

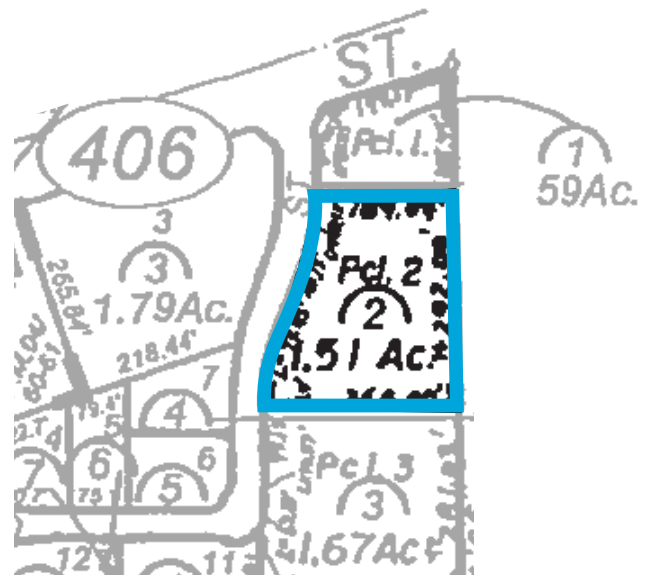
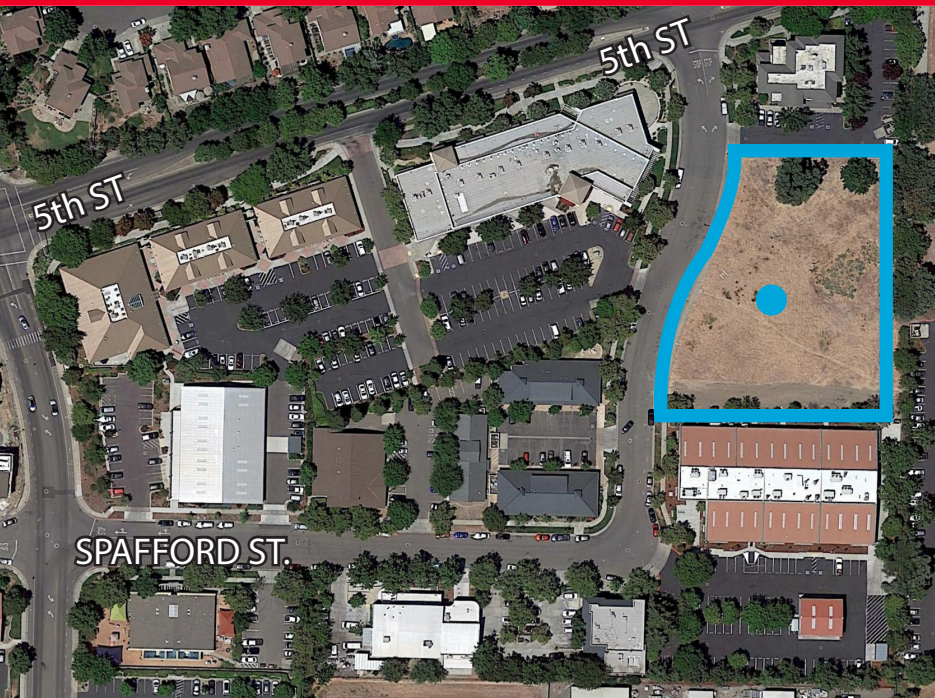


**CUSHMAN &  
WAKEFIELD**

FOR SALE

2932 SPAFFORD STREET, DAVIS, CA 95618

±1.51 ACRE COMMERCIAL INFILL LOT



**For Sale: \$1,200,000 (\$18.25/SF)**

**2932 Spafford** is a ±1.51 acre Commercial Lot in a small business park in the Mace Ranch / Fifth Street Commerce Center neighborhood in East Davis. It is located just off Russell Blvd/5th Street, the Major East /West Arterial that fronts the University of California, the Davis Police Department, and City Hall and courses through the heart of Davis. The site is on Spafford Street in a commercial development that includes neighborhood retail, small office, R&D, light industrial uses and business services. The site is one of the few available lot purchase opportunities in Davis. It's a great opportunity for an owner/user or a developer to do a build to suit for a tenant or for a business user who might like to develop their own space and facility. If you would like to discuss forming a build-to suit delivery time. Just ask.

#### Site Highlights:

- Lot Size: ±1.51 Acres
- Zoning: PD-5-94D (Small Office)
- APN 071-403-02-1

#### Location Highlights:

- Well located, less than five minutes from the Mace Boulevard Exit on I-80
- Amenities within walking distance (cafe, lunch, gym)
- Only a 15 minute drive to downtown Sacramento
- Adjacent to Mace Bike Path
- Mix of institutional, scientific & small business neighbors

#### Jim Gray, CCIM / LEED AP

Senior Director

+1 916 947 5142

jim.gray@cushwake.com

LIC #00775072

#### Nahz Anvary, CCIM

Senior Director

+1 916 284 8385

nahz.anvary@cushwake.com

LIC #01468557

400 Capitol Mall, 1800  
Sacramento, CA

main +1 916 288 4800

**cushmanwakefield.com**

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

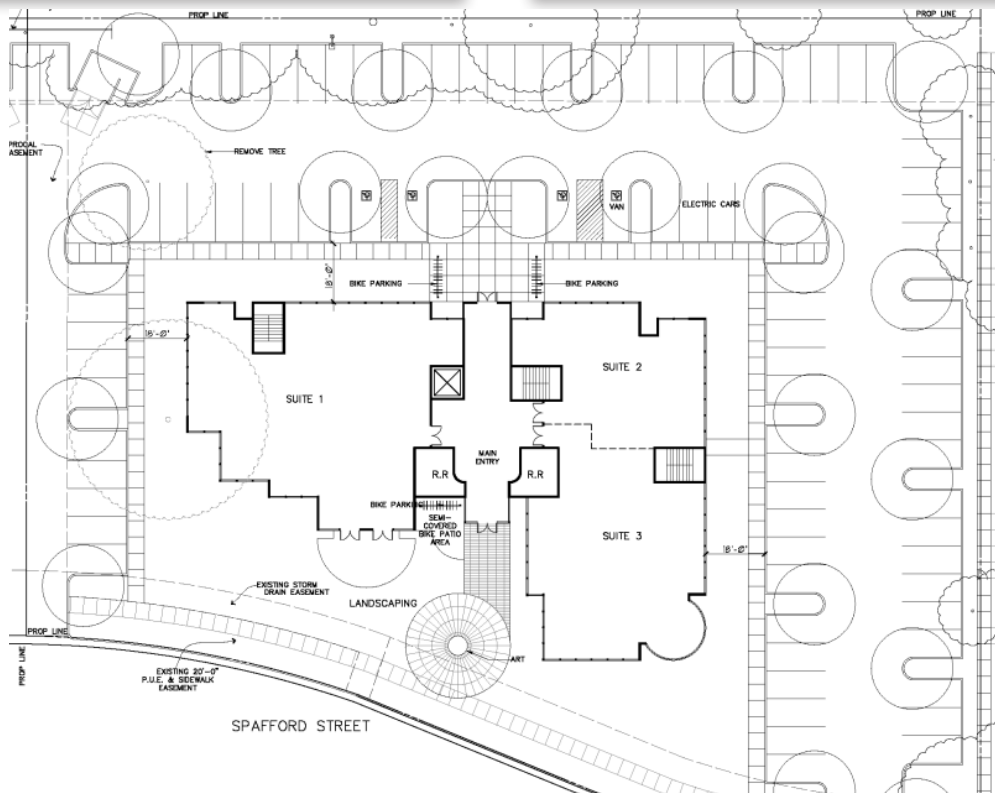
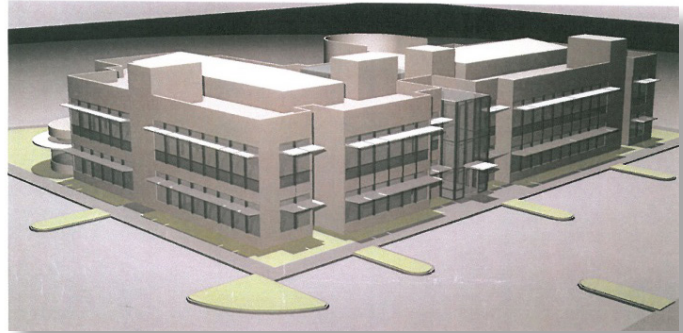


**CUSHMAN &  
WAKEFIELD**

FOR SALE

**2932 SPAFFORD STREET, DAVIS, CA 95618**  
**±1.51 ACRE COMMERCIAL INFILL LOT**

The owners of this property acquired it to construct a building in which they would occupy a portion and seek tenants for the other portion of the building to help offset costs. They retained the services of a prominent Bay Area Architect and developed an attractive plan. When the slow- down in the economy hit, they prudently shelved their plans and then subsequently acquired additional existing office space for their needs. The early design work created architectural renderings and site plans for a 2-story ±23,017 SF office building with 83 parking spaces. The plans show potential elevations, site plans, and floor plans. (No tie in between the plans and the sale of the land. An introduction can be made to the Bay area architect that designed the plans)



**Jim Gray, CCIM / LEED AP**

Senior Director

+1 916 947 5142

[jim.gray@cushwake.com](mailto:jim.gray@cushwake.com)

LIC #00775072

**Nahz Anvary, CCIM**

Senior Director

+1 916 284 8385

[nahz.anvary@cushwake.com](mailto:nahz.anvary@cushwake.com)

LIC #01468557

400 Capitol Mall, 1800  
Sacramento, CA  
main +1 916 288 4800  
[cushmanwakefield.com](http://cushmanwakefield.com)

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



FOR SALE  
2932 SPAFFORD STREET, DAVIS, CA 95618  
±1.51 ACRE COMMERCIAL INFILL LOT

**Zoning: PD #5-94D (Small Office)**

The purpose of the “Small Office” subarea is to provide an environment exclusively for and conducive to the development and protection of modern office facilities, for research institutions and specialized manufacturing organizations, and for professional and service providers all of a non-nuisance type.

**Permitted Uses.** The principal permitted uses of land in a small office subarea are as follows:

1. Professional, administrative, executive, educational and financial offices.
2. Medical and dental offices, subject to parking requirements being met on the subject lot (or lots with a reciprocal parking agreement)
3. Laboratories: experimental, film or testing
4. Nursery schools and day care centers.
5. Churches, synagogues, temples, and other places of worship

**Conditional Uses.** The following conditional uses may be permitted in a light industrial/business park subarea.

1. Public and quasi-public, including public utility uses
2. Conference centers and related facilities

**Jim Gray, CCIM / LEED AP**

Senior Director  
+1 916 947 5142  
jim.gray@cushwake.com  
LIC #00775072

**Nahz Anvary, CCIM**

Senior Director  
+1 916 284 8385  
nahz.anvary@cushwake.com  
LIC #01468557

400 Capitol Mall, 1800  
Sacramento, CA  
main +1 916 288 4800  
**cushmanwakefield.com**



**CUSHMAN &  
WAKEFIELD**

FOR SALE

2932 SPAFFORD STREET, DAVIS, CA 95618

±1.51 ACRE COMMERCIAL INFILL LOT

**Aerial:**



**Jim Gray, CCIM / LEED AP**

Senior Director

+1 916 947 5142

jim.gray@cushwake.com

LIC #00775072

**Nahz Anvary, CCIM**

Senior Director

+1 916 284 8385

nahz.anvary@cushwake.com

LIC #01468557

400 Capitol Mall, 1800

Sacramento, CA

main +1 916 288 4800

**cushmanwakefield.com**

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.