

VACANT SPECIALTY USE PROPERTY

222 LA VIDA WAY, DAVIS, CA 95618 (SACRAMENTO MSA)



OFFERING MEMORANDUM

Marcus & Millichap



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Executive Summary

OFFERING SUMMARY

Marcus and Millichap is pleased to present a vacant specialty use property located in a dense residential area in Davis, a growing suburb of Sacramento, California. The property sits on 0.50 acres of land and features two outdoor playgrounds. The subject property is positioned directly off Interstate 80, traveled by over 103,000 cars per day and connecting the city to Sacramento to the east and the San Francisco Bay Area to the south. The subject property is conveniently located within one mile from two shopping centers: one anchored by Target and the other anchored by Nugget Markets, a regional grocery store. Davis is home to the University of California, Davis, with total enrollment of nearly 41,000 students. There are over 81,000 residents living within five miles of the subject property, and average household income exceeds \$115,000.

PROPERTY SUMMARY

Property Address	222 La Vida Way, Davis, CA 95618
Parcel ID	069-070-030-000
Building Size	6,160 SF
Lot Size	0.50 Acres
Year Built	1988
Traffic Count	103,000 CPD (I-80 Freeway)
Zoning	Planned Development (PD)





Residence INN.
BY MARRIOTT
Chevron
ROUND TABLE
PIZZA ROTARY
T.J. maxx



McDonald's



LIGHT INDUSTRIAL BUILDING
Class A | ±108K SF

THE CELESTE APARTMENTS
±225 Units
90.7% Occupied

THE EDGE APARTMENTS
±120 Units
92.5% Occupied

 **103,000 CPD**
INTERSTATE 80

**SUBJECT
PROPERTY**





UC DAVIS
UNIVERSITY OF CALIFORNIA
±40,900 Students

HYATT
house

 **103,000 CPD**
INTERSTATE 80

OFFICE COMPLEX

**SUBJECT
PROPERTY**

**THE CELESTE
APARTMENTS**
±225 Units
90.7% Occupied

THE EDGE APARTMENTS
±120 Units
92.5% Occupied



Property Description



INVESTMENT HIGHLIGHTS

- » Vacant Specialty Use Property with Two Playgrounds on a 0.50-Acre Lot
- » Easily Accessible via Interstate 80 (103,000 Cars per Day), a Major Connector for the Northern California Region Providing a Direct Route to Sacramento
- » **81,364 Residents within a 5-Mile Radius - Dense Trade Area in the Sacramento MSA**
- » Average Household Income Exceeds \$144,000 in the Immediate Area
- » **Located in a Dense Residential Area - 5,861 Households within a 1-Mile Radius**
- » 4 Miles from University of California, Davis (±40,900 Students)
- » **Situated 1 Mile from Shopping Centers Anchored by Target and Nugget Markets (a Regional Luxury Grocery Store Chain)**
- » Conveniently Located Near Davis' Primary Office and Industrial Parks



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2029 Projection	15,701	55,779	83,557
2024 Estimate	15,264	54,208	81,364
Growth 2024 - 2029	2.87%	2.90%	2.70%

Households

2029 Projection	6,039	19,419	29,500
2024 Estimate	5,861	18,963	28,882
Growth 2024 - 2029	3.04%	2.40%	2.14%

Income

2024 Est. Average Household Income	\$144,883	\$117,314	\$115,243
2024 Est. Median Household Income	\$119,435	\$89,423	\$87,193

Property Photos



Interior Photos



Location Overview

SUBJECT PROPERTY

- 4 Miles to University of California, Davis
- 12 Miles to Downtown Sacramento
- 16 Miles to California State University, Sacramento
- 19 Miles to Sacramento International Airport

SACRAMENTO METROPOLITAN AREA

Over the next five years, the Sacramento metro is expected to add nearly 66,000 people, resulting in the formation of roughly 25,000 households. A median home price below other major California markets has produced a homeownership rate of about 61 percent. Within a short drive from Sacramento are some of the world's finest wine-producing regions. Sacramento is also a short distance from Lake Tahoe and its popular ski resorts.

[exclusively listed by]

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For financing options, please reach out to:

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