

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

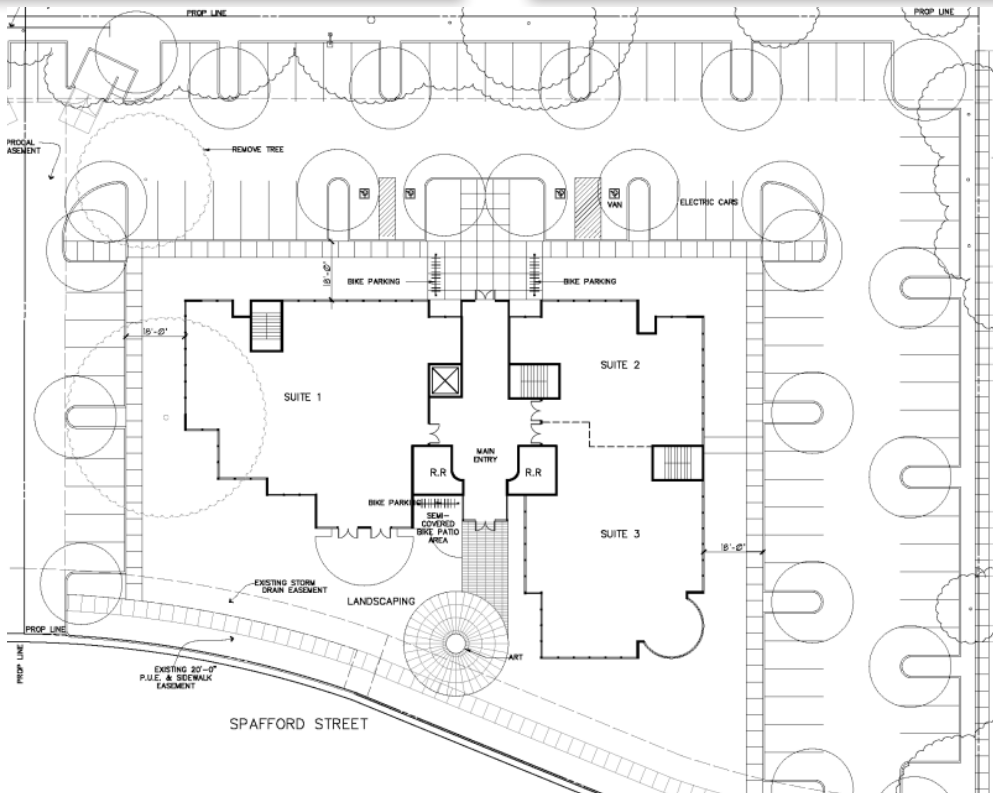
Senior Director
 +1 916 947 5142
 jim.gray@cushwake.com
 LIC #00775072

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

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)



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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

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Aerial:



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