



FOR LEASE

405 L Street

DAVIS, CA

- 2,450 SF available
- Perfect for fitness-related uses
- Close to downtown Davis
- Easy freeway access

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INTERIOR PHOTOS



PROPERTY HIGHLIGHTS

- › 2,450 SF available for lease
- › High traffic area with window exposure
- › Large open space currently approved conditional use permit for a yoga studio or related use
- › On corner of 4th and L Street, close to downtown Davis
- › Easy access to and from Interstate-80
- › Center anchored by Davis Upholstery
- › Zoned C-5 Davis

LEASE RATE

\$1.60 Modified Gross PSF



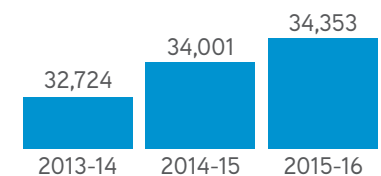
LOCATION OVERVIEW



- › Walking distance to various downtown Davis amenities
- › Easy access to Highway I-80
- › 1 mile from UC Davis Campus
- › 4.3 miles from University Airport Davis, CA
- › ±15 miles from Downtown Sacramento
- › ±18 miles from Sacramento International Airport

Demographics	1 Mile	3 Miles	5 Miles
Population	17,868	73,550	76,028
Average HH Income	\$57,393	\$90,902	\$92,832

UC Davis Student Population - 3 Quarter Average



Sources: U.S. Census Bureau | www.ucdavis.edu

CONTACT FOR MORE INFO

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