

RETAIL AND OFFICE SPACE FOR LEASE

THE CHEN BUILDING

801-803 2ND STREET, DAVIS, CA 95616



PRIME RETAIL/OFFICE SPACE IN THE HEART OF
DOWNTOWN DAVIS

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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801-803 2ND STREET, DAVIS, CA



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PROPERTY SUMMARY

801-803 2ND STREET



Retail Space Asking Rent:	\$3.50 PSF + NNN
* Available Retail Space:	±1,502 square feet
Office Space Asking Rent:	\$2.80 Modified Gross
* Available 2nd Floor:	Suite E: ±853 RSF
* Available 2nd Floor:	Suite F: ±395 RSF
* Combined Suite E&F:	±1,248 RSF

PROPERTY HIGHLIGHTS:

- One of the tallest buildings in Downtown Davis.
- Neighbors Amtrak and Bus Depot for easy commute to Bay Area and Greater Sacramento
- Awarded the Golden Nugget for architecture
- Walking distance to UC Davis, retailers, coffee, restaurants, and all amenities
- Access to a strong, educated workforce tied to UC Davis
- High day and evening traffic
- Easily accessible to and from I-80
- Sacramento International Airport (19 miles away)

PROPERTY OVERVIEW:

801–803 2nd Street presents a rare opportunity to lease professional office space with elevator access and prime street level retail in the heart of downtown Davis. This is a well maintained mixed use building positioned at a highly visible corner near UC Davis, benefiting from strong pedestrian traffic and immediate access to restaurants, cafés, banks, parks, and all amenities.

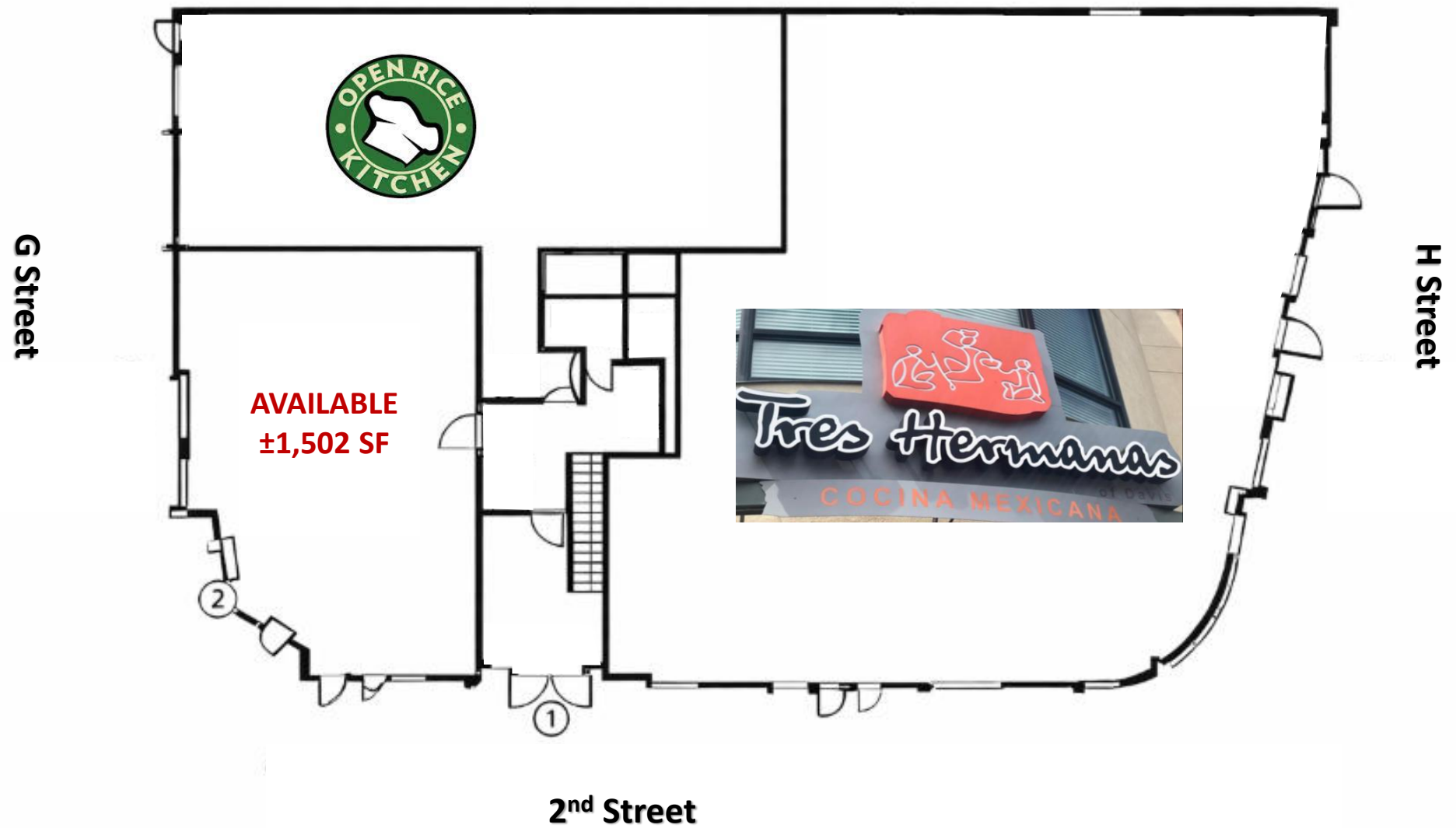
The property is adjacent to the Amtrak station and regional bus depot, offering convenient commute to Sacramento and the Bay Area. Downtown Davis is home to more than 500 businesses and maintains constant daily activity, supported by a dense mix of students, professionals, and residents. UC Davis enrolls over 39,000 students and contributes to a highly educated population with strong household incomes.

With its prime location, walkable and biking setting, modern construction, and excellent transit access, the property is well suited for office users, professional services, retailers, and creative businesses seeking visibility, convenience, and long term value in one of Northern California's most vibrant university driven markets.



GROUND FLOOR-RETAIL

801-803 2ND STREET



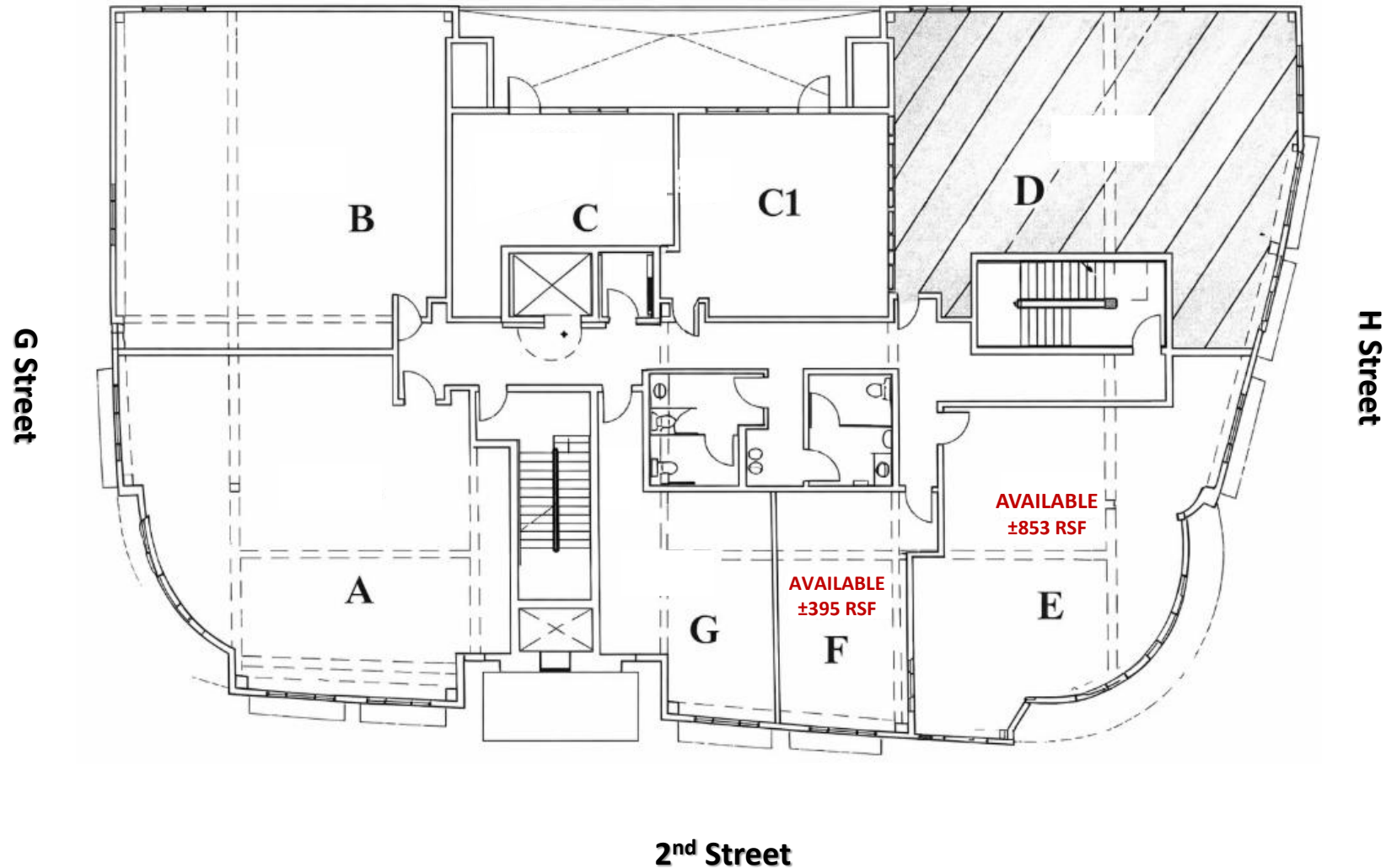
(Not To Scale)

2ND FLOOR-OFFICE

801-803 2ND STREET



2nd FLOOR



(Not To Scale)

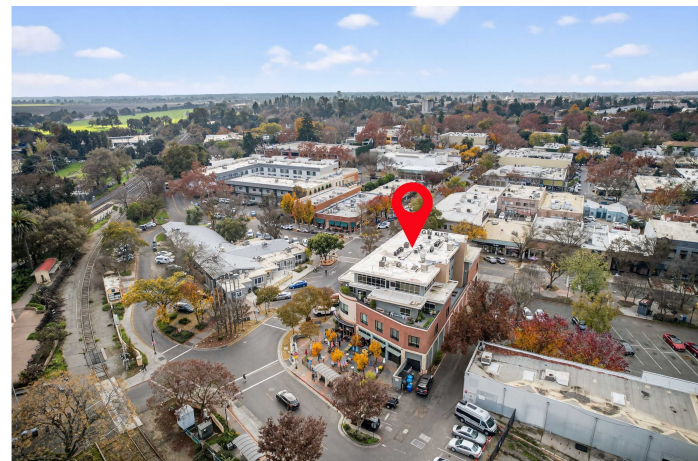
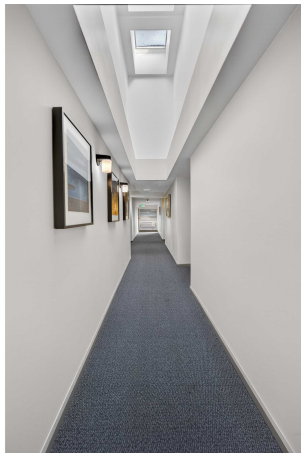
PROPERTY PHOTOS

801-803 2ND STREET



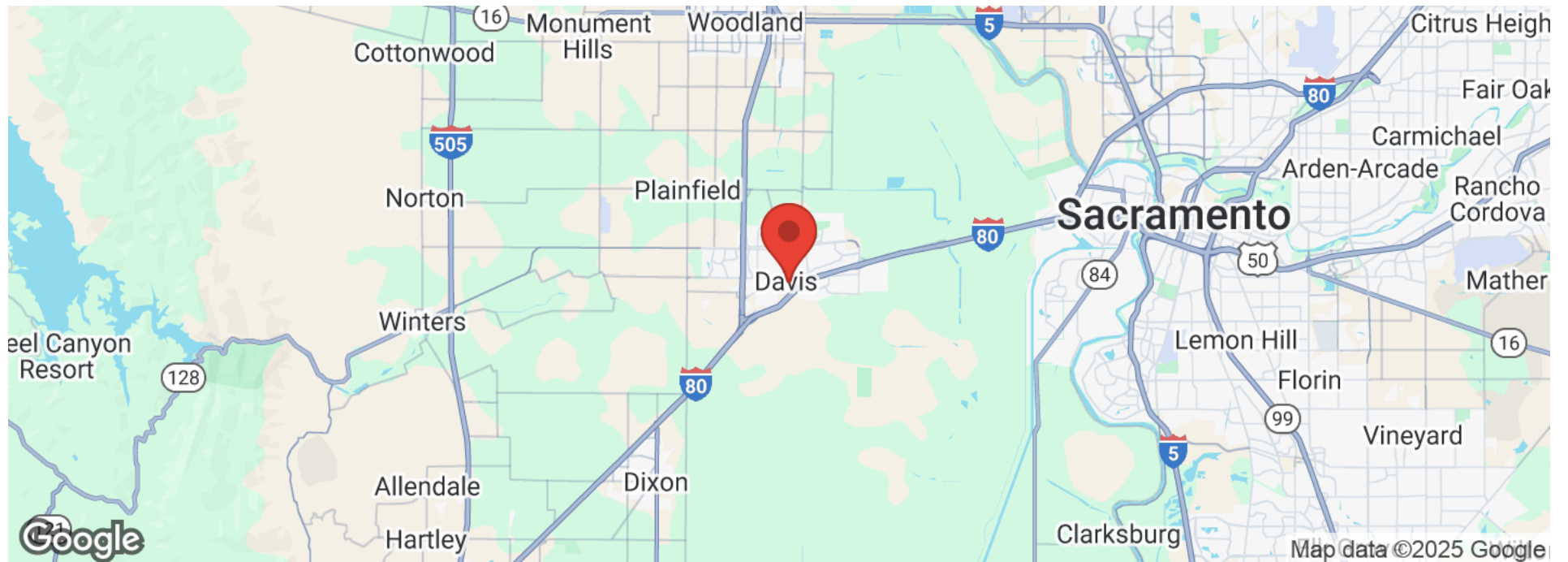
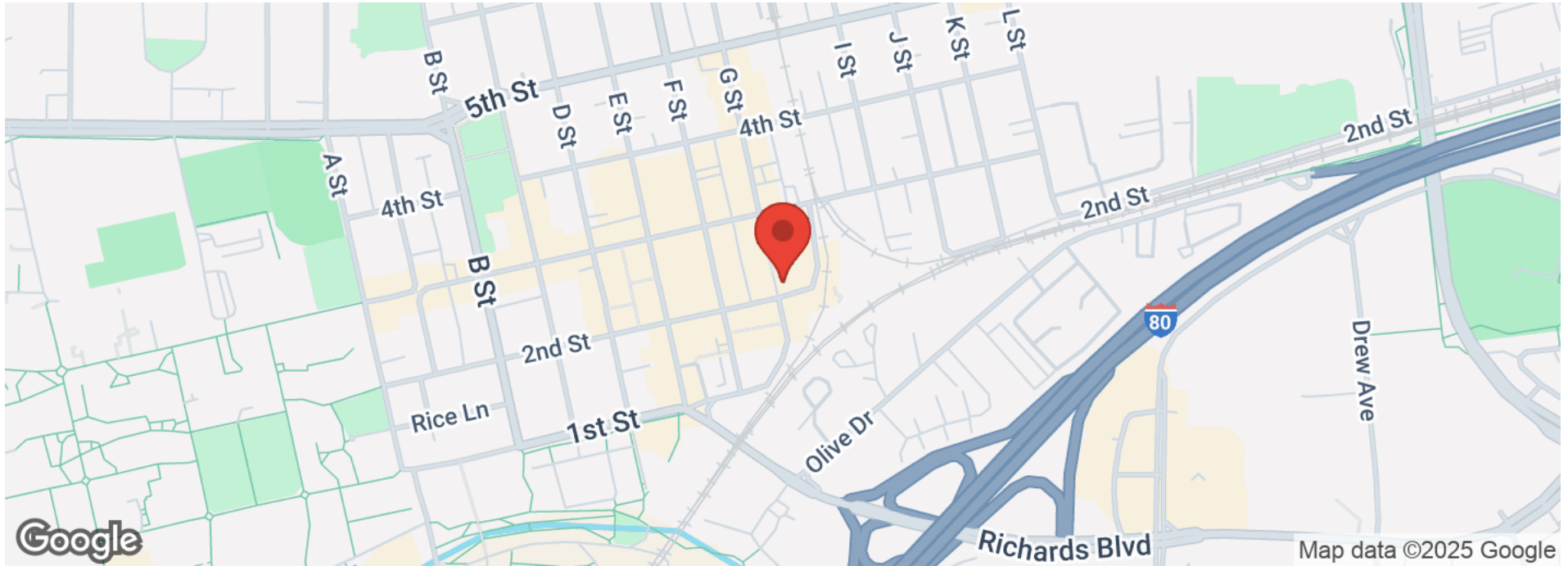
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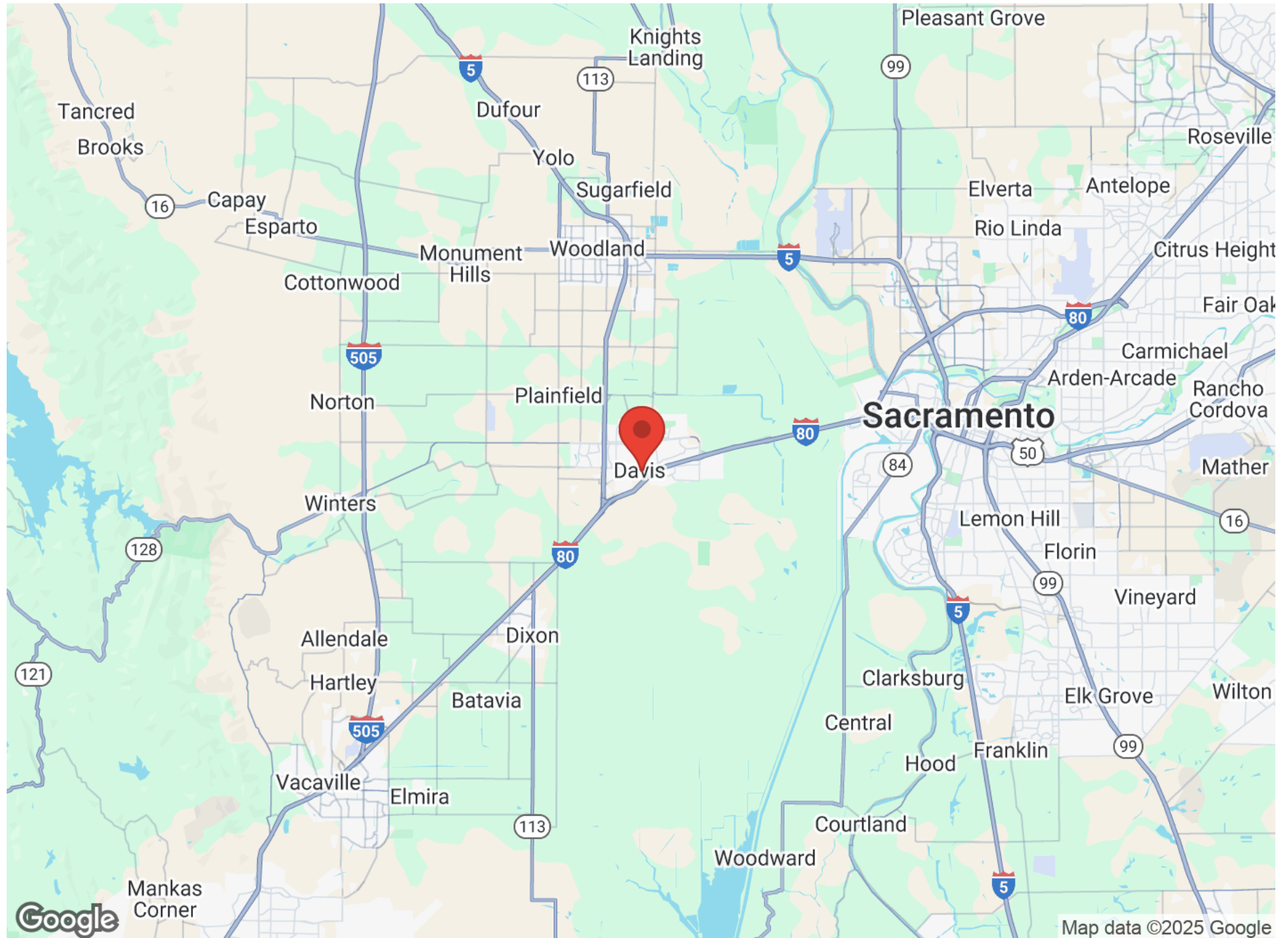
LOCATION MAPS

801-803 2ND STREET, DAVIS, CA



REGIONAL MAP

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AERIAL MAP

801-803 2ND STREET



Demographic Summary Report

The Chen Building						
801-803 2nd St, Davis, CA 95616						