

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:

TUAN V. NGUYEN

Director

O: (916) 798-5798

C: (916) 798-5798

tuan@kwcommercial.com

01754434, CA

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLAIMER

801-803 2ND STREET, DAVIS, CA



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

TUAN V. NGUYEN

Director

O: (916) 798-5798

C: (916) 798-5798

tuan@kwcommercial.com

01754434, CA

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

801-803 2ND STREET



Retail Space Asking Rent:	Negotiable + NNN
* Available Retail Space:	±1,502 square feet
Office Space Asking Rent:	Negotiable Modified Gross
* Available 2nd Floor:	Suite E: ±853 RSF
* Available 2nd Floor:	Suite C: ±908 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.

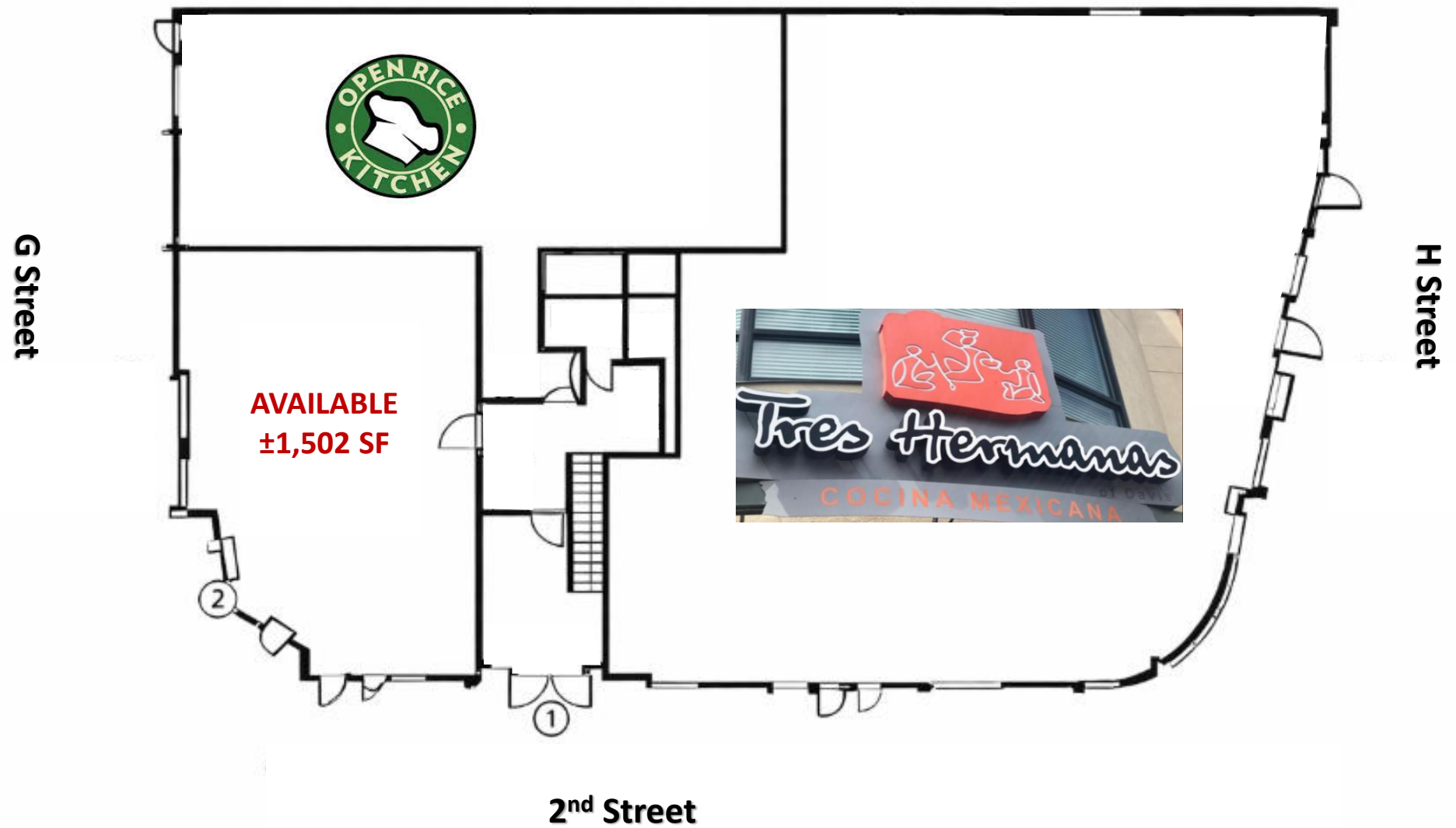
The property is adjacent to the Amtrak station and regional bus depot, offering convenient commute to Sacramento and the Bay Area. Downtown Davis is home to more than 500 businesses and maintains constant daily activity, supported by a dense mix of students, professionals, and residents. UC Davis enrolls 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



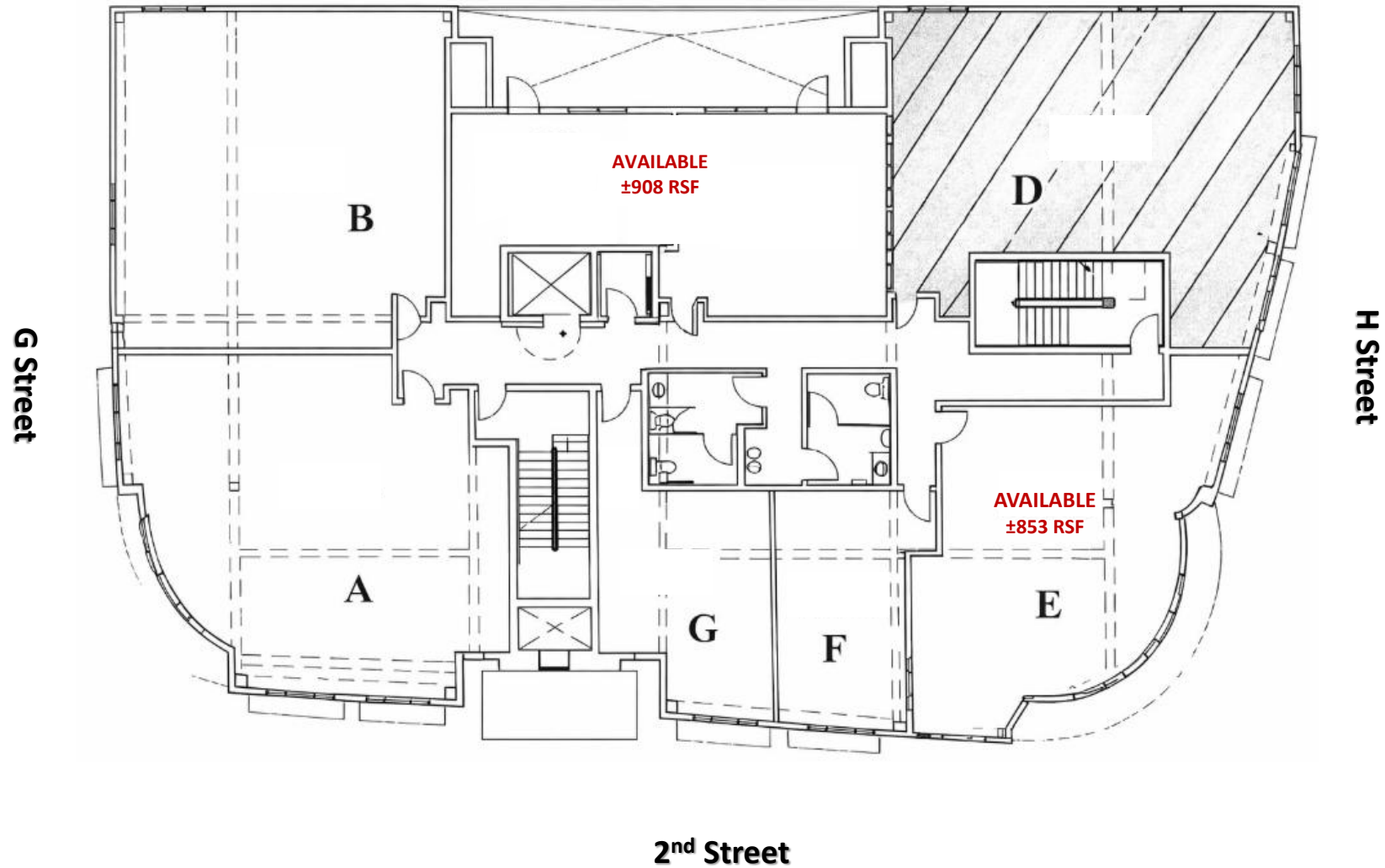
(Not To Scale)

2ND FLOOR-OFFICE

801-803 2ND STREET



2nd FLOOR



(Not To Scale)

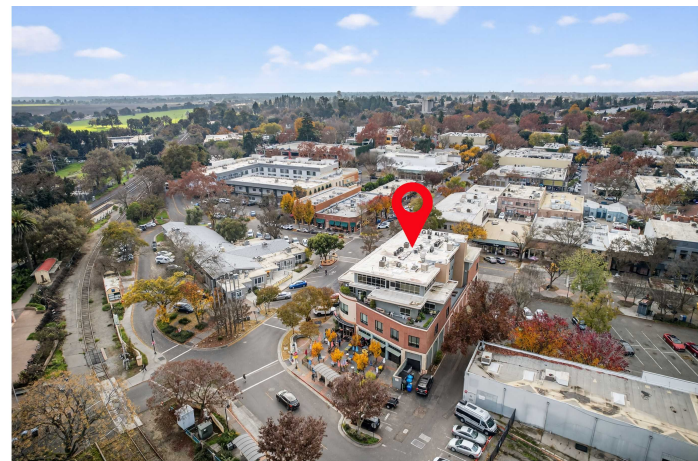
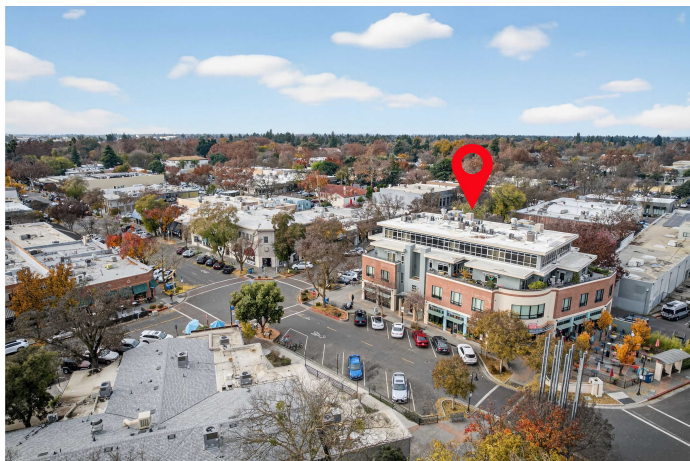
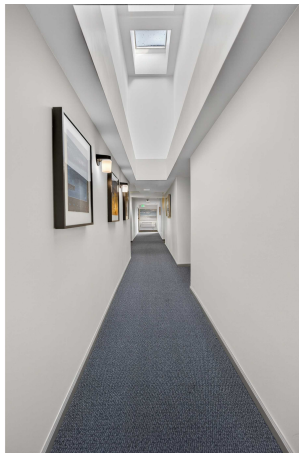
PROPERTY PHOTOS

801-803 2ND STREET



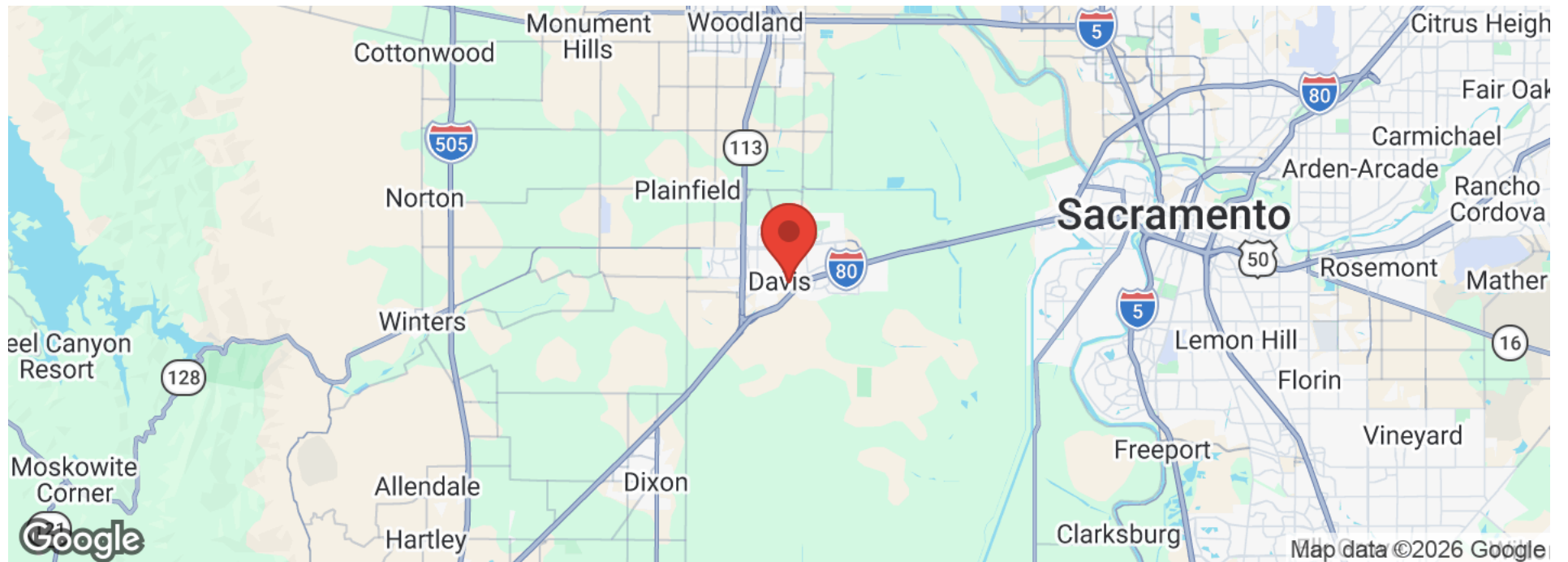
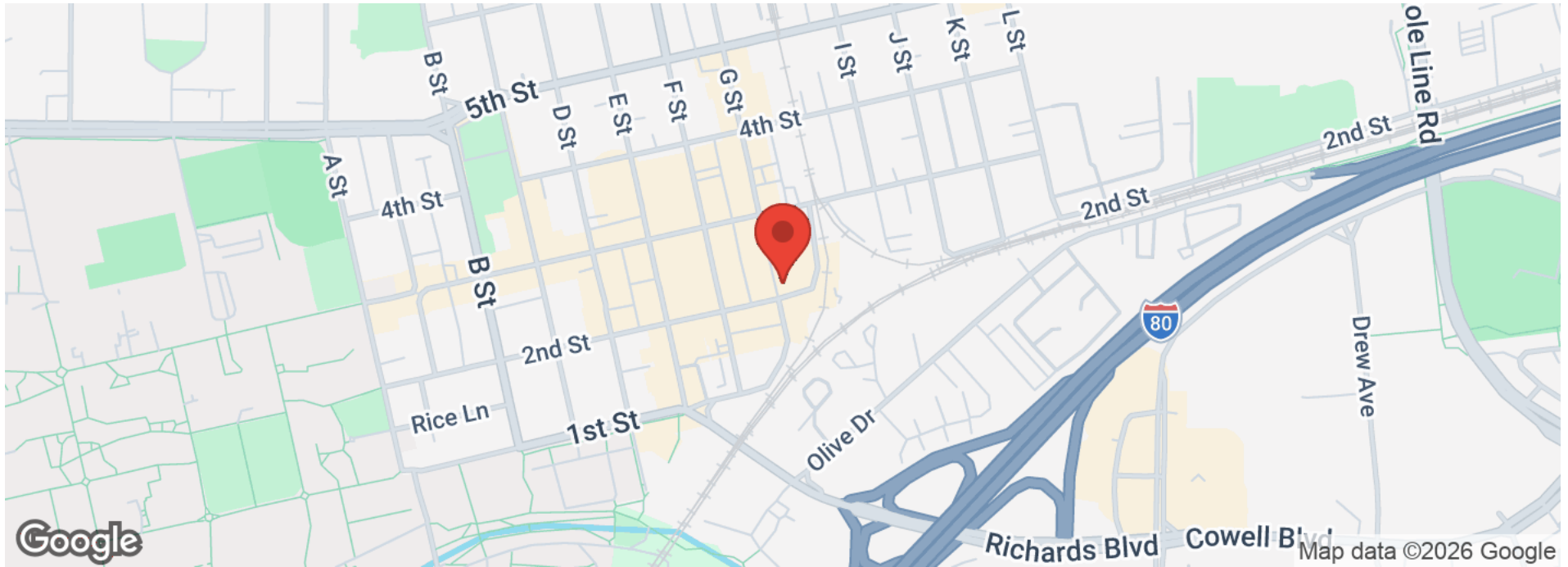
PROPERTY PHOTOS

801-803 2ND STREET



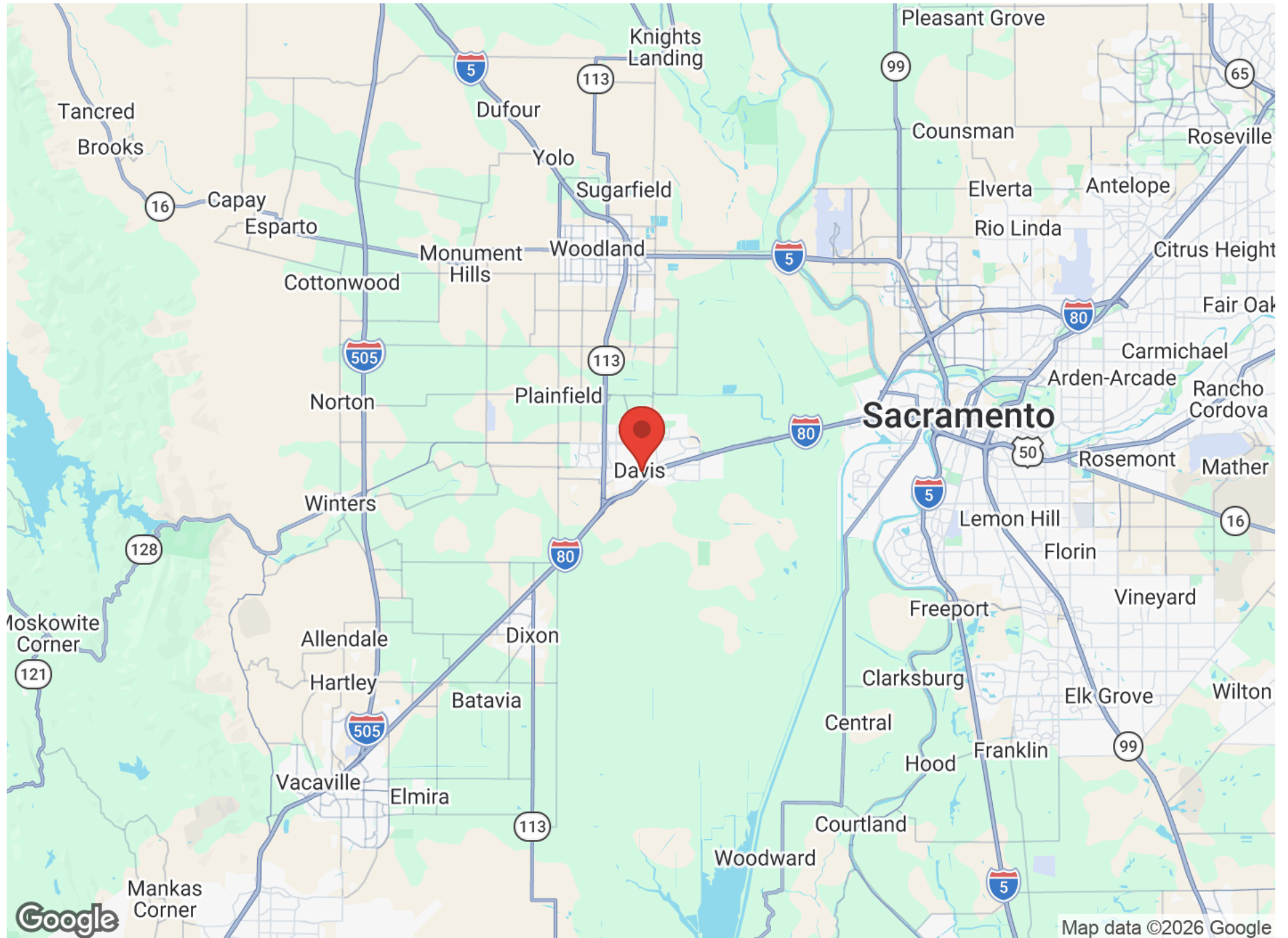
LOCATION MAPS

801-803 2ND STREET, DAVIS, CA



REGIONAL MAP

801-803 2ND STREET, DAVIS, CA



AERIAL MAP

801-803 2ND STREET



Demographic Summary Report

The Chen Building				
801-803 2nd St, Davis, CA 95616				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	18,867	82,573	85,194	
2024 Estimate	18,486	81,131	83,732	
2020 Census	16,743	75,665	78,306	
Growth 2024 - 2029	2.06%	1.78%	1.75%	
Growth 2020 - 2024	10.41%	7.22%	6.93%	
2024 Population by Hispanic Origin	3,728	13,688	14,111	
2024 Population	18,486	81,131	83,732	
White	9,017 48.78%	42,063 51.85%	43,541 52.00%	
Black	538 2.91%	2,175 2.68%	2,215 2.65%	
Am. Indian & Alaskan	92 0.50%	304 0.37%	313 0.37%	
Asian	4,560 24.67%	19,849 24.47%	20,399 24.36%	
Hawaiian & Pacific Island	39 0.21%	132 0.16%	136 0.16%	
Other	4,241 22.94%	16,608 20.47%	17,129 20.46%	
U.S. Armed Forces	37	121	124	
Households				
2029 Projection	6,605	28,568	29,539	
2024 Estimate	6,461	28,047	29,011	
2020 Census	6,138	27,190	28,172	
Growth 2024 - 2029	2.23%	1.86%	1.82%	
Growth 2020 - 2024	5.26%	3.15%	2.98%	
Owner Occupied	1,493 23.11%	11,628 41.46%	12,302 42.40%	
Renter Occupied	4,968 76.89%	16,419 58.54%	16,709 57.60%	
2024 Households by HH Income	6,460	28,047	29,009	
Income: <\$25,000	1,851 28.65%	6,228 22.21%	6,300 21.72%	
Income: \$25,000 - \$50,000	1,019 15.77%	3,880 13.83%	3,974 13.70%	
Income: \$50,000 - \$75,000	1,216 18.82%	3,880 13.83%	3,985 13.74%	
Income: \$75,000 - \$100,000	796 12.32%	2,590 9.23%	2,656 9.16%	
Income: \$100,000 - \$125,000	318 4.92%	2,231 7.95%	2,285 7.88%	
Income: \$125,000 - \$150,000	221 3.42%	1,709 6.09%	1,835 6.33%	
Income: \$150,000 - \$200,000	306 4.74%	1,999 7.13%	2,069 7.13%	
Income: \$200,000+	733 11.35%	5,530 19.72%	5,905 20.36%	
2024 Avg Household Income	\$85,186	\$115,095	\$117,107	
2024 Med Household Income	\$57,044	\$75,343	\$77,311	