

WESTLAKE PLAZA DAVIS, CA

BLANK SLATE RETAIL/OFFICE SUITES AT 1260 LAKE BLVD., JUST MINUTES FROM UC DAVIS!





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PROPERTY OVERVIEW

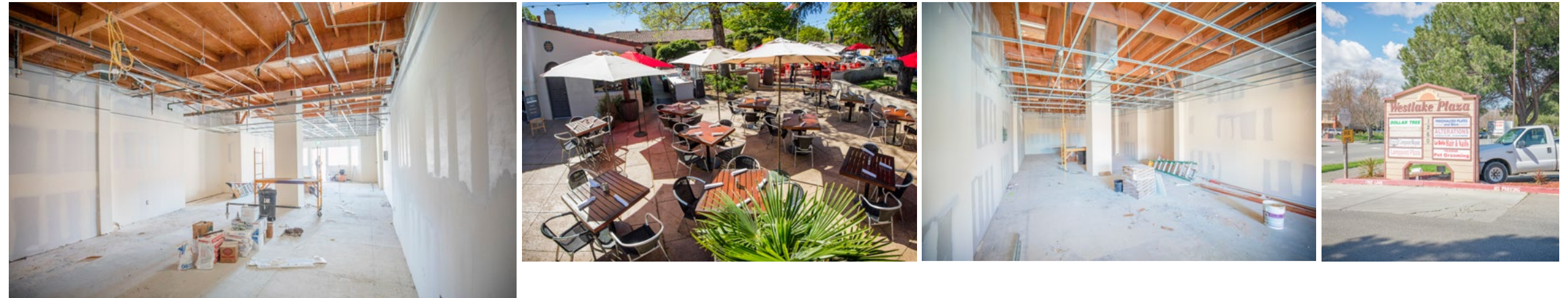
Turton Commercial Real Estate is pleased to present the opportunity to lease office suites just minutes away from UC Davis in the Westlake Plaza Shopping Center.

1260 Lake Boulevard, also known as Westlake Plaza Shopping Center, is a vibrant and established two (2) story neighborhood retail / office building totaling 70,000 square feet, and is just minutes from UC Davis. The building, built in 1989, features a fun mix of retail and office tenants, including Westlake Market, Super Owl Brewing, and Strong Financial Consulting, with an abundance of parking, and a location that is conveniently located to many of Davis' more notable retail amenities including: The Marketplace, University Mall, Stonegate Country Club, housing communities and easy access to the Highway 113.

The property is one of very few opportunities in Davis to lease space in that provides a tenant with a blank slate to design their ideal office or store close proximity to UC Davis.

UC Davis is among the largest campuses in the UC system. UCD enrolls 30,000 students per year on a 5,300-acre campus within a short drive of the property.

Companies looking to lease 1260 Lake Boulevard will find the space incredibly versatile. The interiors of the building can be easily configured to accommodate a multitude of build out styles. Given the location of the property as well as the generous parking, few would argue the rent per square foot is significantly under market by regional office standards, especially in Davis.





PROPERTY LOCATION

Westlake Plaza is located just minutes from the thriving Downtown Davis and world-renowned University of California, Davis.

The City of Davis is a university-oriented town and an active, progressive community. Davis is noted for its quality of life and friendly, small-town feel alongside big-city cultural amenities; energy conservation, environmental programs, parks, and tree preservation; double-decker buses, bicycles, and UC Davis.

The City's population totals more than 68,000 and is a fifteen-minute drive to the east to Downtown Sacramento, or a ninety-minute drive to the west to the San Francisco Bay Area. Davis is an ideal mix of established residential neighborhoods of palpable character combined with an eclectic array of successful national, regional and locally owned businesses and organic youth-infused goods and services.

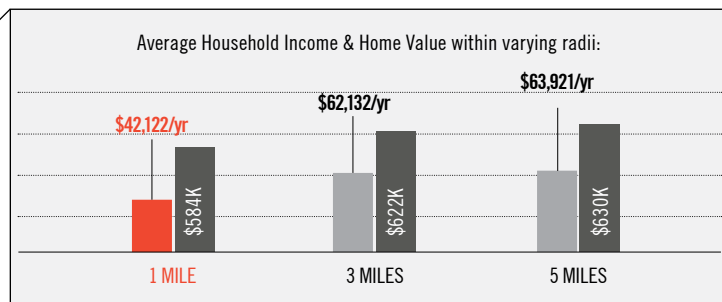
Davis is considered to be one of the most desirable cities in California (and even the United States) to live in. The demographics are impressive. The median home price in Davis is \$637,000 (up 8.7% over the last year), with an average list price of \$342 per square foot, nearly 50% higher than the Sacramento metro average of \$227 per square foot. They are smaller, predominantly older homes, with architectural and neighborhood character, as Davis has deliberately seen very few new residential developments. Median family household income is \$114,094, with an average unemployment rate of 3.8% in 2016.



- THE MARKETPLACE**
- Big 5 Sporting Goods
 - Jack's Urban Eats
 - Petco
 - Jamba Juice
 - Leslie's Pool Supplies
 - GNC
 - Goodwill
 - Banfield Pet Hospital
 - Angel Eyecare
 - Davis Nails
 - Gong Cha Tea Shop
 - Round Table Pizza
 - Noah's Bagels
 - Peet's Coffee & Tea
 - Safeway
 - CVS
 - Panda Express
 - TOGO's
 - Sports Clips
 - Dos Coyotes
 - Sassafra Beauty

- UNIVERSITY MALL**
- Amazing Tans
 - Cost Plus WM
 - Forever 21
 - Fluffy Donuts
 - The Graduate
 - H2O Hair Studio
 - Ohana Hawaiian BBQ
 - Trader Joe's
 - Old Teahouse
 - Partners in Learning
 - Ramen Hook
 - Sprint Store
 - Starbucks
 - Subway
 - T&M Bike Shop

- WESTLAKE PLAZA**
- Sutter Health
 - Westlake IGA
 - Dollar Tree, Davis
 - JR MandRo, LLC
 - Chuy's Taqueria
 - S&S Computer Repair
 - Mattress Express
 - Executive Cleaners
 - Shanghai Town
 - Lamppost Pizza
 - Smoothe Medical Spa, Inc.
 - Running Rivers
 - Feldspar Canine Co.
 - Super Owl Brewing, LLC
 - Davis Airporter LLC
 - American Medical Response
 - K-Ramen
 - Personalized Pilates
 - La Belle Hair & Nails



DAVIS QUICK-FACTS:

- Avg sunny days / year: 267
- Avg walk score in downtown: 90+
- Bachelor's degree or higher: 72.5%
- Median household income: \$58,000
- America's Brainiest Cities rank: 10
- Retail vacancy in downtown: 3.7%



Live. Work. Study. Play. Welcome to California's college town that has it all.

UC Davis, which first opened in 1908, is a highly regarded nationally ranked university best known for solving problems related to food, health, the environment and society. The campus is more than 5,300 acres and currently has more than 35,000 enrolled students. It offers more than 104 different majors, 99 graduate programs, is an NCAA Division 1 school and receives more than \$700 million in research funding each year. It is known worldwide to be one of the finest universities for veterinary medicine, and was named the most sustainable university in the world in 2016 by the UI GreenMetric World University Ranking.

Davis as a whole has seen a true renaissance over the last decade. It is truly a live, work and play environment.

Just minutes from the property at the Davis Farmers Market, open year-round, rain or shine, you will find a wide range of fruits and vegetables, including certified organic produce, as well as fresh meat, fish, cheese, wine, dried fruit & nuts, jams, baked goods, flowers, plants and specialty gifts.

Afterwards, visitors and residents can spend the afternoon sipping an espresso at Temple Coffee Downtown, shop for the perfect antique or gift at Himalaya Gift Shop, then top off your water bottle at Davis Wheelworks before heading out on one of many fun and challenging cycling or running routes. After working up a healthy appetite, stop for a late dinner and drink at Bistro 33 Davis and the City Tavern. While regarded as one of California's most desirable college towns, Davis' economy is not adversely impacted when school lets out for the summer. Many of the students remain as residents throughout the summer and virtually all restaurants and retail establishments report steady sales during the summer months.



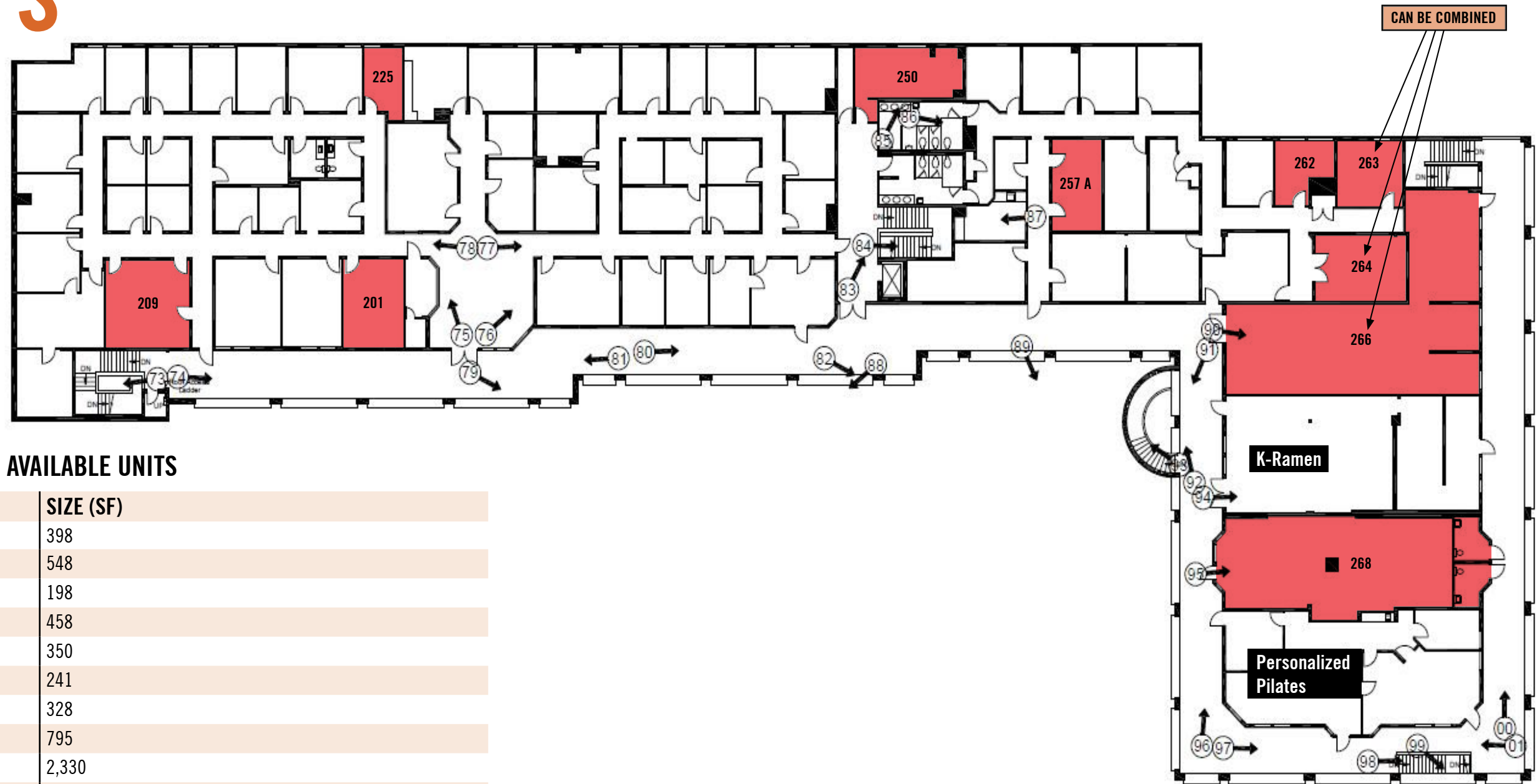
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BUILDING DETAILS

2ND FLOOR



WESTLAKE PLAZA SHOPPING CENTER AVAILABLE UNITS

UNIT	SIZE (SF)
201	398
209	548
225	198
250	458
257 A	350
262	241
263	328
263-264	795
266	2,330
268	1,676



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