

FOR LEASE

FREESTANDING DRIVE-THRU BUILDING

4525 Fermi Place
Davis, CA 95618



±4,351 square foot retail building



25 parking spaces



8-car stack drive-thru



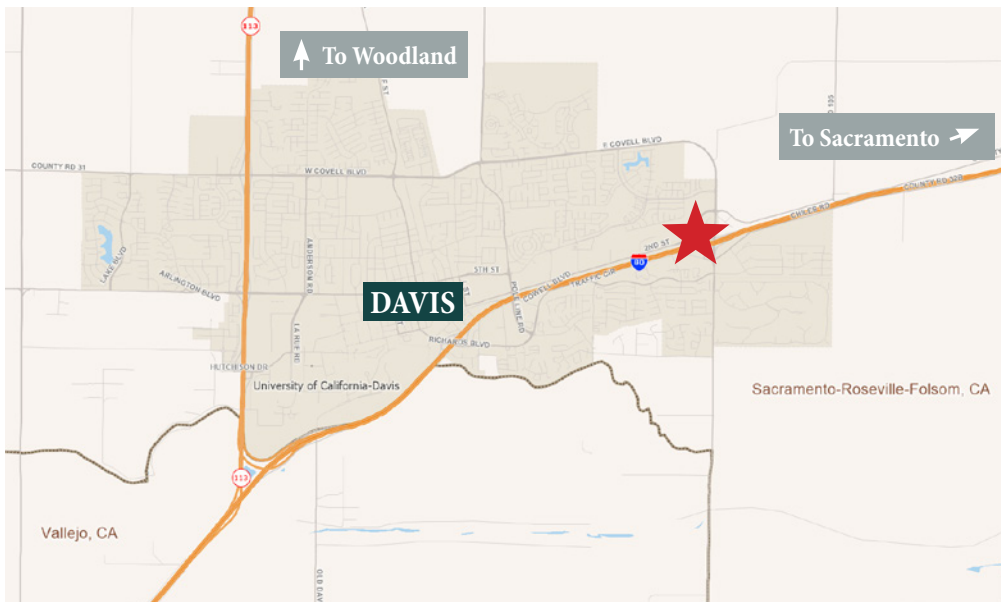
Located directly across from
Target and T.J. Maxx

James A. Teare, CRX, CLS
Senior Director
+1 (916) 329-1548
james.teare@cushwake.com
LIC #01111851



PROPERTY HIGHLIGHTS

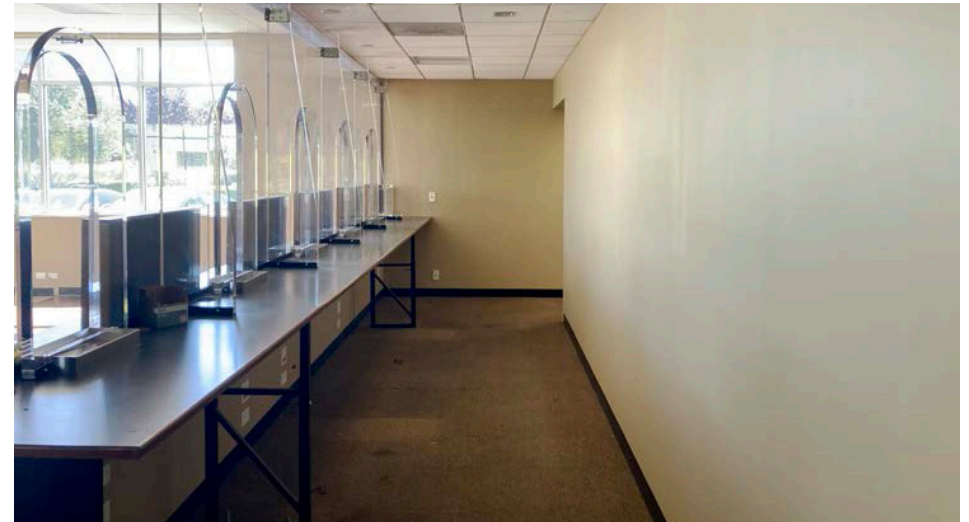
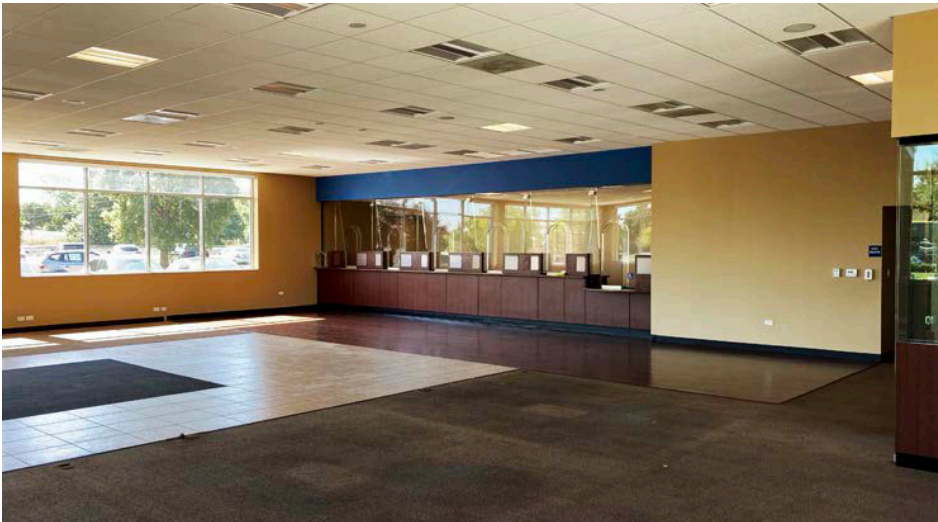
- ±4,351 SF freestanding building with a drive-thru lane on 0.76 acres
- Easily accessible site on a signalized intersection adjacent to and visible from Interstate 80 (275,100 ADT) at the Mace Boulevard exit
- Directly across the street from the Second Street Shopping Center, anchored by Target and TJ Maxx
- Excellent retail synergy with nearby retailers including Verizon, Beach Hut Deli, Mattress Firm and Gamestop
- Highly affluent surrounding population
- Davis is home to the University of California, Davis, the 5th nationally ranked public university (*Wall Street Journal*), with a total enrollment of 37,200 students



FOR LEASE

4525 Fermi Place
Davis, CA 95618

INTERIOR PHOTOS



FOR LEASE

4525 Fermi Place
Davis, CA 95618



AERIAL



FOR LEASE

4525 Fermi Place
Davis, CA 95618



AERIAL



© Copyright - Cushman & Wakefield Inc. - All rights reserved. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

James A. Teare, CRX, CLS
Senior Director

+1 (916) 329-1548
james.teare@cushwake.com
LIC #01111851



FOR LEASE

4525 Fermi Place
Davis, CA 95618



AERIAL



© Copyright - Cushman & Wakefield Inc. - All rights reserved. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

James A. Teare, CRX, CLS
Senior Director

+1 (916) 329-1548
james.teare@cushwake.com
LIC #01111851



FOR LEASE

4525 Fermi Place
Davis, CA 95618

DEMOCRAPHICS



TOTAL POPULATION

1 MILE



3 MILE



5 MILE



DAYTIME POPULATION

1 MILE



3 MILE



5 MILE



MEDIAN AGE

1 MILE

37.4
YEARS OLD

3 MILE

30.8
YEARS OLD

5 MILE

27.0
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$123,465

3 MILE

\$85,664

5 MILE

\$79,690



TRAFFIC COUNTS



MACE BLVD. ---> 26,287 ADT



2ND STREET ---> 13,640 ADT



I-80 ---> 275,100 ADT