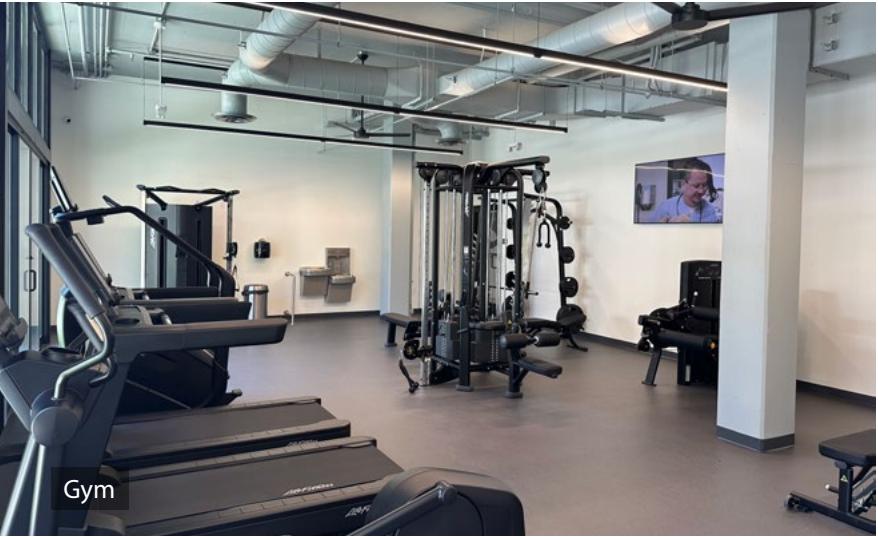


Current Condition Ready for Improvements

Community Amenities



Community Amenities



Greenhaus by the Numbers

Data Source: ESRI



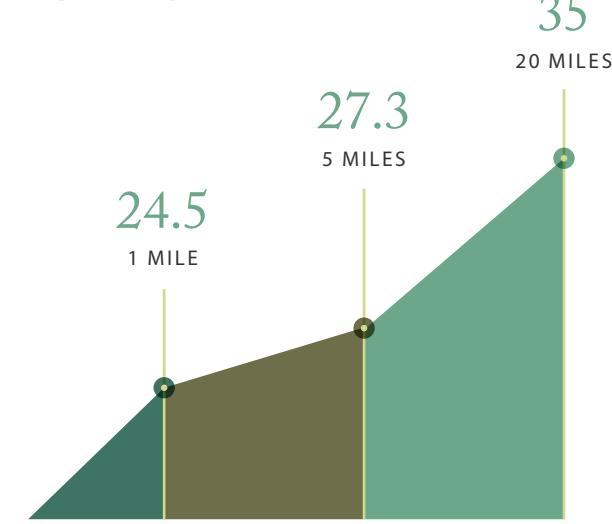
POPULATION



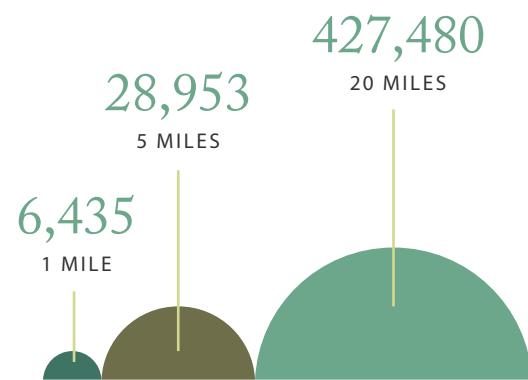
AVERAGE HOUSEHOLD INCOME



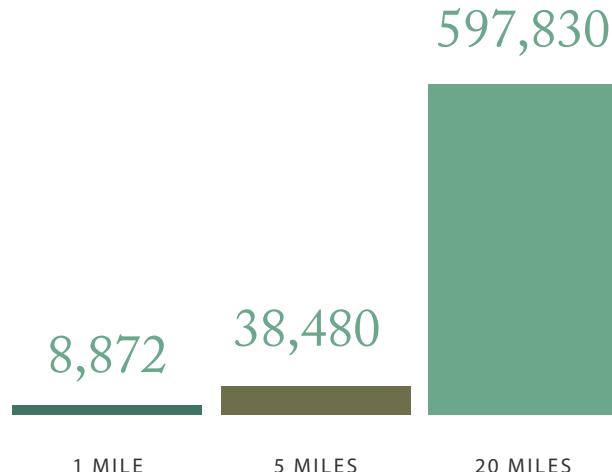
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES





Greenhaus benefits from *prominent exposure* fronting *Research Park Drive* and numerous surrounding bike lanes providing access to neighboring hot spots and amenities.

Project under development, anticipated to be ready for occupancy in 1st Quarter 2025.



- 2 min DOWNTOWN DAVIS OFFRAMP OF INTERSTATE 80
- 5 min DAVIS AMTRAK DEPOT
- 1 min 2 HOTELS IN THE IMMEDIATE VICINITY
- 4 min UC DAVIS ARBORETUM



FOOD & DRINK

- 01 Dos Coyotes
- 02 Yang Kee Dumpling
- 03 Mr. Pickles
- 04 Teabo Cafe
- 05 Starbucks
- 06 Four Seasons Gourmet
- 07 IHop
- 08 Carl's Jr
- 09 Starbucks
- 10 KFC

SHOPPING

- 01 Safeway
- 02 Pet Foods Express
- 03 Bank of America
- 04 Wells Fargo
- 05 O'Reilly Auto Parts
- 06 Great Clips
- 07 Chevron
- 08 Instyle Hair & Nails
- 09 Orange Theory Fitness

HOTELS

- 01 Holiday Inn
- 02 La Quinta Inn & Davis Suites



GREEN
HAUS

COMMERCIAL LEASING BY

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