

GREENHAUS

6,632 SF of *commercial space*
for lease in Davis' newest
mixed-use community

1720 RESEARCH PARK DRIVE, DAVIS, CA 95618

 **Kidder
Mathews**

The highly visible, brand new 5-story building is a great environment to grow your business and serve your clients. It offers quick access by bike or car to the UCD campus, downtown Davis, Sacramento, & the Bay Area.



Up to $\pm 6,632$ SF

AVAILABLE COMMERCIAL SPACE

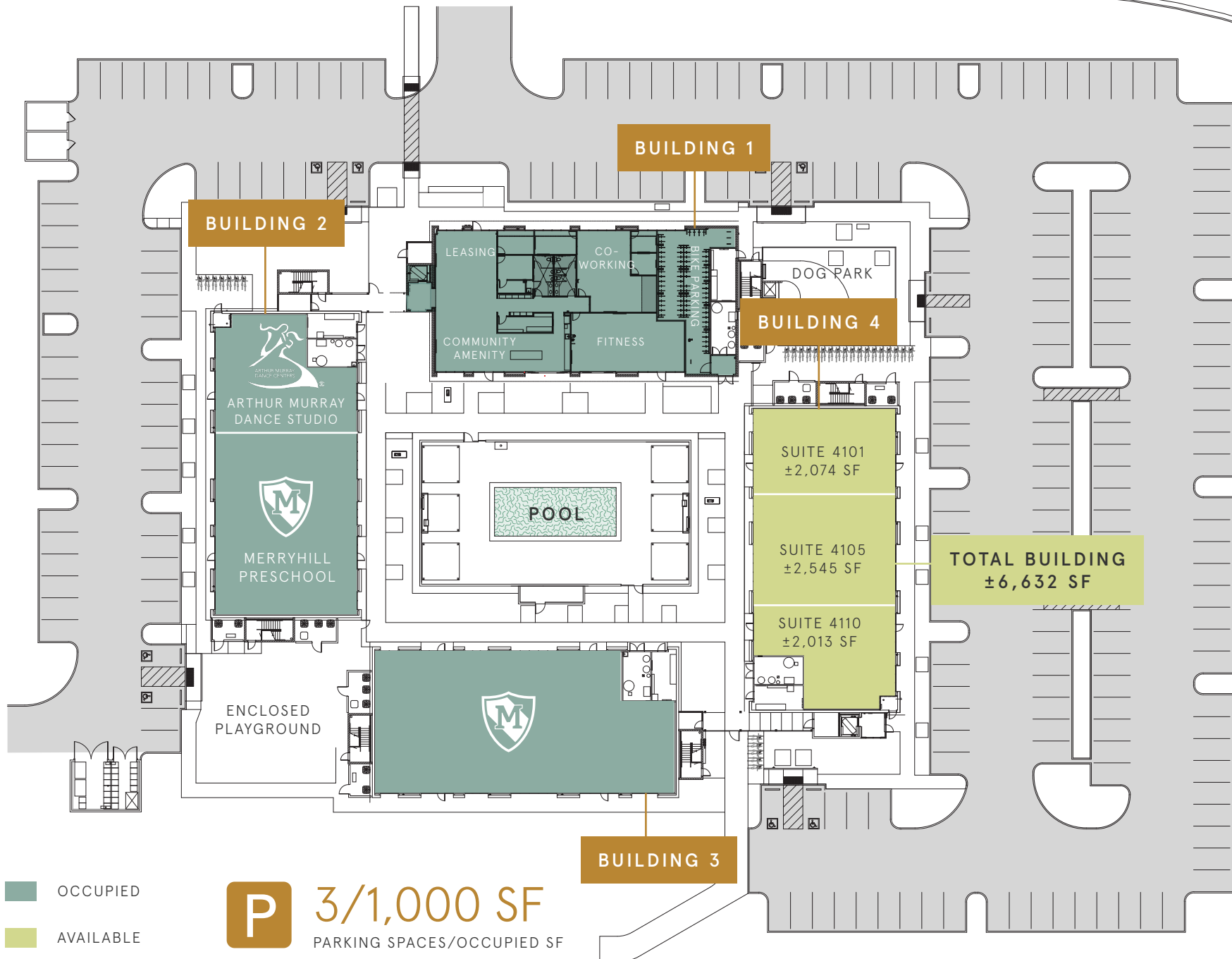
\$2.95/SF

NNN RENTAL RATE

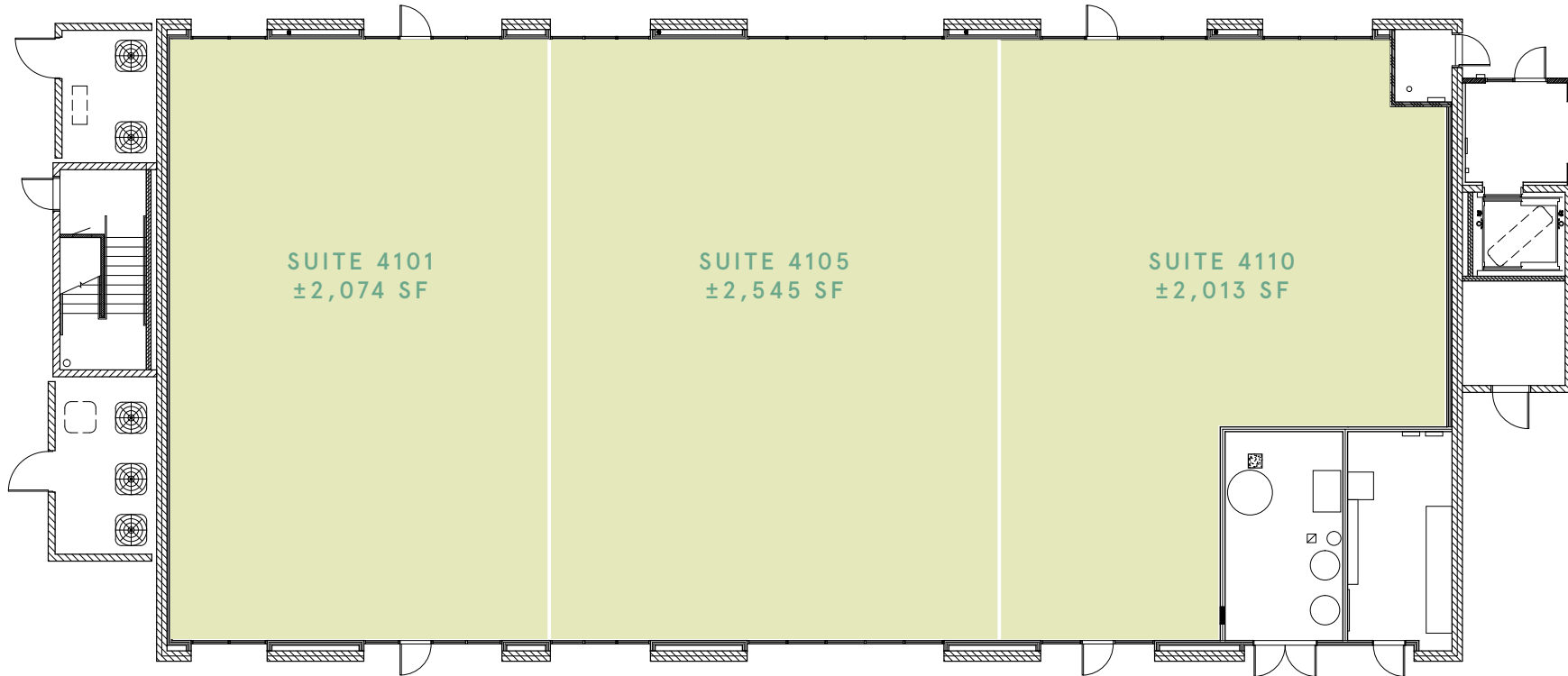
- Greenhaus consists of 28,000 SF of ground floor commercial/retail space and 160 apartments
- $\pm 6,632$ available SF on the ground floor, from $\pm 2,013$ to $\pm 6,632$ contiguous SF
- $\pm 14,000$ SF leased to Merryhill Preschool, Arthur Murray Dance Studio, and the Greenhaus community center and leasing office
- Very attractive floor to ceiling glass, high ceilings with great access to outdoor quad landscape
- Designed for easy customer and employee parking
- Flexible delivery options — gray shell with defined landlord base building and a TI allowance, or vanilla shell

ABOUT THE PROJECT →





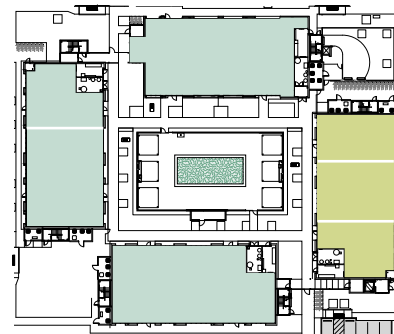
Building 4



±6,632 SF

CONTIGUOUS BUILDING SF

- From ±2,013 to ±6,632 contiguous SF
- Alternative demising available
- Great access to outdoor quad landscape
- 13 foot ceiling height – office finish or industrial tech look
- Tenant improvement allowance available, or turn-key delivery





Welcome to Greenhaus

Greenhaus is Davis' newest mixed-use community developed and managed by Fulcrum Property. The City of Davis boasts a top-rated University plus all the activities and amenities that go with this University town. There is world class teaching and research with a focus upon community service, athletics, the arts, great entertainment venues, plenty of museums, and miles of arboretum and bike paths.

Greenhaus is an *ideal place for businesses and residents* to work, live, study, innovate, or relax by the pool/quad.

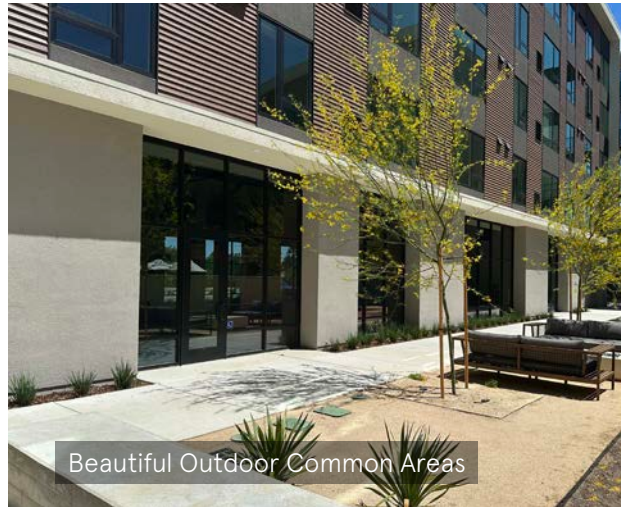
For information on the residential community [click here](#).



Commercial Space



Great Glass Line



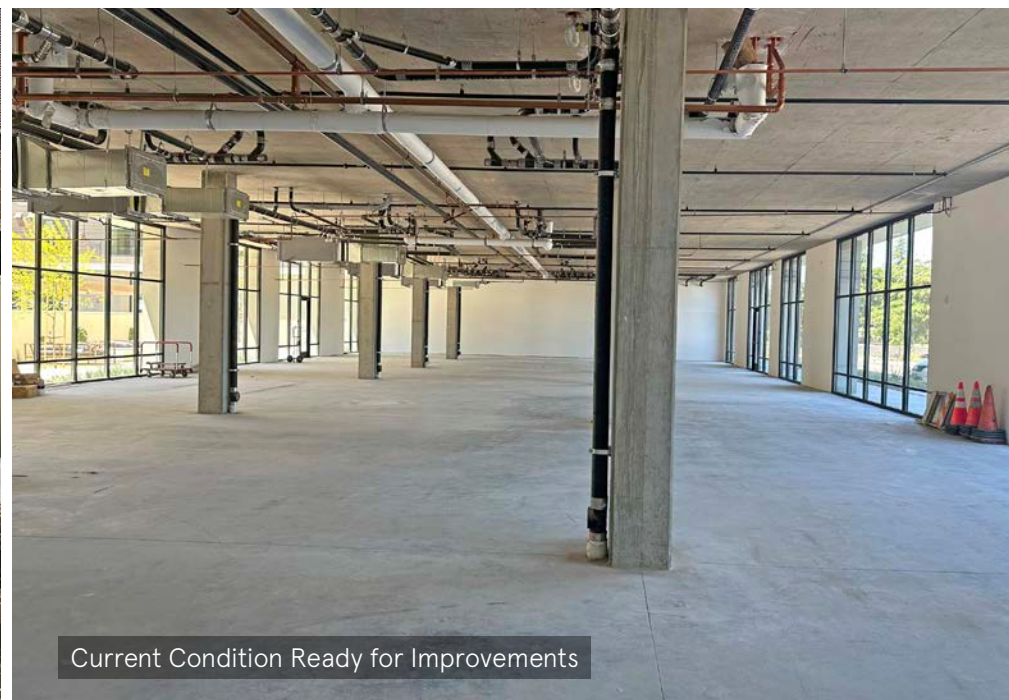
Beautiful Outdoor Common Areas



Outdoor Seating



Additional Outdoor Seating

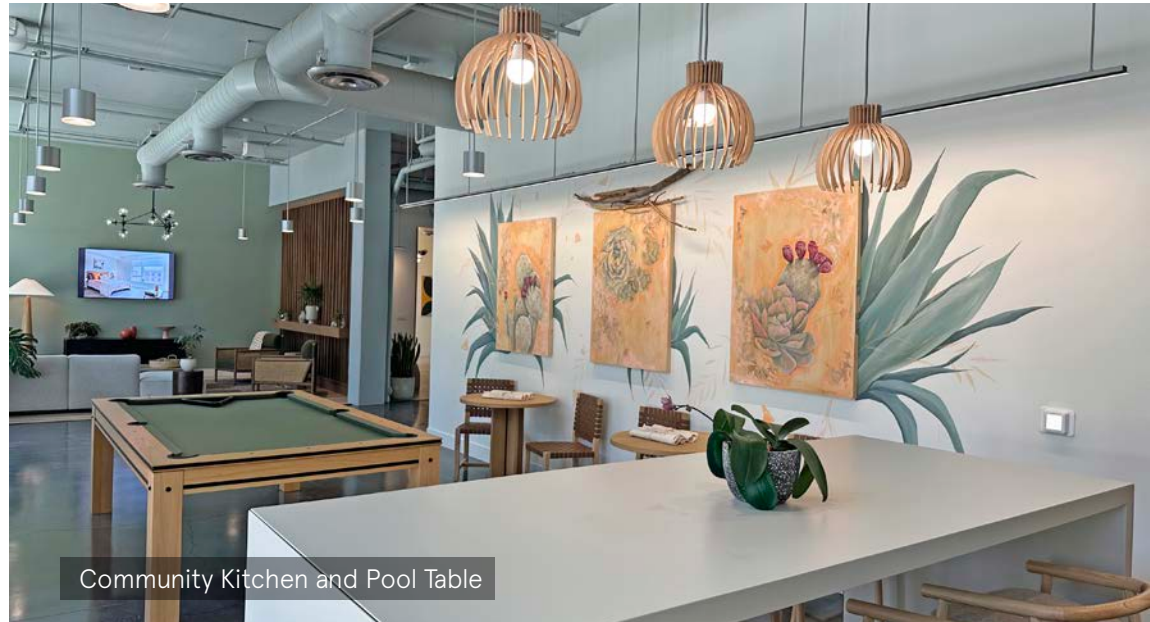


Current Condition Ready for Improvements

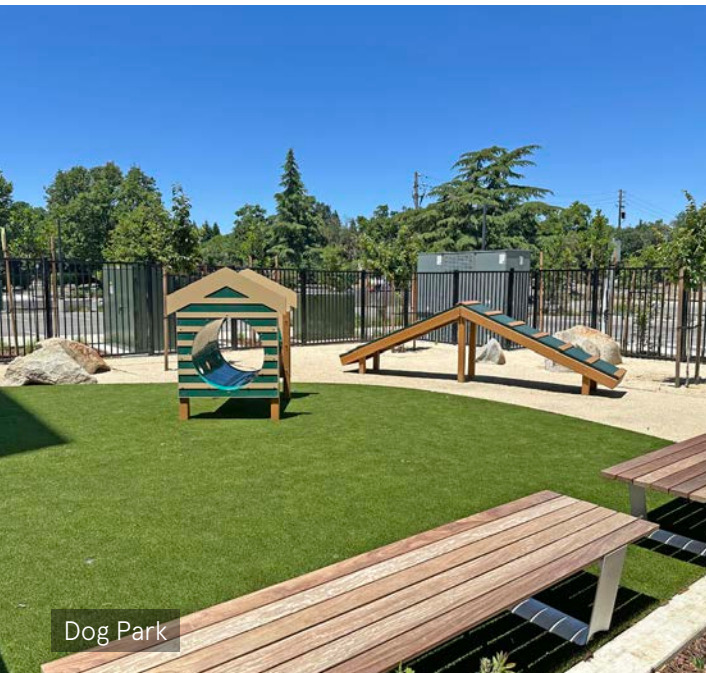
Community Amenities



Conference Room



Community Kitchen and Pool Table



Dog Park



Gym with Outdoor Access

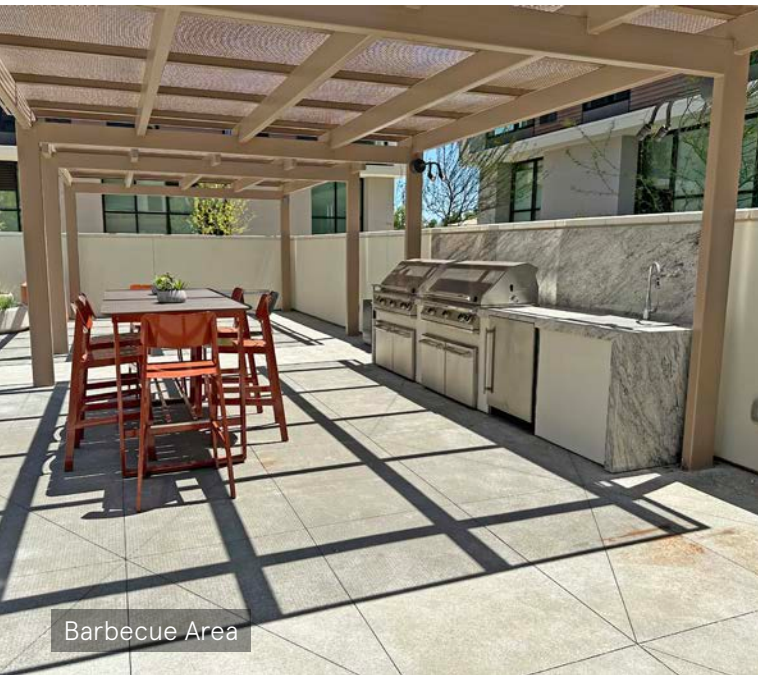
Community Amenities



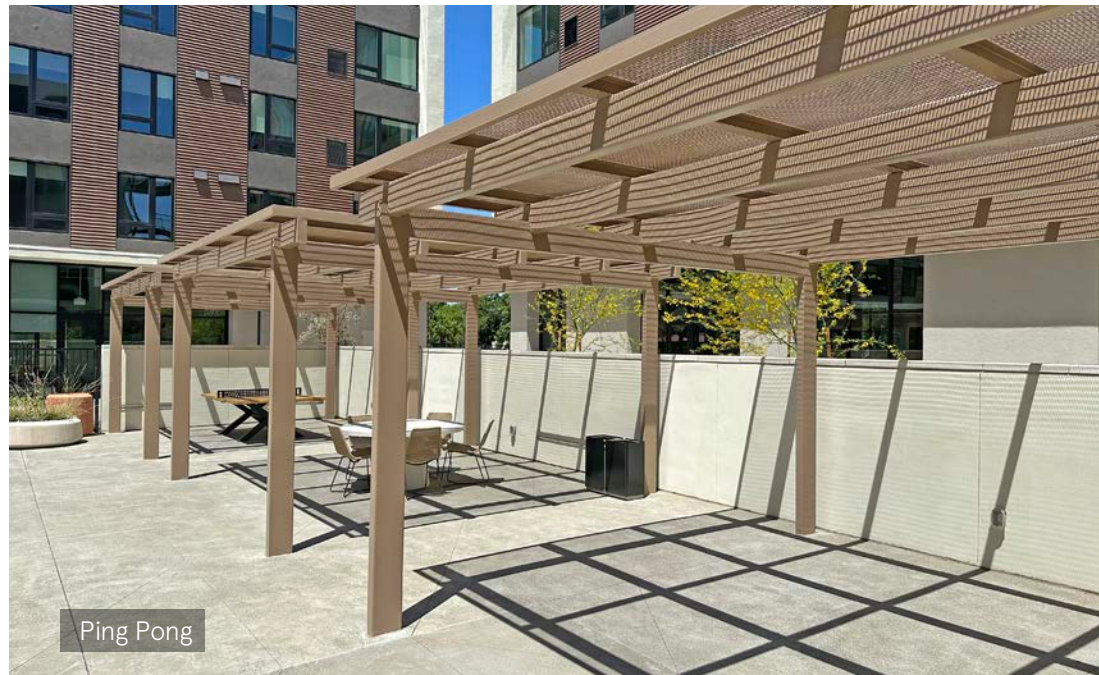
Gym



Pool



Barbecue Area



Ping Pong

Greenhaus by the Numbers

Data Source: ESRI



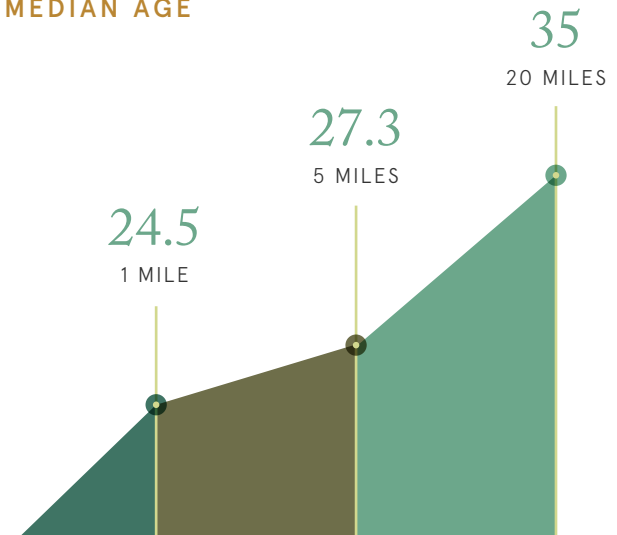
POPULATION



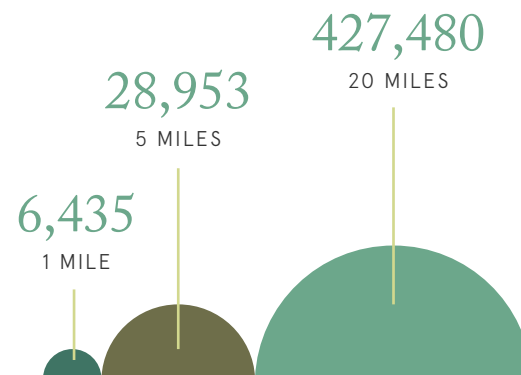
AVERAGE HOUSEHOLD INCOME



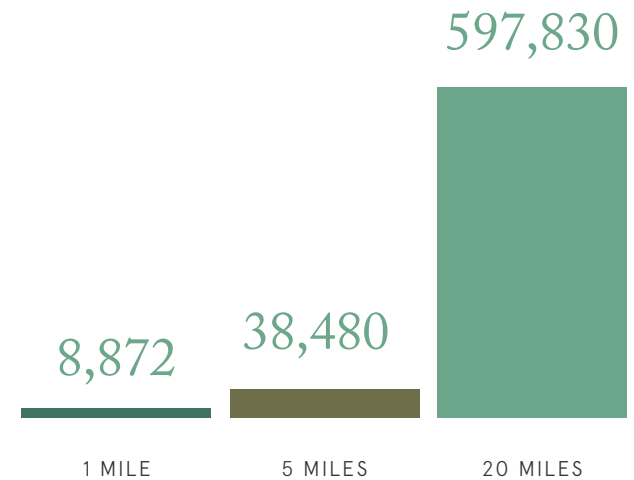
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Greenhaus benefits from *prominent exposure fronting Research Park Drive* and numerous surrounding bike lanes providing access to neighboring hot spots and amenities.



2 min

DOWNTOWN DAVIS OFFRAMP
OF INTERSTATE 80



5 min

DAVIS AMTRAK
DEPOT



1 min

2 HOTELS IN THE
IMMEDIATE VICINITY



4 min

UC DAVIS
ARBORETUM

GREENHAUS



BIKE UNDERCROSSING
I-80 TO UCD



UC DAVIS

RESEARCH PARK DR

BIKE LANE TO UC DAVIS

← UNIVERSITY RESEARCH PARK





FOOD & DRINK

- | | |
|----------------------|-------------------------|
| 01 Dos Coyotes | 06 Four Seasons Gourmet |
| 02 Yang Kee Dumpling | 07 IHop |
| 03 Mr. Pickles | 08 Carl's Jr |
| 04 Teabo Cafe | 09 Starbucks |
| 05 Starbucks | 10 KFC |

SHOPPING

- | | |
|------------------------|--------------------------|
| 01 Safeway | 06 Great Clips |
| 02 Pet Foods Express | 07 Chevron |
| 03 Bank of America | 08 Instyle Hair & Nails |
| 04 Wells Fargo | 09 Orange Theory Fitness |
| 05 O'Reilly Auto Parts | |

HOTELS

- | |
|---------------------------------|
| 01 Holiday Inn |
| 02 La Quinta Inn & Davis Suites |





GREEN HAUS

COMMERCIAL LEASING BY

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