

315 G STREET FOR LEASE

DAVIS ENTERPRISE BUILDING | DAVIS, CA



Lease Rate: \$1.75/SF, NNN

±7,900 square foot space for visible restaurant/retail location.
Largest available ground floor space in Downtown Davis.

Clear span building configuration with high ceilings and skylights.
Large open area and high ceilings. Former Post Office and current
publishing headquarters for the Davis Enterprise newspaper.

Parking Lot / Patio of ±6,000 square feet (negotiable). Private,
shaded with alley access. Could be a great outdoor patio area for
the right user. Additional spaces owned by the Landlord available
to the North and the South.

Centrally located in the heart of the Downtown Davis on the west
side of G Street between 3rd and Fourth.

G Street today: Shopfronts and warehouse buildings adjacent
to the freight rail corridor. Tomorrow: a dynamic neighborhood
fostering innovation and entrepreneurship. Get in on the ground
floor!

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

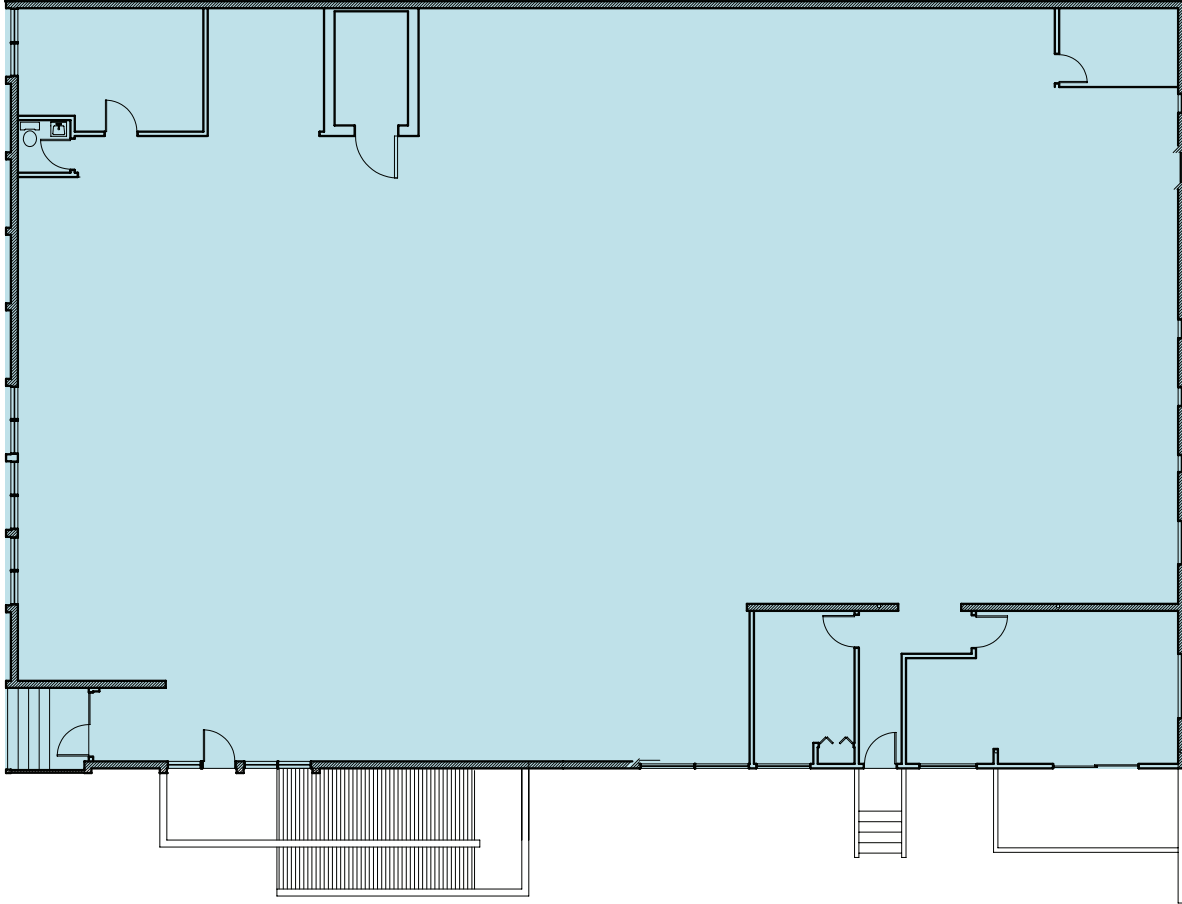
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km Kidder
Mathews

BUILDING PLAN



EXISTING
CONDITION

PROPERTY HIGHLIGHTS

±7,900 SF Available

Landlord will consider a negotiated Tenant Improvement Allowance, for a minimum 7-year lease

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PROPERTY PHOTOS



ELEVATED FLOOR WITH RAMP FROM LOT



ENTRYWAY TO THE EAST



LARGE OPEN OFFICE AREA



G STREET ENTRYWAY



PATIO ON NORTH SIDE OF BUILDING

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PROPERTY PHOTOS



G STREET VIEW



ADDITIONAL WINDOW LINE



ALTERNATE VIEW ENTRANCE



ENTRANCE WITH GLASS

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PARKING



There is a 28-space private parking lot adjacent to the building that is negotiable depending on use. Parking lot could be repurposed as outside seating. Directly across the street is the G Street surface parking lot, with plenty of free 2-hour parking. The Davis Garage at 825 4th Street is only 1 block north/ east of the subject property. That garage is a multi-use facility to support downtown businesses including retail, theaters, and

office uses. That Parking Structure was developed as a public-private partnership, and spaces are made available on both an hourly and daily basis. Amenities at the garage include; EV Charger, Covered Parking, 7-foot height clearance, credit cards accepted. The hours of operation are 24 hours a day 7 days a week. The garage is managed by Central Parking.

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AERIAL



WHAT'S NOT TO LOVE ABOUT DOWNTOWN DAVIS?

AMENITIES



GIRAFFE AT HILTON INN



MURAL AT USDA BUILDING



MURAL ON THE DECK AT THE HILTON



SKATE BOARD BENCH

AMENITIES



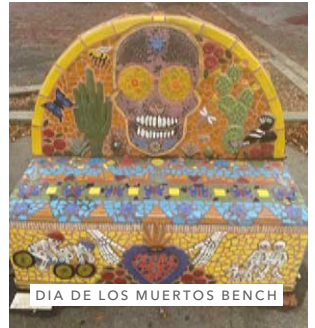
NEW AGAIN MURAL



SCULPTURE NEAR AMTRAK



SPLASH MURAL



DIA DE LOS MUERTOS BENCH

BEVERAGES



PACHAMAMA COFFEE



ROOT OF HAPPINESS KAVA BAR



TEMPLE COFFEE



THREE MILE BREWING

FOOD



PAESANO'S



STEVE'S PIZZA



KETMOREE THAI



TRES HERMANAS