

HISTORIC RED BRICK BUILDING

SWC 2nd Street and G Street
Davis, CA



Lease space with us!

PRESENTED BY:



COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

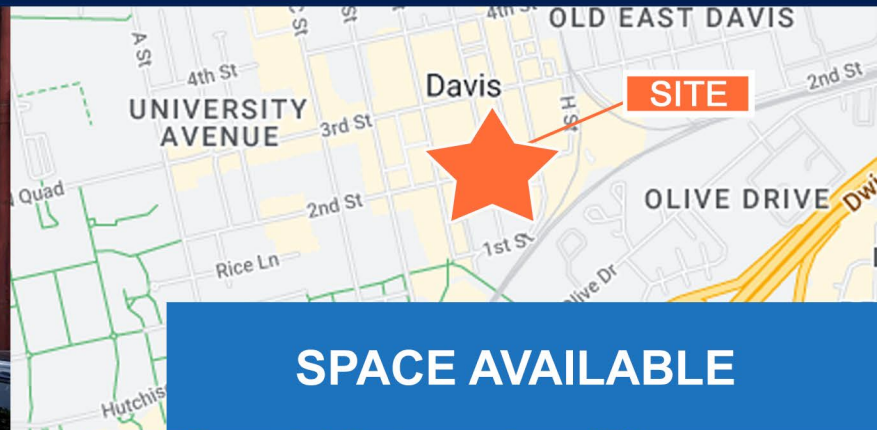
WILLIAM BETTENCOURT
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

RED BRICK BUILDING



SPACE AVAILABLE

The historic Red Brick Building is located in the heart of Davis' historic Downtown at the intersection of 2nd & G St., one of the main intersections, and proximate to UC Davis. Downtown Davis is a vibrant shopping and dining district; home to over 500 businesses including a number of retailers & restaurants: Philz Coffee, Raising Cane's, Nick the Greek, El Patio Mexican restaurant, Pure Barre, Sharetea, & several other well-established local businesses including Avid Reader, Armadillo Music, Sweet and Shavery, Soccer & Lifestyle, Bella Luna Jewelers, Fleet Feet, and Froggy's to name a few. Downtown is also adjacent to University of California, Davis (UC Davis). UC Davis enrolls roughly 40,000 students & has over 2,500 faculty & 21,000 staff members. With the university in town, you have a very educated population with higher disposable income. Roughly 75% of the Davis population has at minimum a bachelor's degree and the average household income in town is in excess of \$135,000.

DEMOGRAPHICS



1-Mile

17,263

POPULATION

3-Mile

79,756

5-Mile

82,372



68,605

DAVIS POPULATION



225,941

MSA POPULATION



1-Mile

\$98,902

AVG. HH INCOME

3-Mile

\$134,465

5-Mile

\$138,646



1-Mile

9,493

EMPLOYEES

3-Mile

19,499

5-Mile

20,230

PRESENTED BY:



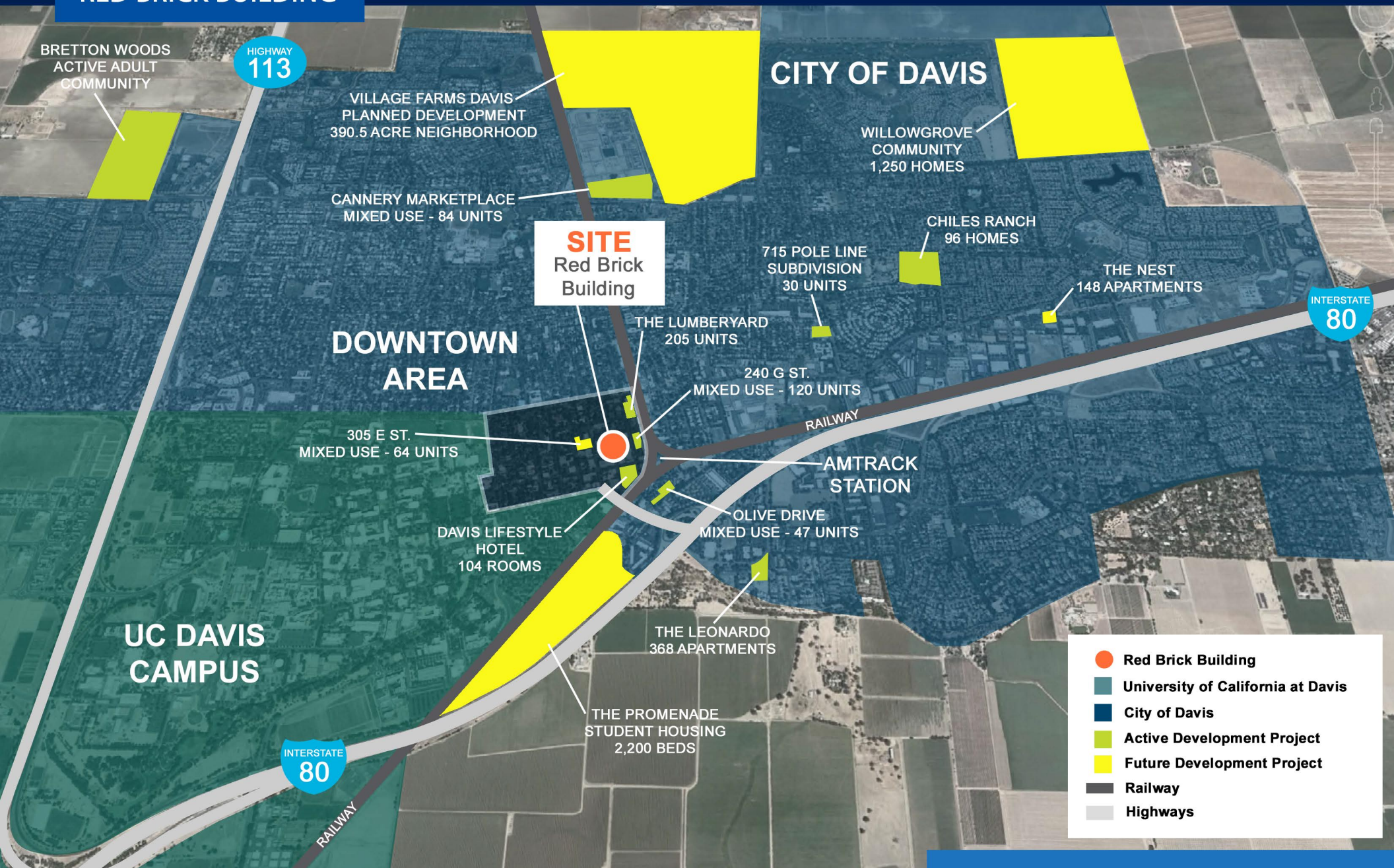
COMMERCIAL WEST, INC.
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RED BRICK BUILDING



DEVELOPMENT ACTIVITY

RED BRICK BUILDING

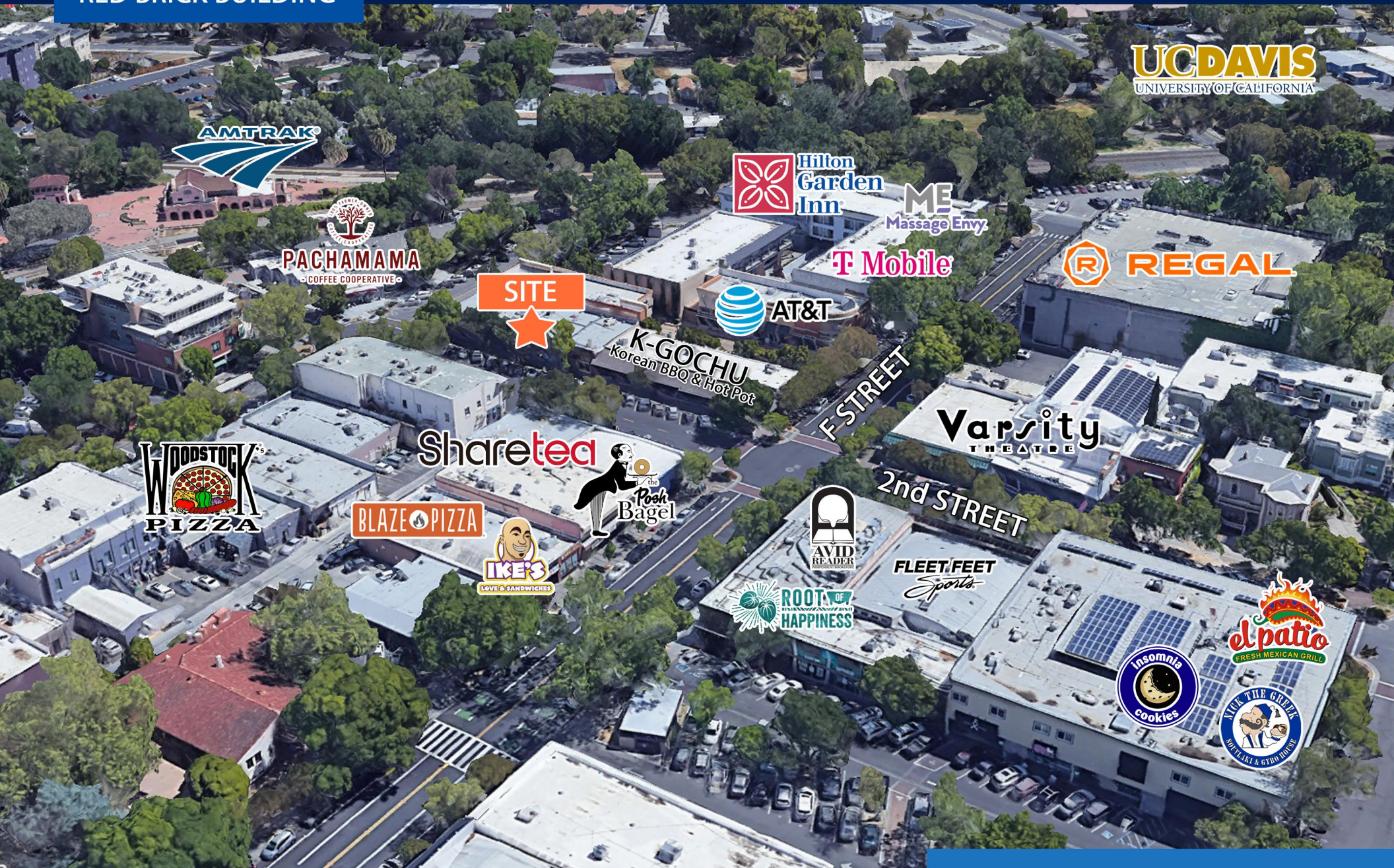


FROM
AMTRACK
4 MIN
2 MIN

FROM
UC DAVIS
6 MIN
2 MIN

RETAIL

RED BRICK BUILDING



UC DAVIS
UNIVERSITY OF CALIFORNIA



PACHAMAMA
COFFEE COOPERATIVE

SITE



Hilton
Garden
Inn

ME
Massage Envy

T-Mobile



REGAL



AT&T

K-GOCHU
Korean BBQ & Hot Pot

F-STREET

Varsity
THEATRE

2nd STREET



Sharetea



BLAZE PIZZA

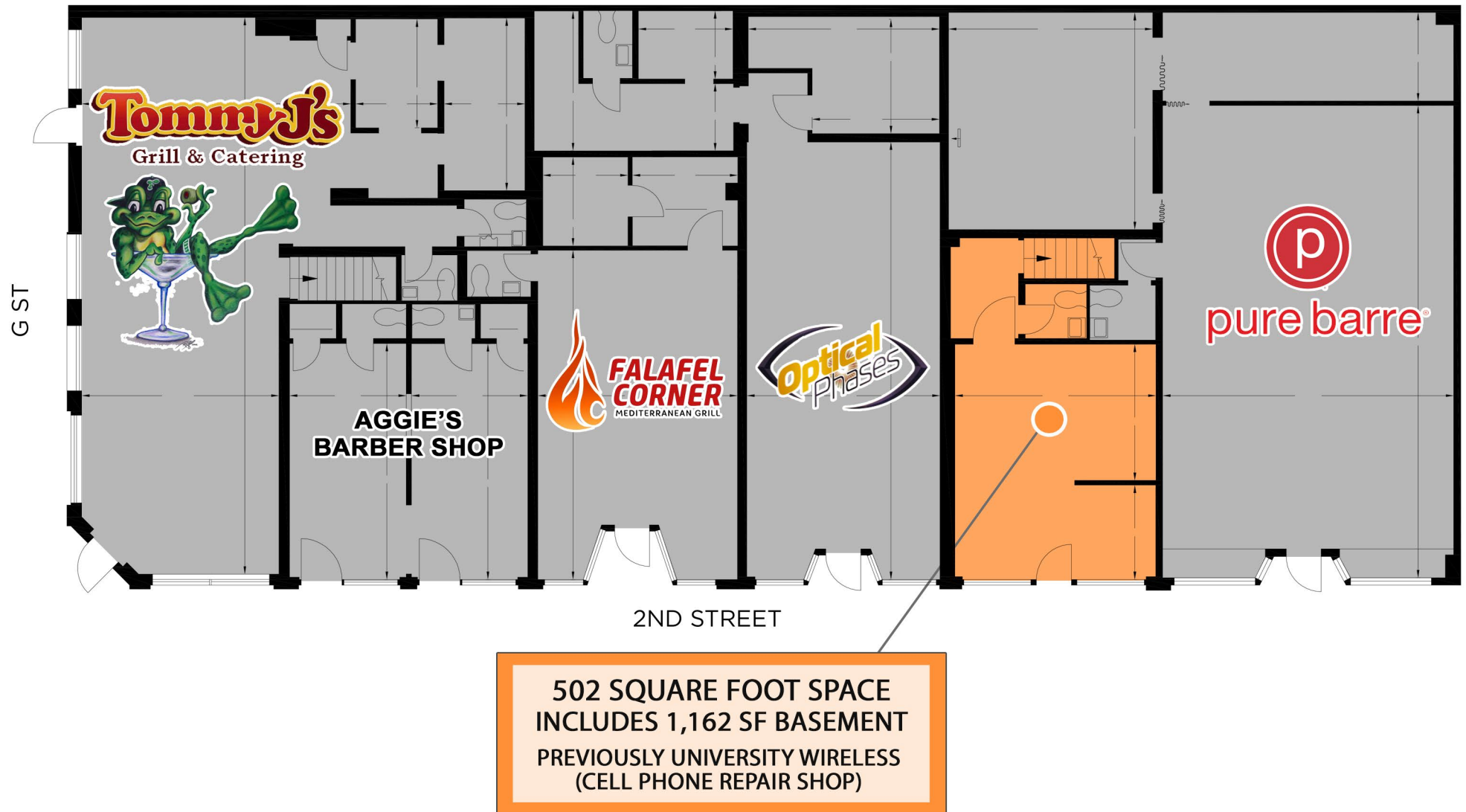


FLEET FEET
Sports



AERIAL

RED BRICK BUILDING

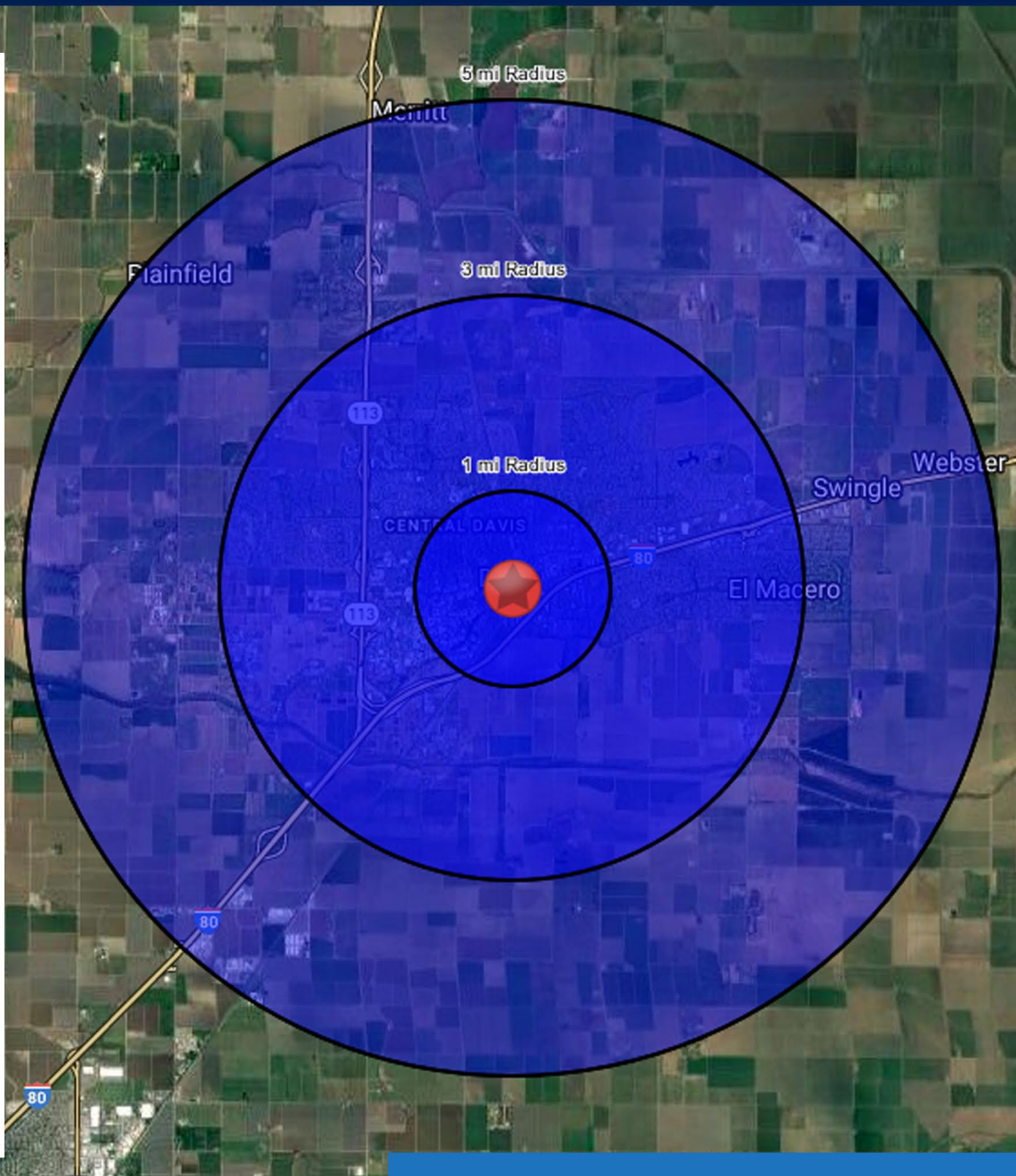


FLOOR PLAN

RED BRICK BUILDING

SUMMARY PROFILE

	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	17,263	79,756	82,372
2030 Projected Population	16,441	75,960	78,453
2020 Census Population	15,829	75,738	78,332
2010 Census Population	15,439	71,888	74,180
Projected Annual Growth 2025 to 2030	-1.0%	-1.0%	-1.0%
Historical Annual Growth 2010 to 2025	0.8%	0.7%	0.7%
2025 Median Age	23.6	28.1	28.5
Households			
2025 Estimated Households	5,960	27,386	28,338
2030 Projected Households	5,923	27,398	28,356
2020 Census Households	5,919	27,195	28,126
2010 Census Households	5,868	26,149	27,045
Projected Annual Growth 2025 to 2030	-0.1%	-	-
Historical Annual Growth 2010 to 2025	0.1%	0.3%	0.3%
Race and Ethnicity			
2025 Estimated White	53.1%	53.4%	53.5%
2025 Estimated Black or African American	3.7%	3.4%	3.3%
2025 Estimated Asian or Pacific Islander	19.7%	21.6%	21.6%
2025 Estimated American Indian or Native Alaskan	1.1%	0.8%	0.8%
2025 Estimated Other Races	22.3%	20.8%	20.8%
2025 Estimated Hispanic	23.9%	23.0%	23.0%
Income			
2025 Estimated Average Household Income	\$98,902	\$134,465	\$138,646
2025 Estimated Median Household Income	\$64,410	\$93,076	\$95,554
2025 Estimated Per Capita Income	\$35,919	\$47,357	\$48,852
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.0%	2.1%
2025 Estimated Some High School (Grade Level 9 to 11)	2.9%	2.0%	2.1%
2025 Estimated High School Graduate	8.4%	8.5%	8.4%
2025 Estimated Some College	18.2%	10.9%	10.8%
2025 Estimated Associates Degree Only	5.1%	4.2%	4.2%
2025 Estimated Bachelors Degree Only	26.4%	30.7%	30.6%
2025 Estimated Graduate Degree	36.5%	41.7%	41.8%
Business			
2025 Estimated Total Businesses	1,065	2,248	2,355
2025 Estimated Total Employees	9,493	19,499	20,230
2025 Estimated Employee Population per Business	8.9	8.7	8.6
2025 Estimated Residential Population per Business	16.2	35.5	35.0



DEMOGRAPHICS