

110 F STREET

— DOWNTOWN DAVIS, CA —

2ND GENERATION RESTAURANT SPACE FOR LEASE



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THE OPPORTUNITY

2ND GEN
RESTAURANT SPACE

3,133 SF
AVAILABLE

\$3.50/SF
NNN LEASE

\$0.75
NNNs

Discover a turnkey opportunity at 110 F Street, Davis, CA. This highly visible +/- 3,133 square foot second-generation restaurant space offers the perfect blend of location, amenities, and potential. Nestled in the heart of downtown Davis, this prime location ensures maximum foot traffic and exposure. With its walkable proximity to local businesses, universities, and residential areas, this property is ideal for a wide range of culinary concepts.

High-End Finishes and Turnkey Convenience

Step into a beautifully designed space featuring high-end finishes and modern amenities - originally costing more than \$2 million to complete. This turn-key property includes all the furniture, fixtures, and equipment you need to start serving customers immediately. The thoughtful layout and attention to detail create a welcoming atmosphere that will impress your patrons.

Rare Second-Generation Restaurant Opportunity

Second-generation restaurant spaces are highly sought after but often difficult to find. This unique opportunity presents a rare chance to lease a fully equipped and established restaurant space in the heart of Davis.

The property's previous use as a successful restaurant ensures that it is already equipped to handle the demands of the culinary industry.

Maximize Your Investment

By leasing 110 F Street, you're not just acquiring a restaurant space; you're investing in a prime downtown location with a proven track record. The property's high visibility, walkable accessibility, and turnkey features make it an exceptional value proposition. Don't miss this opportunity to establish your culinary concept in one of Davis' most desirable locations.



HIGHLY VISIBLE 2ND GEN RESTAURANT SPACE AVAILABLE IN DOWNTOWN DAVIS





DETAILS

Property Detail

Address:	110 F Street, Davis CA 95616
Zoning:	CC
Price per SF:	\$3.50 per SF
Monthly NNNs:	\$0.75 per SF
Year Built:	1990
Year Remodeled:	2020
Total SF:	± 3,133 SF
FF&E:	Available/Included
Timing:	Available Immediately

Utilities

Electricity:	Valley Clean Energy
Gas:	PG&E
Water/Sewer/Trash/Storm:	City of Davis Utilities

DAVIS

 **67,000+**
CITY POPULATION

 **215+**
BARS & RESTAURANTS

 **15**
MILES TO DOWNTOWN SACRAMENTO

SMALL-TOWN FEEL WITH BIG-CITY CULTURAL AMENITIES

Davis, California, is a vibrant college town renowned for its commitment to sustainability, education, and quality of life. Nestled in the heart of the Sacramento Valley, Davis offers a unique blend of urban amenities and small-town charm. With its tree-lined streets, bike-friendly infrastructure, and diverse cultural scene, Davis attracts residents and visitors alike who appreciate a high standard of living and a strong sense of community.

Downtown Davis is a thriving hub of activity, featuring a wide range of shops, restaurants, and entertainment options. From local bou-

tiques and art galleries to farmers' markets and live music venues, there's something for everyone to enjoy. The downtown area is also known for its pedestrian-friendly design and lively atmosphere, making it a popular destination for residents and tourists alike.

Davis is home to the University of California, Davis, one of the world's leading research institutions. The university's presence contributes to a vibrant intellectual and cultural environment, attracting students, faculty, and staff from around the globe. The university also plays a significant role in the local

economy, driving job growth and supporting a variety of businesses and services.

The City of Davis' commitment to sustainability is evident throughout the city, from its extensive bike paths and electric vehicle charging stations to its green building initiatives and renewable energy programs. This focus on environmental stewardship has helped Davis earn a reputation as a leader in sustainable living and a desirable place to live and work.



DAVIS DATA BITES

Davis is noted for its desirable quality of life, its small-town atmosphere, and an emphasis on parks and open spaces. Davis' parks contain picnic facilities, ball fields, and swimming pools. The Davis Farmers Market is held year-round on Wednesdays and Saturdays in Central Park, which is just a few blocks from the Property. Davis is also known for its innovation in all aspects of community life as a leader in fostering and implementing non-traditional approaches to traditional problems. Known as an environmentally aware and socially innovative city, Davis boasts more than 50 miles of bicycle paths and more bicycles per capita than any other city in the nation. Residents of Davis are active in local, national, and international political causes, sports, arts, and community organizations.

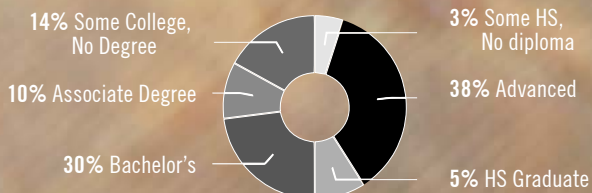
The Davis community combines the right blend of safe neighborhoods, convenient retail and service establishments, and cultural amenities for a variety of tastes and plentiful recreational activities. There are 69 playground areas, 25 athletic fields and 399 acres of active park land maintained by the City. Demonstrating the City's dedication to art in public places, publicly owned art and privately created murals can be seen throughout Downtown Davis and the entire community (cityofdavis.org).

HOUSEHOLD INCOME - 5 MILE RADIUS OF PROPERTY:

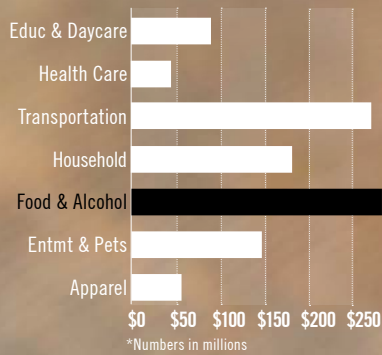
Over \$150,000 - 27% \$100,000 - \$125,000 - 8% \$50,000 - \$75,000 - 14%
 \$125,000 - \$150,000 - 7% \$75,000 - \$100,000 - 9% Under \$50,000 - 35%



EDUCATION ATTAINMENT WITHIN A 5 MILE RADIUS OF THE PROPERTY:



ANNUAL CONSUMER SPENDING WITHIN A 5 MILE RADIUS OF THE PROPERTY:



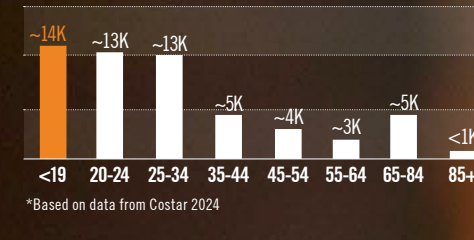
5.9% 2024 RETAIL VACANCY RATE

4.2% 2024 RESIDENTIAL VACANCY RATE

DAVIS CITY RANKINGS:

- #1 Best Suburbs to Live in the Sacramento Area
- #1 Places with the Best Public Schools in the Sacramento Area
- #1 Best Suburbs to Raise a Family in Sacramento Area
- #4 Best Suburbs for Young Professionals in the Sacramento Area
- #5 Best Place to Live in Sacramento Area
- #13 Most Diverse Suburbs in Sacramento Area
- #23 Best Suburbs to Live in California

POPULATION BY AGE WITHIN A 2 MILE RADIUS OF PROPERTY



RENTER OCC HOUSEHOLDS **62%**
 OWNER OCC HOUSEHOLDS **38%**

\$794,537 DAVIS MEDIAN HOME VALUE





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TURTON
COMMERCIAL REAL ESTATE