

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)







UCDAVIS
UNIVERSITY OF CALIFORNIA
±40,900 Students



THE EDGE APARTMENTS
±120 Units
92.5% Occupied

SUBJECT PROPERTY

103,000 CPD
INTERSTATE 80

THE CELESTE APARTMENTS
±225 Units
90.7% Occupied

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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 (\pm 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



Davis is the most populous city in Yolo County, California, located in the Sacramento Valley region of Northern California. The city is home to an estimated 67,125 residents. The University of California, Davis has approximately 40,900 students enrolled as of Fall 2025. Along with California State University, Sacramento, these two universities prop up a large education ecosystem in the metro, forming a broad base for employment.

SACRAMENTO METROPOLITAN AREA

The Sacramento-Roseville-Arden-Arcade metro is a hub of public and private sector activity. Two major universities foster an educated workforce that draws new companies to the market. New job opportunities, in turn, foster population growth as more households seek residential options in less dense areas. Lying in the middle of the 450-mile-long Central Valley, the metro is comprised of four

counties: Sacramento, El Dorado, Placer, and Yolo. More than 2.5 million people call the area home, and unlike the Bay Area, Sacramento is seismically quiet, making it an ideal location for data centers and cloud computing storage. Lower costs relative to the Bay Area attract businesses and have driven job creation in recent years. Home to the California State Capitol, the government sector is vital to the Sacramento metro's economy.

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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