

# GREENHAUS

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

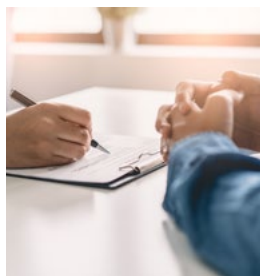


1720 RESEARCH PARK DRIVE, DAVIS, CA 95618  
Project is under development and subject to modification.

 **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

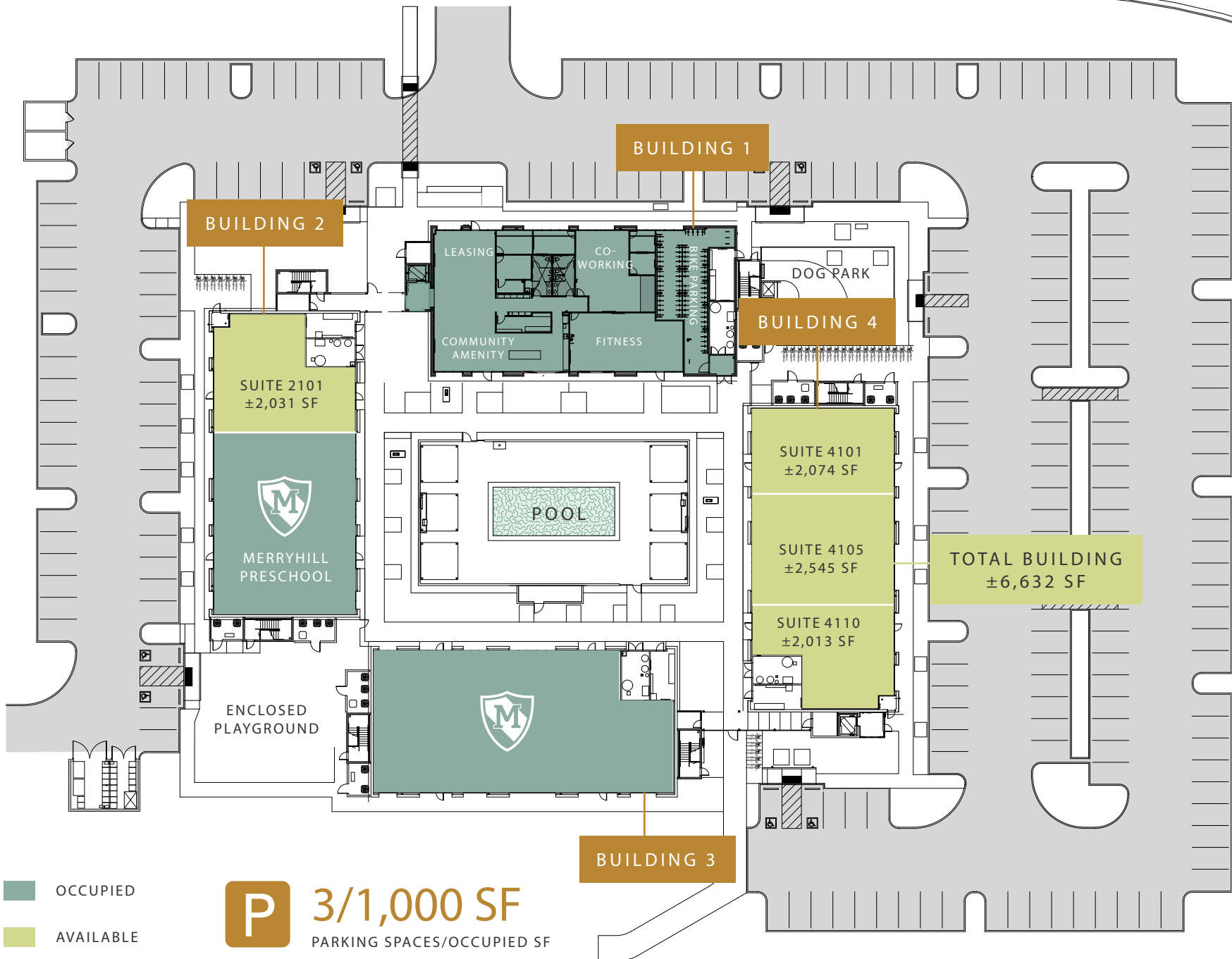
NNN RENTAL RATE

- 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 →

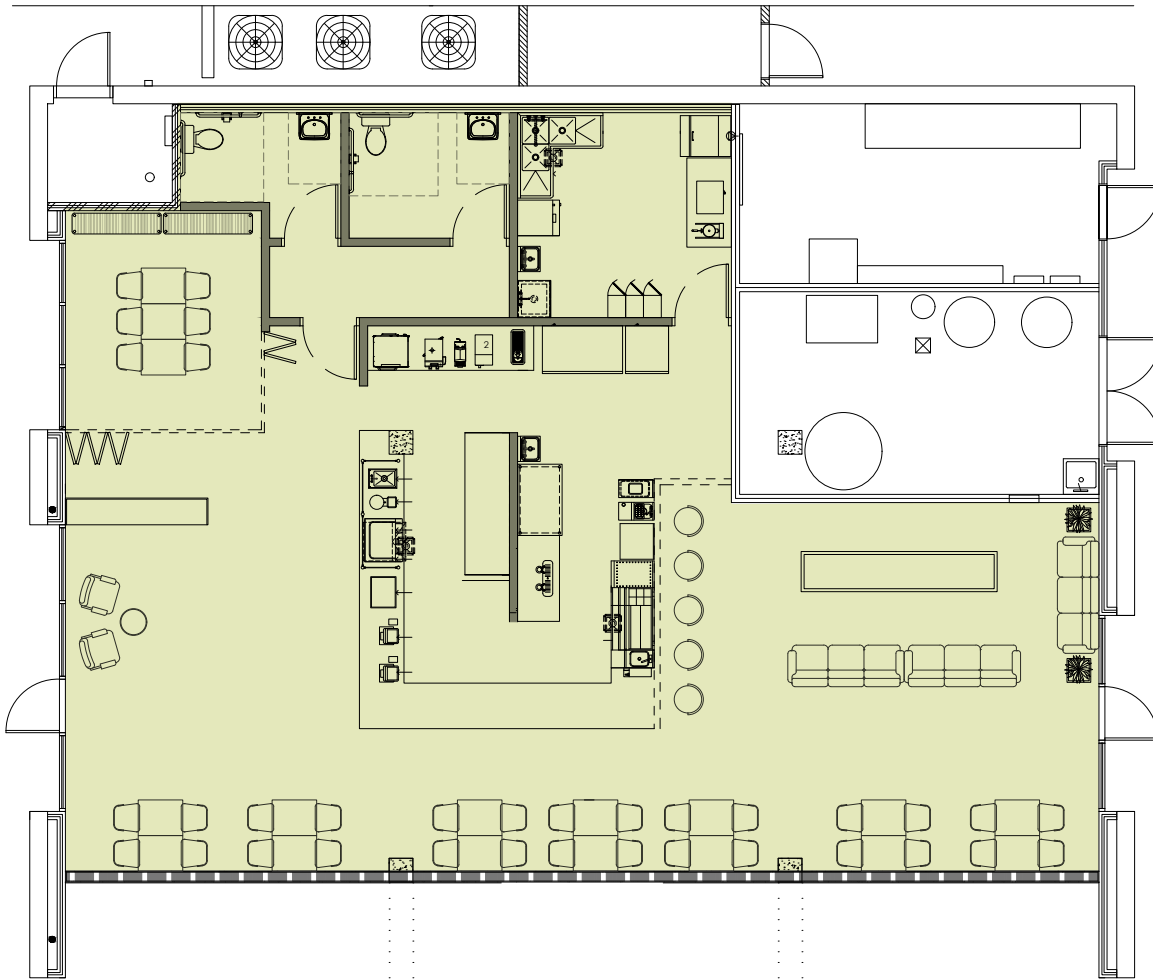








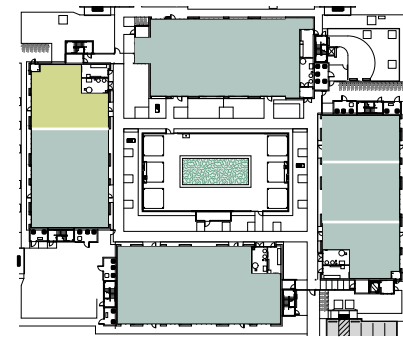
# Building 2



## ±2,031 SF

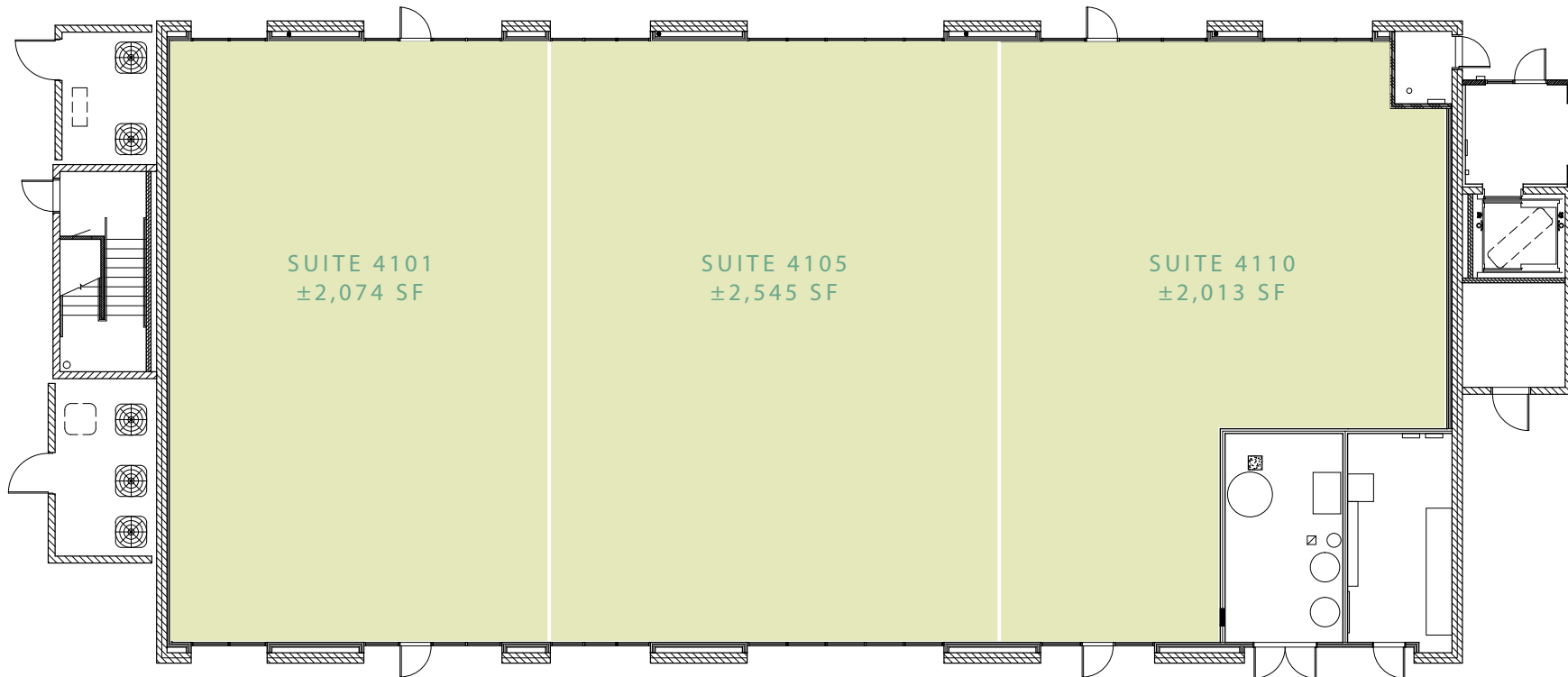
AVAILABLE FOR LEASE

- 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



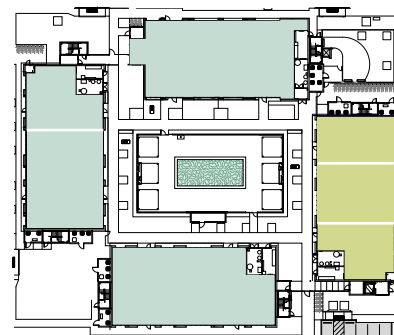


# Building 4



**±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.

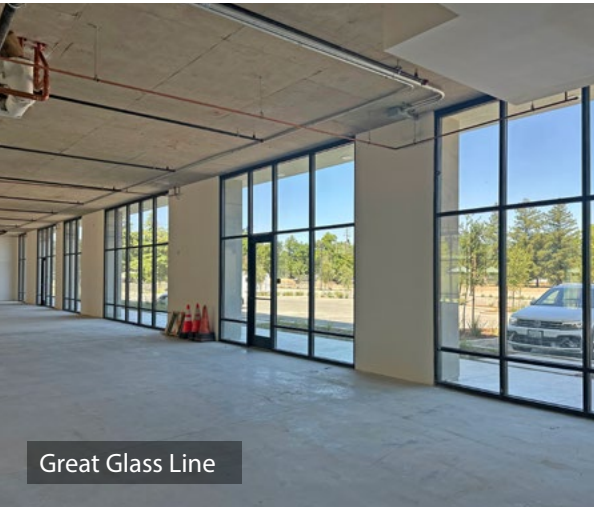
Greenhaus is an *ideal place for businesses and residents* to work, live, study, innovate, or relax by the pool/quad.

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

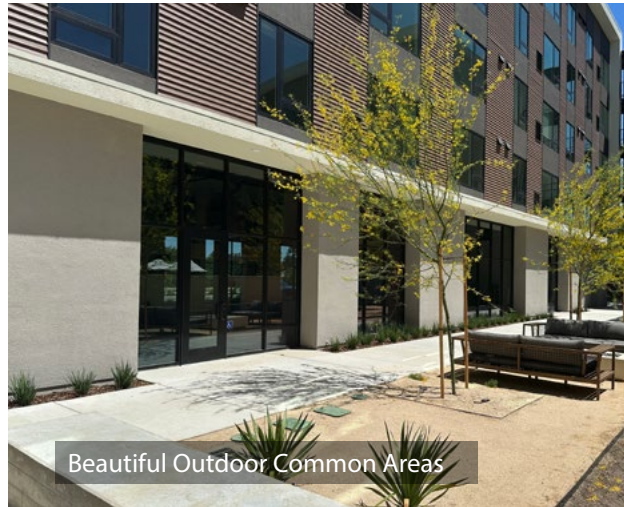




# Commercial Space



Great Glass Line



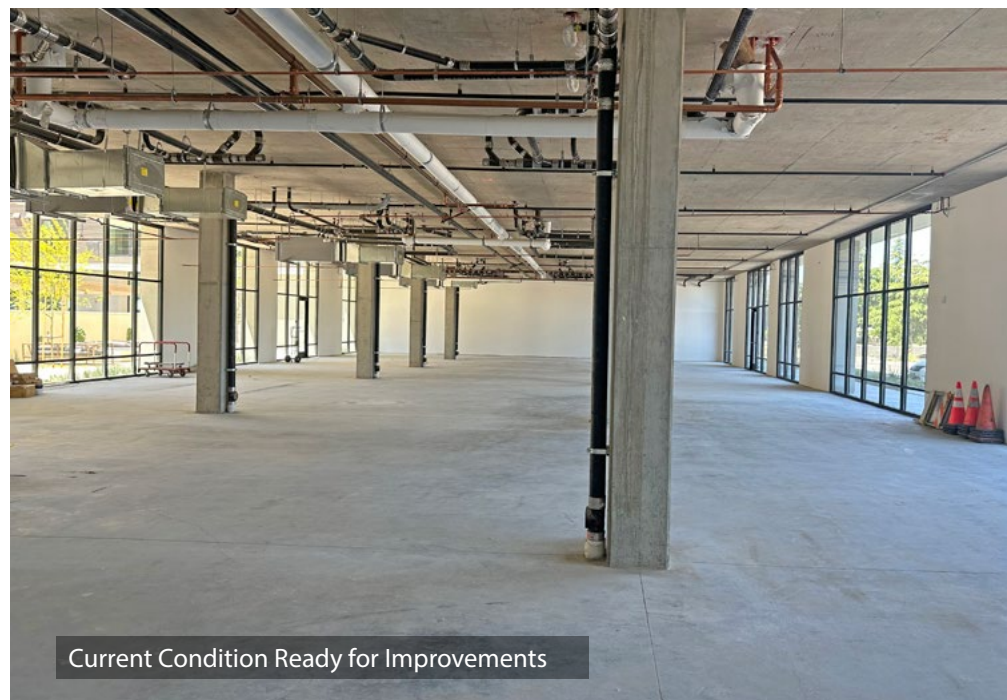
Beautiful Outdoor Common Areas



Outdoor Seating



Additional Outdoor Seating



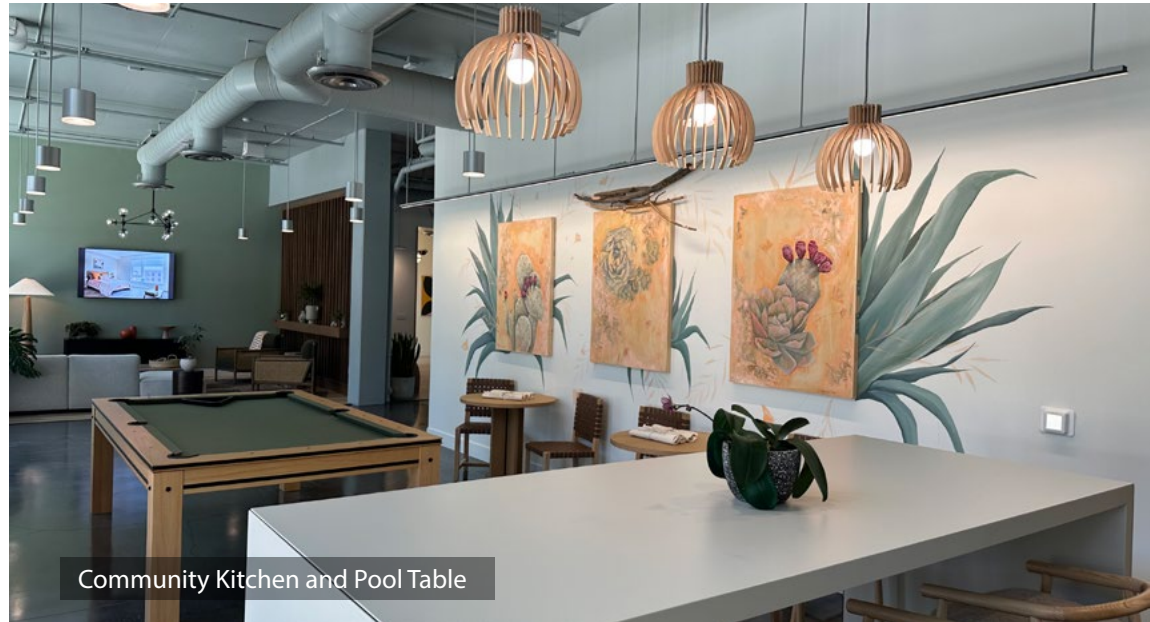
Current Condition Ready for Improvements



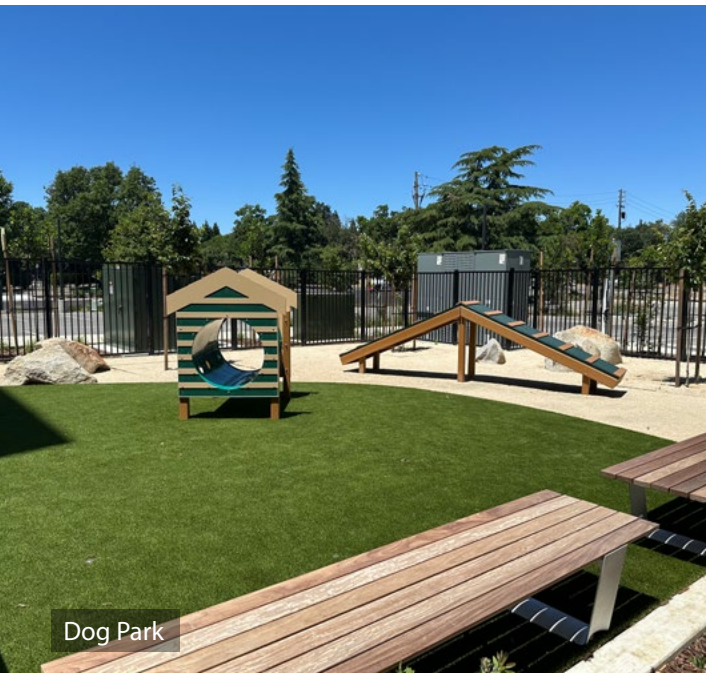
# Community Amenities



Conference Room



Community Kitchen and Pool Table



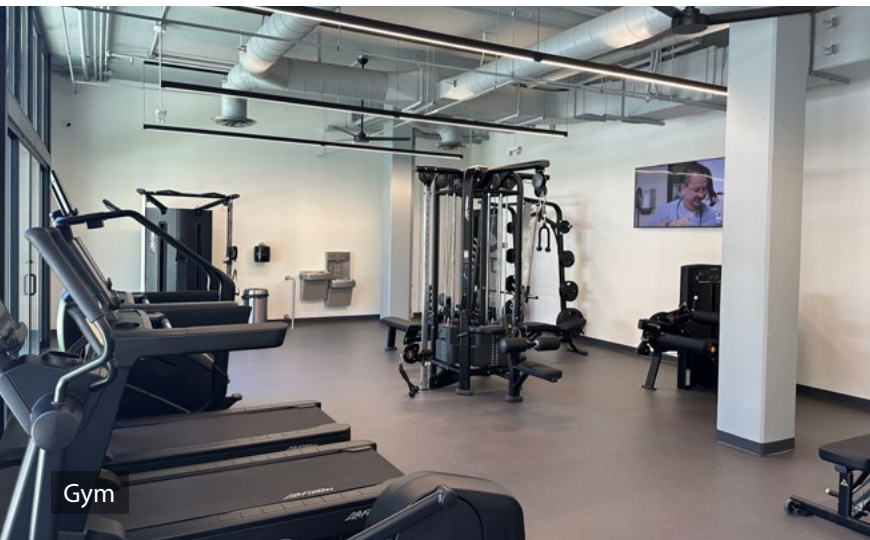
Dog Park



Gym with Outdoor Access



# Community Amenities



Gym



Pool



Barbecue Area



Ping Pong



# Greenhaus by the Numbers

Data Source: ESRI



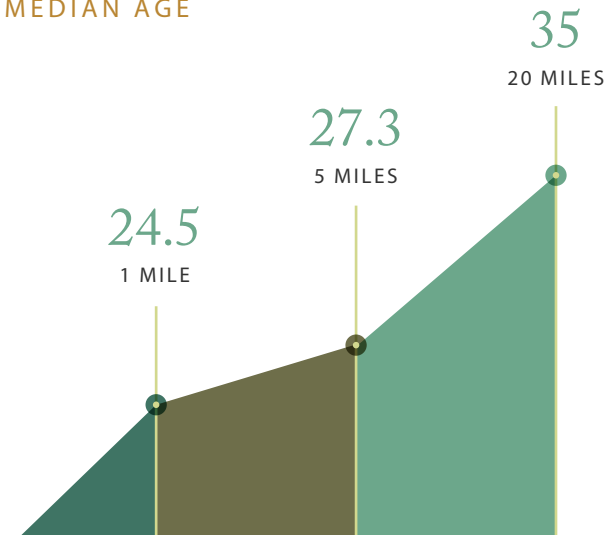
## POPULATION



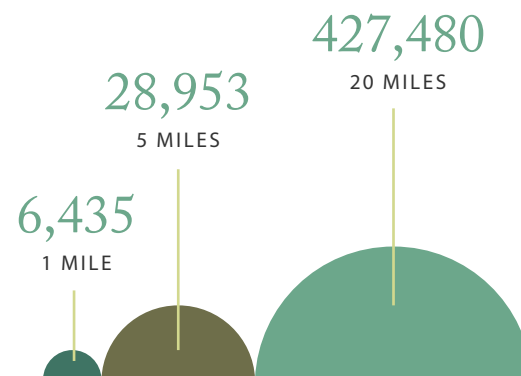
## AVERAGE HOUSEHOLD INCOME



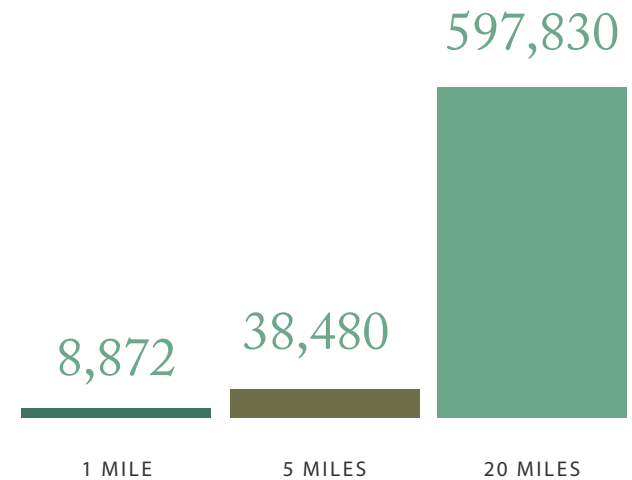
## MEDIAN AGE



## 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

GREENHAUS



BIKE UNDERCROSSING  
I-80 TO UCD



UCDAVIS

RESEARCH PARK DR

BIKE LANE TO UC DAVIS

← UNIVERSITY RESEARCH PARK







## FOOD & DRINK

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

## SHOPPING

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

## HOTELS

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





# GREEN HAUS

## COMMERCIAL LEASING BY

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