



davis central



EAT | DRINK | SHOP

DAVIS' PREMIER
DOWNTOWN SHOPPING &
DINING DESTINATION

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COMMERCIAL WEST INC.

REAL ESTATE SERVICES AND DEVELOPMENT



BROWMAN DEVELOPMENT COMPANY, INC.

DEVELOPMENT, LEASING, MANAGEMENT

1556 Parkside Drive, Walnut Creek, CA 94596

www.browmandevelopment.com

DAVIS CENTRAL - PROJECT OVERVIEW

Davis is a town known for its exceptional quality of life, high energy of its University, and a vibrant Downtown. Known as an environmentally aware and socially innovative city, Davis boasts ample parks and open space, 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.

- Affluent trade area with exceptionally high educational attainment: 70% of population holds a Bachelor degree or higher.
- Vibrant location in the center of walk-able Downtown Davis.
- E Street is the main feeder to Interstate-80.
- Close proximity to UC Davis: over 32,000 students and 30,000 staff.
- Walking distance to campus, dense housing, and hundreds of hotel rooms.
- Nearby tenants include: Regal Cinemas, Chipolte, Starbucks, Blaze Pizza, and Habit Burger, Gap, Bath and Body Works and Pluto's.
- 31 parks and 453 acres of improved developed landscape.
- Year round bi-weekly Farmer's Market in Central Park.



DEMOGRAPHICS

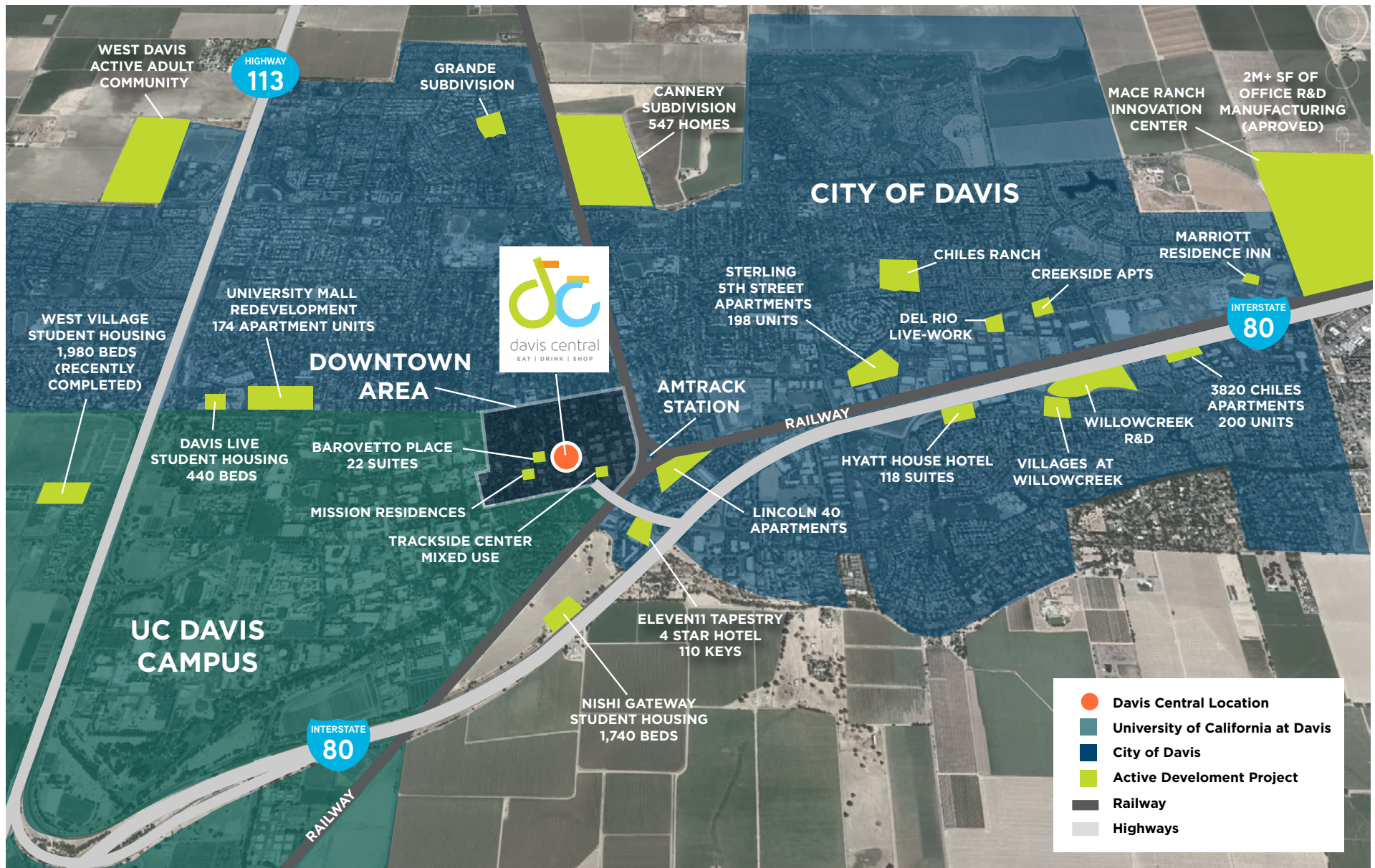
	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	17,181	79,657	82,370
Households	6,331	27,820	28,853
Average HH Income	\$75,200	\$105,868	\$108,276
Daytime Population	30,443	50,380	51,125
Education Bachelors Degree	28.7%	29.6%	29.6%

LOCATION

HOUSING DEVELOPMENT DRIVES THE MARKET

ACTIVE DEVELOPMENTS APPROVED OR IN PLANNING

- Student Housing - 2000+ beds
- Apartment Housing - 600+ units
- Hospitality - 250 keys



A young woman with short brown hair, wearing large dark sunglasses and a white blazer over a grey top, is smiling and carrying several brown paper shopping bags. She is walking on a city street with buildings and trees in the background.

WALKING DISTANCE FROM CAMPUS

Only steps from campus and serving as the heart of the City of Davis, Downtown Davis is where families, students, and professionals converge to eat, drink, and shop!

Davis Central is surrounded by Davis' cultural amenities including art galleries, outdoor public art, national and local theater operators, and bustling coffee shops and dining establishments.



Davis Central features a distinctive blend of restaurants, local shops and boutiques, and lifestyle retailers right in the heart of Davis' historic Downtown. Browman Development's acquisition of the portfolio represents a substantial investment into the Downtown area. With major capital improvement projects planned and new tenant announcements coming weekly, there is a lot to be excited about at Davis Central.

RESTAURANTS & CAFE

- 1 **Bistro 33 Davis**
- 2 **Blaze Pizza**
- 3 **Burgers and Brew**
- 4 **Chipolte**
- 5 **Cream**
- 6 **De Vere's Irish Pub**
- 7 **Dumpling House & London Fish'n Chips**
- 8 **Hunan Bar & Restaurant**
- 9 **Ikes Place**
- 10 **Insomnia Cookies**
- 11 **Sophia's Thai Kitchen**
- 12 **Miska's Café**
- 13 **Patio Cantina**
- 14 **Panera Bread**
- 15 **Peets Coffee & Tea**
- 16 **Philz Coffee**
- 17 **Prethi Indian Cuisine**
- 18 **Plutos**
- 19 **Seasons**
- 20 **Starbucks**
- 21 **The Habit**
- 22 **University of Beer**

RETAIL

- 1 **Ace Hardware**
- 2 **Bath and Body Works**
- 3 **Davis Beer Shop**
- 4 **Gap**
- 5 **The Avid Reader**

PARKING

- 1 **1st St Structure - 182 Stalls**
- 2 **4th & G St Structure**
- 3 **Boy Scout Cabin Lot**
- 4 **Davis Commons Lot - 175 Stalls**
- 5 **North F St Lot - 56 Stalls**
- 6 **North G St Lot**
- 7 **South F St Lot**
- 8 **South G St Lot**

HOTELS

- 1 **Aggie's Village**
- 2 **Best Western Univ. Lodge**
- 3 **Best Western Plus**
- 4 **Econo Lodge**
- 5 **Hallmark Inn**

CULTURAL/ENTERTAINMENT

- 1 **Davis Varsity Theatre**
- 2 **Natsoulas Gallery**
- 3 **Regal Cinemas Davis 5**
- 4 **Regal Cinemas Davis 6**
- 5 **The Pence Gallery**
- 6 **The Artery**

DEVELOPMENT PROJECTS

- 1 **Lincoln - 140 apartments**
- 2 **Trackside Center - 47 apartments**
- 3 **Eleven11 Tapestry boutique hotel - 110 keys**
- 4 **Mission Residences - 14 condos**
- 5 **Barovetto Place - 22 homes**



TRACKSIDE CENTER DEVELOPMENT



TAPESTRY BOUTIQUE HOTEL

THE BRINLEY BUILDING

RECENTLY COMPLETED FAÇADE REMODEL



FULLY LEASED!

INSOMNIA COOKIES NOW OPEN! EL PATIO CANTINA AND BURGERIM COMING EARLY 2019!

HIGH STREET RETAIL AT THE NORTHEAST CORNER OF 2ND STREET AND E STREET IN DOWNTOWN DAVIS

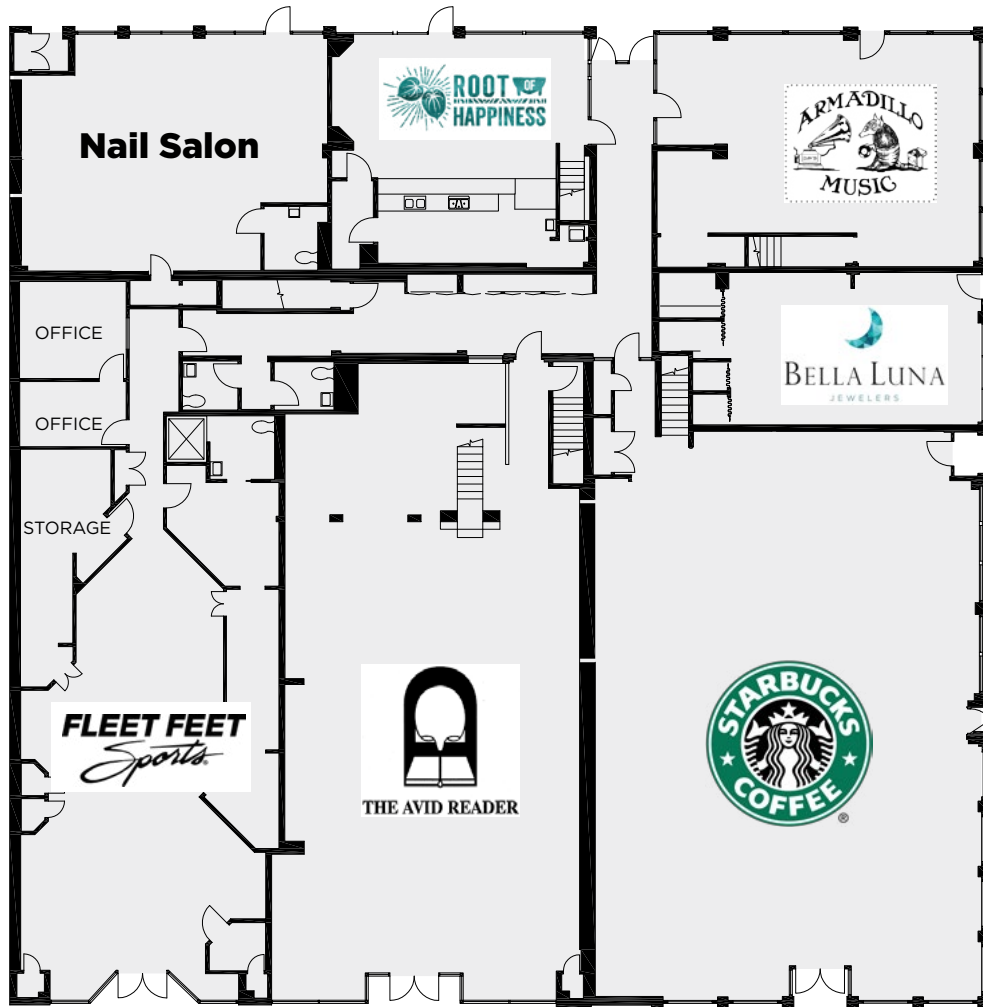


QUESSENBERRY BUILDING

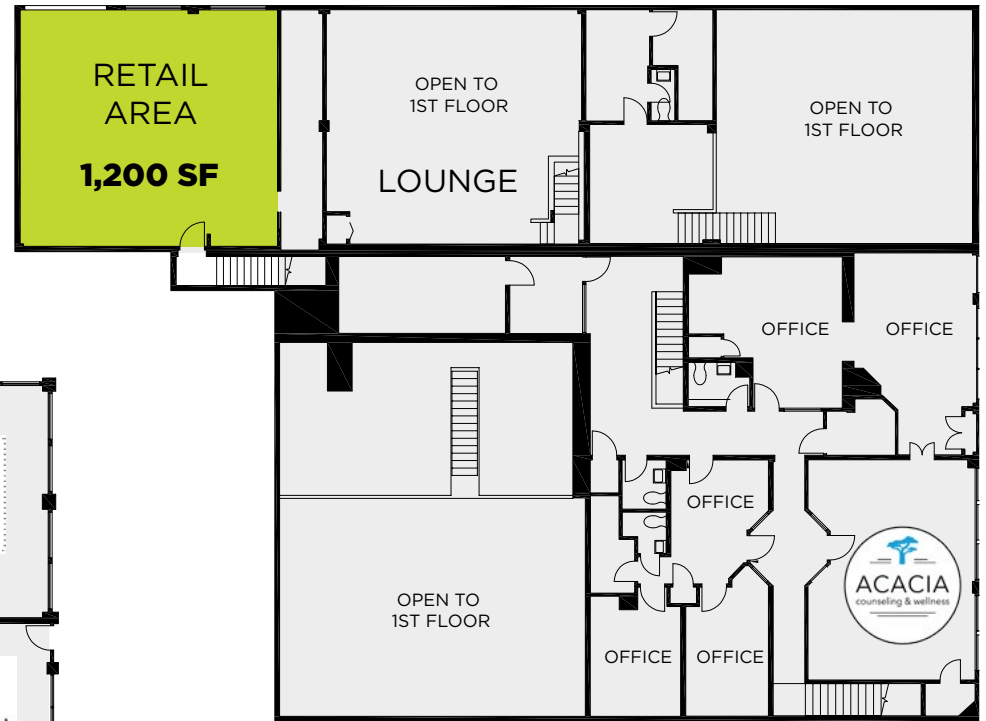


FOR LEASE

1,200 SF OF SECOND FLOOR SPACE
AVAILABLE FOR LEASE,
PREVIOUSLY OCCUPIED AS A
PILATES FITNESS STUDIO



2ND STREET



F ST

STARBUCKS OPENING EARLY-2019!

HISTORIC RED BRICK BUILDING



SHOP SPACE AVAILABLE!

HISTORIC HIGH STREET RETAIL AT THE
SOUTHWEST CORNER OF 2ND STREET AND
G STREET IN DOWNTOWN DAVIS



CINEMA NORTH BUILDING



FOR LEASE

HIGH STREET RETAIL AND SECOND FLOOR OFFICE
ALONG E STREET IN DOWNTOWN DAVIS, AVAILABLE

FIRST FLOOR

4,000 SQUARE FOOT FIRST FLOOR OPPORTUNITY

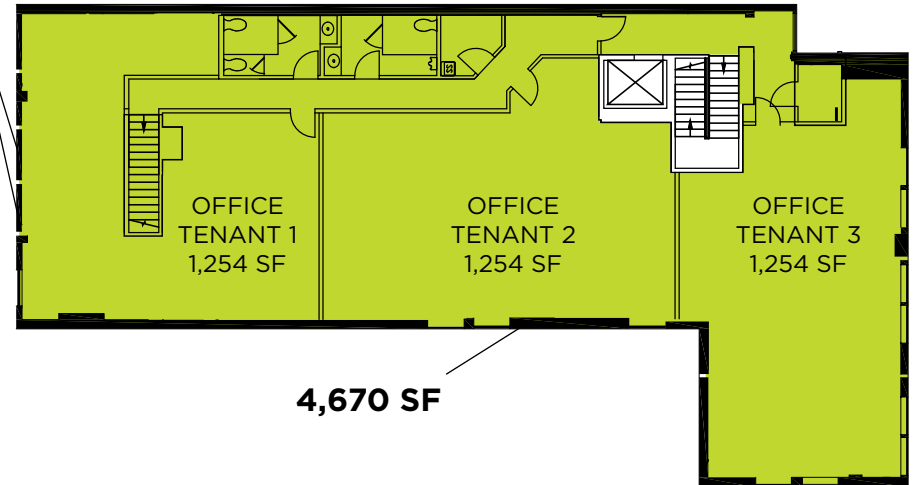


REAR ALLEY PUBLIC ART PIECE

SECOND FLOOR

4,670 SQUARE FOOT SECOND FLOOR RETAIL/OFFICE
DEMISABLE INTO APPROXIMATELY 1,200 SF SUITES

NEW WINDOWS



CINEMA SOUTH BUILDING

RECENTLY COMPLETED REMODEL



FULLY LEASED!

HIGH STREET RETAIL AT THE NORTHWEST CORNER
OF 2ND STREET AND E STREET IN DOWNTOWN DAVIS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2019 Estimated Population	17,181	79,657	82,370
2024 Projected Population	18,416	85,468	88,453
2010 Census Population	15,444	71,519	71,554
2000 Census Population	13,758	65,387	67,769
Projected Annual Growth 2019 to 2024	1.4%	1.5%	1.5%
Historical Annual Growth 2000 to 2019	869	4,131	4,843
2019 Median Age	25.3	28.6	29.0
HOUSEHOLDS			
2019 Estimated Households	6,331	27,820	28,853
2024 Projected Households	6,590	28,907	29,998
2010 Census Households	5,881	26,024	27,028
2000 Census Households	5,584	23,923	24,811
Projected Annual Growth 2019 to 2024	0.8%	0.8%	0.8%
Historical Annual Growth 2000 to 2019	0.7%	0.9%	0.9%
RACE AND ETHNICITY			
2019 Estimated White	57.4%	59.4%	59.8%
2019 Estimated Black or African American	2.8%	2.7%	2.7%
2019 Estimated Asian or Pacific Islander	26.6%	26.2%	25.8%
2019 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.5%
2019 Estimated Other Races	12.5%	11.2%	11.2%
2019 Estimated Hispanic	15.2%	13.9%	14.0%
INCOME			
2019 Estimated Average Household Income	\$75,200	\$105,868	\$108,276
2019 Estimated Median Household Income	\$50,602	\$77,135	\$78,426
2019 Estimated Per Capita Income	\$28,568	\$37,631	\$38,565
EDUCATION			
2019 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.0%	2.0%
2019 Estimated Some High School (Grade Level 9 to 11)	2.0%	1.9%	2.0%
2019 Estimated High School Graduate	11.8%	8.6%	8.5%
2019 Estimated Some College	13.6%	11.8%	11.8%
2019 Estimated Associates Degree Only	5.9%	5.6%	5.6%
2019 Estimated Bachelors Degree Only	28.7%	29.6%	29.6%
2019 Estimated Graduate Degree	35.8%	40.5%	40.0%
BUSINESS			
2019 Estimated Total Businesses	1,380	2,691	2,780
2019 Estimated Total Employees	30,443	50,380	51,125
2019 Estimated Employee Population per Business	22.1	18.7	18.4
2019 Estimated Residential Population per Business	12.4	29.6	29.6





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