

FOR SALE OR LEASE

Commercial Retail / Apartment Building

231 3rd Street, Davis, CA 95616

Corner Location (1 Block from UCD Campus)



Two upstairs apartment units
Never been vacant
Property built 1991

Former copy/print shop (20 yrs)
1st floor- 1,750 square feet
Basement - 1,825 square feet



Perfect Owner/User Building



- City of Davis master planned pedestrian promenade
- Primary bicycle / walking path from Campus to Downtown
- 10 to 12,000 students per day
- Vehicular traffic limited

Brian Jacks | Regional Vice President

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EAST WEST Commercial Real Estate | 915 L Street, Suite C440 | Sacramento, CA 95814

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

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One Block from U.C. Davis Campus

Tremendous access / frontage / visibility
Irreplaceable corner location in path of students
Estimated 10 - 12,000 bicycles / pedestrians per day
City of Davis Zoning - PD 2-86B (Retail with Offices)



PROPERTY

Assessor's Parcel Number - 070-073-006
Total building size - 5,575 square feet
Freight elevator to basement
Private parking in rear of building
Photos - TinyURL.com/231-3rd-Street

PERMITTED USES

Retail stores, shops and offices,
neighborhood grocery or deli, antique
shops, arts supply, personal and business
service establishments (if low traffic
generating), live/work offices

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