

FOR LEASE

1616 E Covell Blvd, Davis, CA 95616

Prime Freestanding Restaurant Opportunity (Former Carl's Jr.)



Signalized Corner • Strong Anchor Traffic • Outdoor Patio

Dense Student & Residential Population

Located Within the UC Davis Trade Area

Executive Summary

Rare opportunity to lease a **freestanding restaurant building** located at a high-visibility, signalized intersection in one of the most desirable retail corridors in Davis, California.

The Property benefits from:

- Strong co-tenancy anchored by Nugget Markets and CVS
- Excellent visibility and access from multiple directions
- Consistent traffic flow throughout the day
- Dense surrounding residential population
- Proximity to UC Davis and multiple schools

Property Highlights

- 2,843 SF freestanding restaurant building
- Situated on approximately 0.46 acres
- ±1,000 SF outdoor patio supports high-volume dining
- Excellent visibility at the signalized intersection of Covell Blvd and Pole Line Road
- Located within Oak Tree Shopping Center
- High barriers to entry for new freestanding restaurant sites
- Excellent ingress/egress and ample parking support takeout and delivery

Trade Area & Demand Drivers

- Average household income (3-mile): \$137,411
- Dense residential base within a 3-mile radius
- **3 schools within 1 mile** generating daytime and after-school traffic
- **UC Davis with 40,000+ students**
- Captures significant vehicular flow from both local and surrounding communities
- Consistent daytime and evening traffic patterns

The combination of local residents, student population, and strong commuter traffic creates one of the most reliable retail-demand environments in the region.

Anchor Co-Tenancy Photos



Aerial Photos



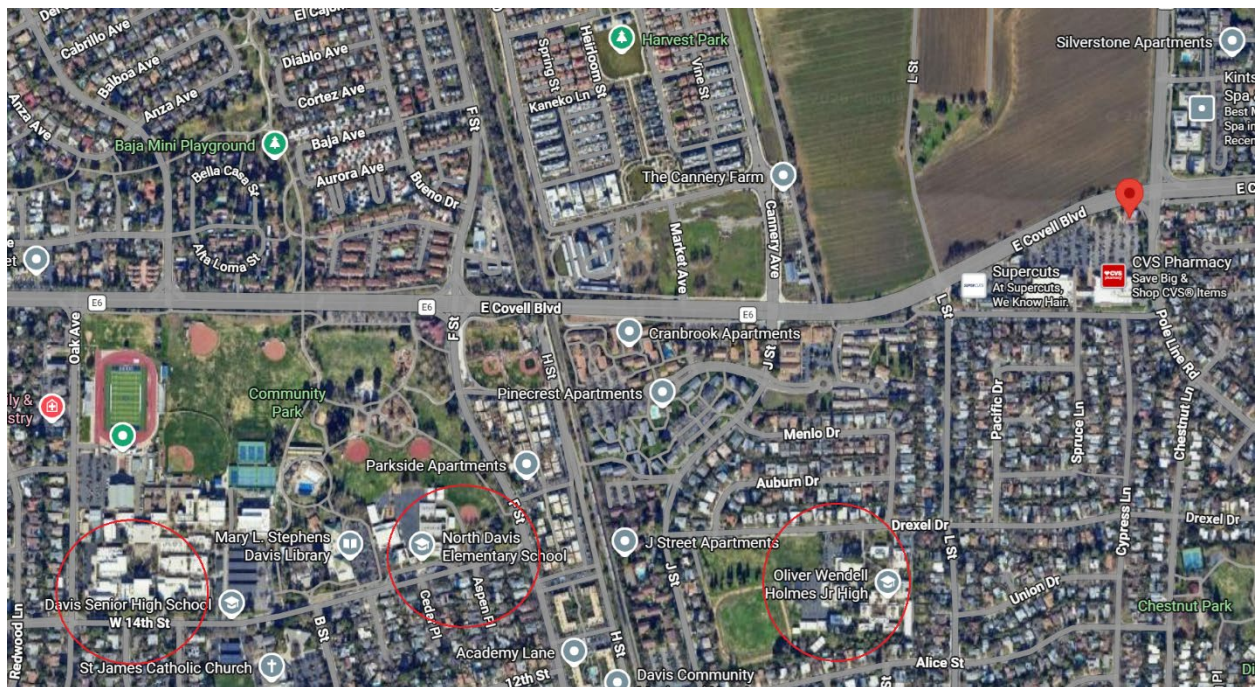
4 schools nearby

Holmes Jr. High School

North Davis Elementary School

Davis Senior High School

Harper Jr. High School



Leasing Contact

AJSL, LLC Phone: 530 601 7551 1616covell@gmail.com