

# SINGLE-STORY COMMERCIAL/OFFICE/R&D/RETAIL BUILDING

2801 SPAFFORD STREET, DAVIS, CA 95618



## PRIME LEASE OPPORTUNITY IN DAVIS

**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

**PRESENTED BY:**

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2801 SPAFFORD STREET



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# LOCATION & HIGHLIGHTS

2801 SPAFFORD STREET



## PROPERTY OVERVIEW:

This attractive single-story commercial/office/R&D/retail building is perfectly suited for a discerning user, located in east Davis within the 5th Street Commerce Center at the intersection of Pena Drive and Spafford Streets. With approximately 9,712 square feet of space, this property offers an exceptional opportunity for a tenant looking to maximize its value. Recognized as one of Davis's top commercial buildings, its flexible layout is suitable for various purposes, including office space, retail, showroom, distribution, athletic facilities, R&D, labs, and scientific endeavors. This exceptional property in Davis presents an outstanding chance for the right tenant to enhance their business operations.

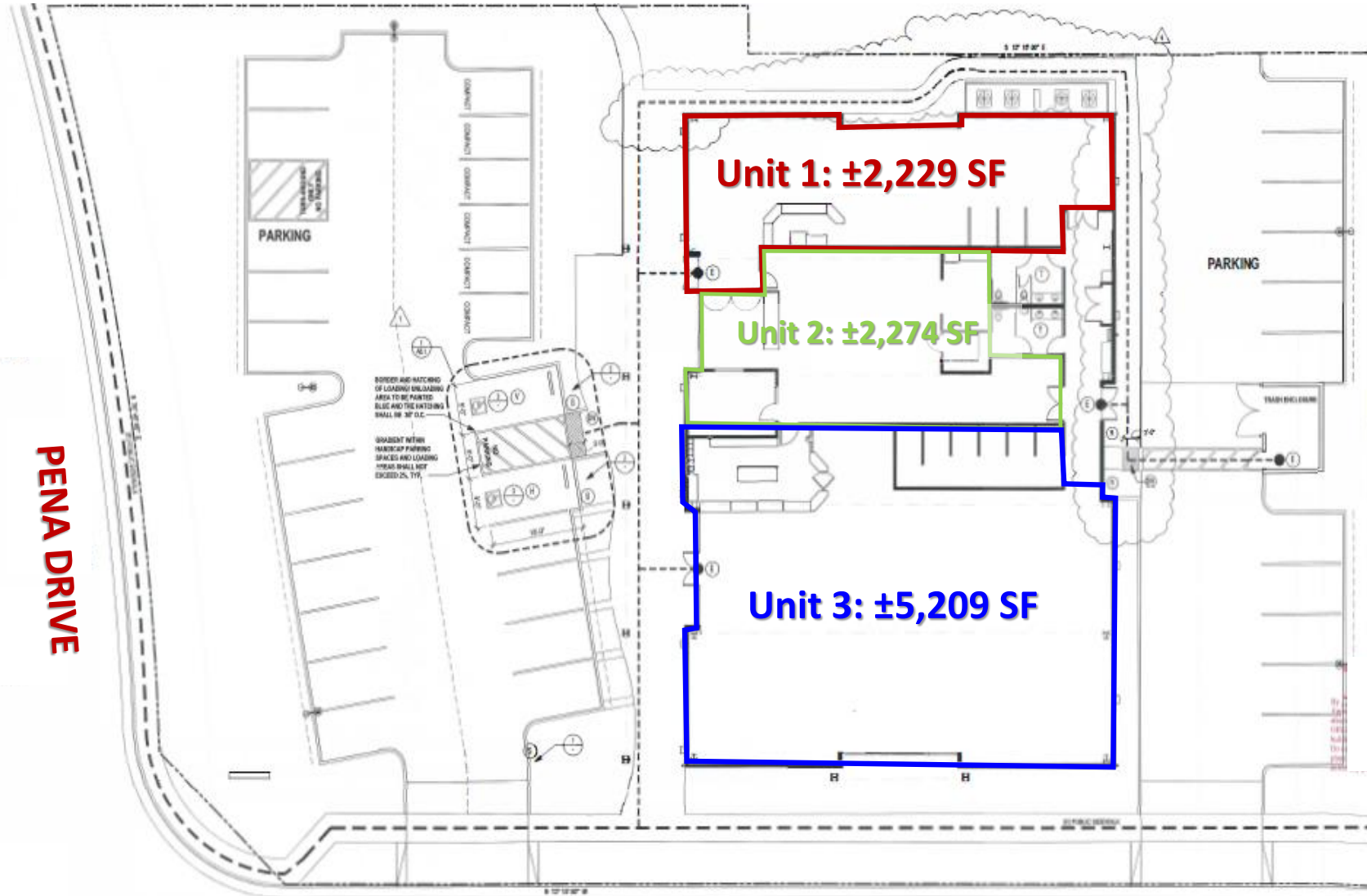
## PROPERTY HIGHLIGHTS:

- Asking rent: \$2.25 + NNN
- Unit 1: ±2,229 square feet
- Unit 1: ±2,274 square feet
- Unit 1: ±5,209 square feet (all 3 units can combine to ±9,712 square feet)
- Building: Class B
- Year Built: 2012
- Parking: 35 spaces
- Great Building Signage to Street
- Zoning: Fifth street commerce center planned development PD#5-94D
- Davis is a well-known limited growth city with extremely high barriers-to-entry
- Easy access to and from I-80 and Highway 13
- Easy access to bike lanes, pedestrian pathways, bus routes, and major roadways



# SITE PLAN

2801 SPAFFORD STREET



**SPAFFORD STREET**

(Not To Scale)

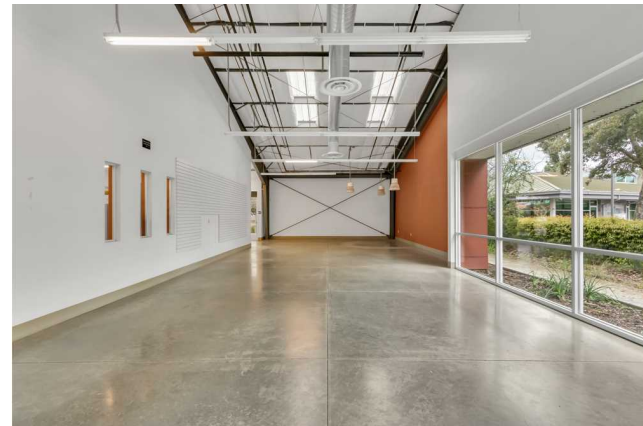
# PROPERTY PHOTOS

2801 SPAFFORD STREET



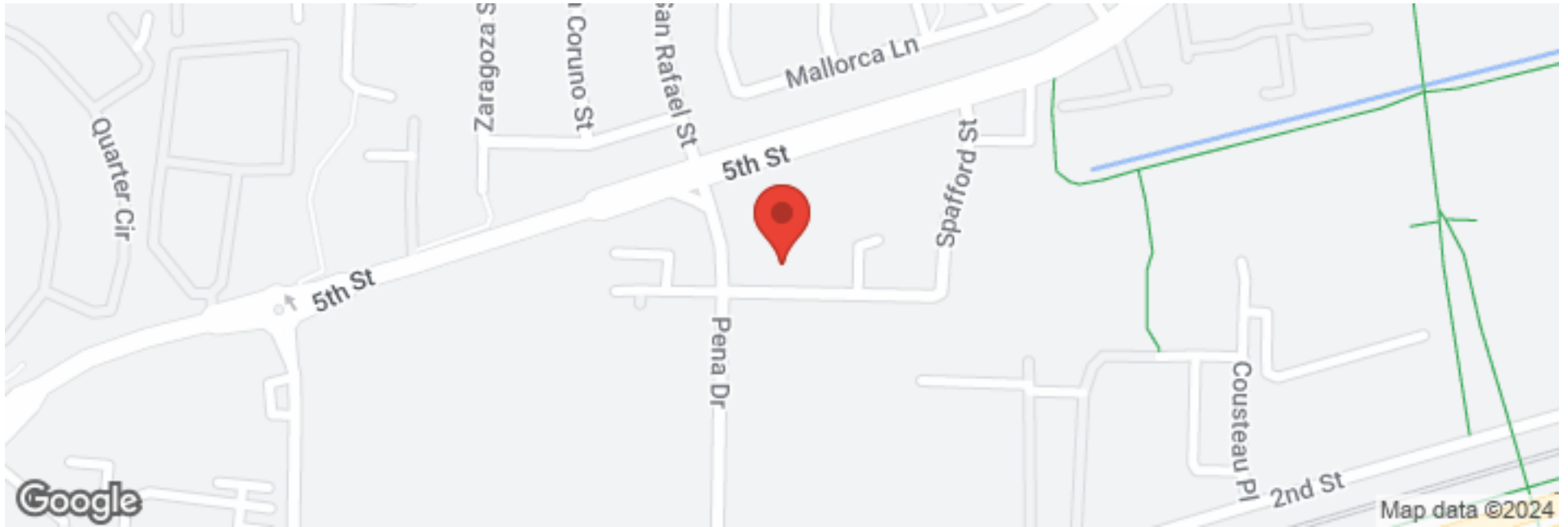
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# LOCATION MAPS

2801 SPAFFORD STREET





## Demographic Summary Report

2801 Spafford St, Davis, CA 95618						
Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2028 Projection	17,578		63,353		76,885	
2023 Estimate	17,978		64,257		78,075	
2010 Census	17,860		60,493		74,105	
Growth 2023 - 2028	-2.22%		-1.41%		-1.52%	
Growth 2010 - 2023	0.66%		6.22%		5.36%	
<b>2023 Population by Hispanic Origin</b>						
2023 Population	17,978		64,257		78,075	
White	12,124	67.44%	40,422	62.91%	49,273	63.11%
Black	541	3.01%	1,732	2.70%	2,079	2.66%
Am. Indian & Alaskan	189	1.05%	653	1.02%	744	0.95%
Asian	3,837	21.34%	17,039	26.52%	20,722	26.54%
Hawaiian & Pacific Island	48	0.27%	181	0.28%	209	0.27%
Other	1,239	6.89%	4,230	6.58%	5,047	6.46%
U.S. Armed Forces	11		51		62	
<b>Households</b>						
2028 Projection	6,300		22,546		27,412	
2023 Estimate	6,452		22,899		27,880	
2010 Census	6,486		22,019		27,019	
Growth 2023 - 2028	-2.36%		-1.54%		-1.68%	
Growth 2010 - 2023	-0.52%		4.00%		3.19%	
Owner Occupied	3,530	54.71%	9,751	42.58%	11,762	42.19%
Renter Occupied	2,922	45.29%	13,149	57.42%	16,118	57.81%
<b>2023 Households by HH Income</b>						
Income: <\$25,000	957	14.83%	4,934	21.55%	5,984	21.46%
Income: \$25,000 - \$50,000	783	12.14%	2,882	12.59%	3,504	12.57%
Income: \$50,000 - \$75,000	1,024	15.87%	3,536	15.44%	4,329	15.53%
Income: \$75,000 - \$100,000	493	7.64%	1,552	6.78%	1,946	6.98%
Income: \$100,000 - \$125,000	593	9.19%	1,516	6.62%	1,909	6.85%
Income: \$125,000 - \$150,000	665	10.31%	1,801	7.87%	2,155	7.73%
Income: \$150,000 - \$200,000	628	9.73%	2,627	11.47%	3,205	11.50%
Income: \$200,000+	1,309	20.29%	4,050	17.69%	4,848	17.39%
<b>2023 Avg Household Income</b>	\$126,842		\$115,281		\$114,689	
<b>2023 Med Household Income</b>	\$98,427		\$76,562		\$76,580	