

# 1970

## Lake Blvd

Davis, CA

- ✓ RARE DAVIS LOCATION
- ✓ FULL BUILDING AVAILABILITY
- ✓ DAVIS MEDICAL CORRIDOR LOCATION
- ✓ PRICED BELOW REPLACEMENT COST



**MULTI-PURPOSE BUILDING FOR SALE**

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# Property Overview

## PROPERTY INFORMATION

Building	±10,255 SF
Land	±0.58 Acres
APN	036-480-024
Zoning	Planned Development PD#11-81B
Opportunity	Commercial/Office/Medical/R&D

**ASKING PRICE: \$2,095,000**

## BUILDING HIGHLIGHTS

**Location:** Highly visible corner lot near Sutter Health, Dignity Health and UCD Health

**Proximity highlights:** 2 miles from UC Davis campus, 3 miles from downtown Davis

**Access:** Minutes from Highway 113 (connects to I-80 and I-5)

**Flexible Configuration:** Single-story with 13 private offices, open spaces, restrooms, break area, storage

**Uses:** Ideal for Adult Daycare, Medical, Social Services, Training, General office or Retail

# Location Map



## STRATEGICALLY POSITIONED IN A UNIVERSITY-ANCHORED MARKET

**High Barriers to Entry:** Stringent and restrictive development standards preserve market stability

**Top-Tier Talent:** Direct pipeline to **40,000+** UC Davis students and specialized researchers

**Educated Workforce:** Highly skilled local population concentrated in **Educational/Scientific/Technical** sectors

**High-Earning Households:** Average household income of \$133,365

**Unparalleled Connectivity:** Bike friendly community - everything you need is minutes away

**Regional Access:** 15 miles to downtown Sacramento, and quick regional access via **I-80 and Hwy 113**

# Amenity Map



# Demographic Map

## DEMOGRAPHICS

**78,024**

2025  
Total Population

**\$133,365**

Average Annual  
Household Income

**\$866,000**

Median House Value

1970 Lake Blvd  
Davis, CA

OYESTER BAY AVE

LAKE BLVD

RUSSELL BLVD

HUTCHISON DR

W COVELL BLVD

ANDERSON RD

113



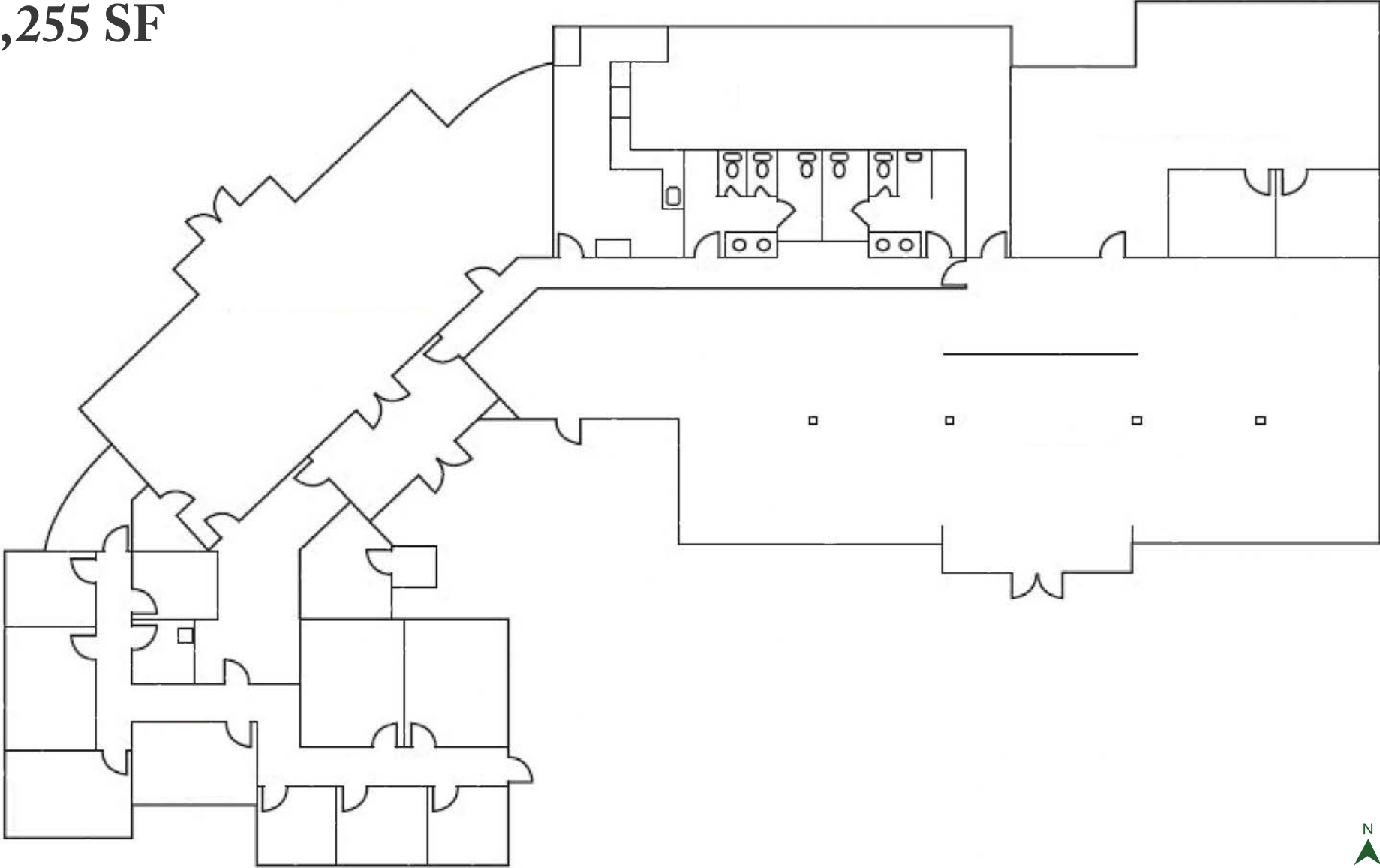
### Average Daily Traffic Volume

W Covell Blvd	2,222 - 15,440
Lake Blvd	4,972 - 5,742
Highway 113	34,700 - 43,500
I-80	135,000



# Floor Plan

10,255 SF



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Presented by  
**Jones Lang LaSalle Brokerage, Inc.**  
Exclusive Advisor

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