

FOR LEASE

2555 RESEARCH PARK DRIVE

AXIS AT DAVIS RETAIL SPACE
DAVIS, CA

FOR LEASE: \$2.50/SF, NNN

±1,453 SF of Visible Retail / Commercial Service Space in the new Axis at Davis Apartment Community

Includes Private Outdoor Patio Area as part of the premises

Uses envisioned will support the day-to-day needs of the on-site residents and neighboring residential community—such as café/bakery, retail and service establishments, or health and fitness studios

On Building Signage

Great Window Lines

Adjacent to Playfields Park, an active park in Davis, including multiple baseball/softball fields, batting cages, soccer field, sand volleyball pits, basketball hoops, bike path connections, and two recreation areas for kids. There is plenty of activity and people who come to this park for various activities, including the annual Davis Stampede Race which was established in 1983 and is a longstanding February tradition in the Northern California running community.



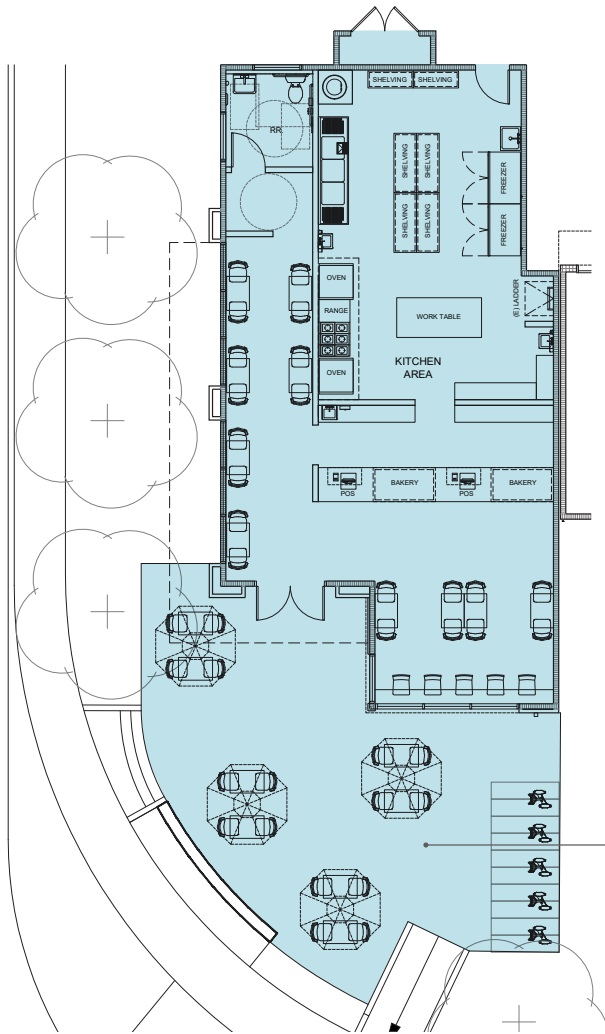
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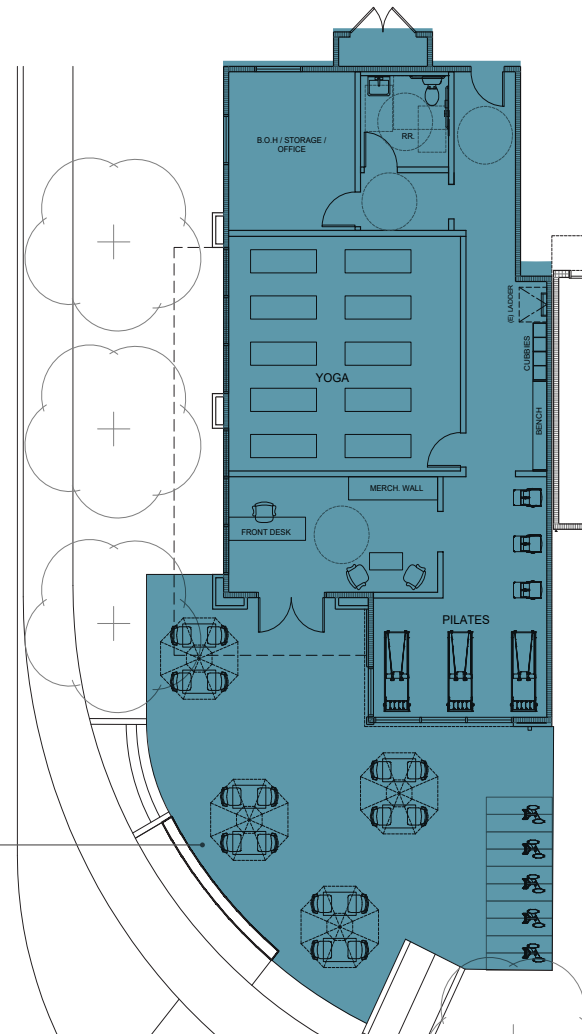
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FLOOR PLANS

PROPOSED BAKERY - CAFE FLOOR PLAN



PROPOSED YOGA - PILATES FLOOR PLAN



Patio Area
for suite's
exclusive use

INTERIOR PHOTOS



HIGHLY ACCESSIBLE LOCATION CLOSE TO *SOUTH DAVIS RESIDENTIAL COMMUNITIES*

- ±1,453 SF of Visible Retail / Commercial Service Space in the new Axis at Davis Apartment Community
- Includes Private Outdoor Patio Area as part of the premises
- On Building Signage
- Great Window Lines
- Adjacent to Playfields Park





RESTAURANTS

- 01 Dos Coyotes
- 02 Yang Kee Dumpling
- 03 Mr. Pickles
- 04 Teabo Café
- 05 Starbucks
- 06 Four Seasons Gourmet
- 07 IHop
- 08 Carl's Jr
- 09 Starbucks
- 10 KFC

STORES

- 01 Safeway
- 02 Pet foods Express
- 03 Bank of America
- 04 Wells Fargo

HOTELS

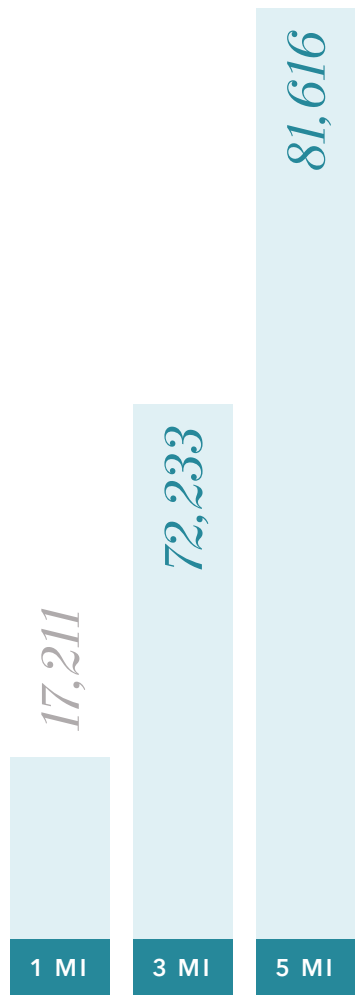
- 01 Holiday Inn
- 02 La Quinta Inn & Davis Suites

OTHERS

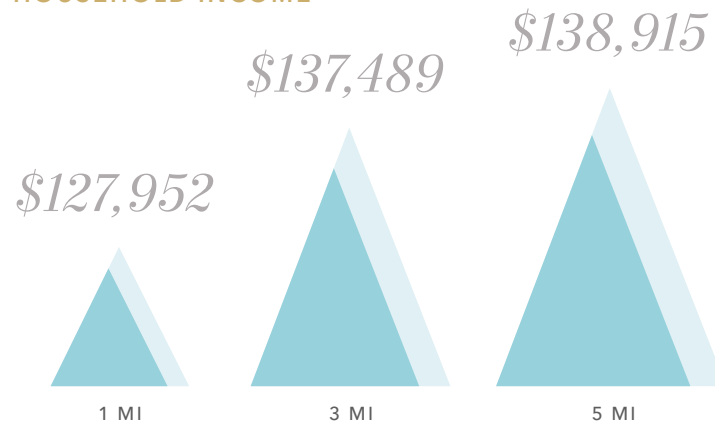
- 01 O'Reilly Auto Parts
- 02 Great Clips
- 03 Chevron
- 04 Instyle Hair & Nails

DEMOGRAPHICS

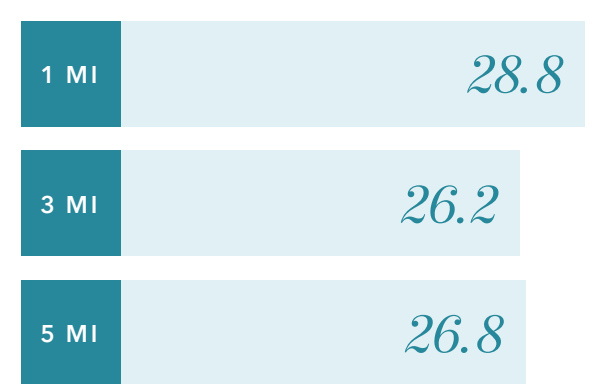
POPULATION



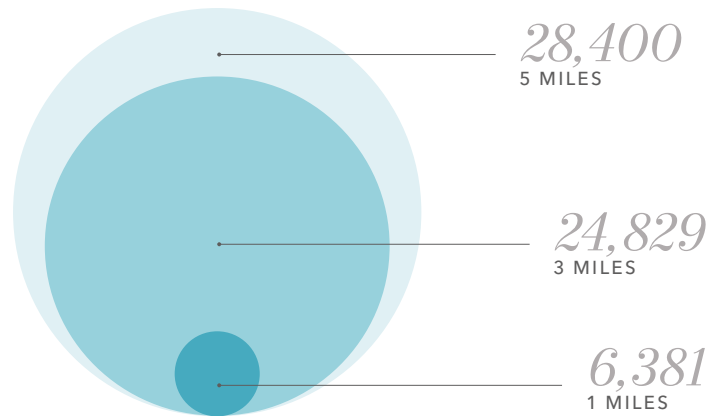
AVERAGE HOUSEHOLD INCOME



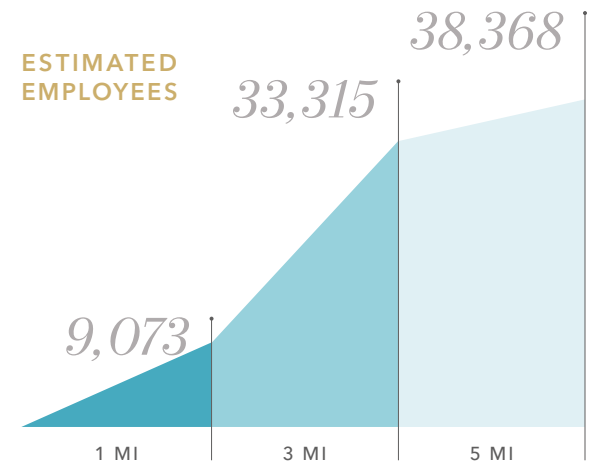
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



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