

FORMER CARL'S JR. RESTAURANT FOR LEASE

1616 E. COVELL BLVD., DAVIS, CA 95616

FOR LEASE



This Carl's Jr. Restaurant is located in the heart of Davis, CA where two major roads intersection, E. Covell Blvd. and Pole Line Road. This is a non-drive thru corner freestanding restaurant is anchored by CVS, Nugget Market, and Travis Credit Union in the Oaktree Plaza Shopping Center. Area attractions included the Wildhorse Golf Course, Nugget Fields, Blue Kart Racing, and Davis Paintball.

Oaktree Plaza is directly across the street from the highly successful "The Cannery" project of 547 homes on 100 acres. Covell Farms, Green Meadows, La Burena Vida subdivisions is anchored by the Wildhorse Golf Club.

<u>Building Size:</u>	2,843 sf
<u>Parcel Size:</u>	19,921 sf
<u>Drive Thru:</u>	NO DRIVE THRU
<u>Zoned:</u>	Restaurant
<u>County:</u>	Yolo
<u>APN#</u>	070-440-001
<u>Lease Rate:</u>	\$3.50 psf NNN As Is Condition
<u>Property Taxes (2025)</u>	\$21,548 annually
<u>CAM Expense:</u>	Self Maintained
<u>Insurance and Maintenance:</u>	By Tenant
<u>Demographics (3 mile radius):</u>	

Population:	77,077 people
Day time Pop:	85,587 people
Ave. HH Inc:	\$73,621

Traffic Counts (24 hour):

E. Covell Blvd.:	18,106 cars
Pole Line Road:	13,800 cars



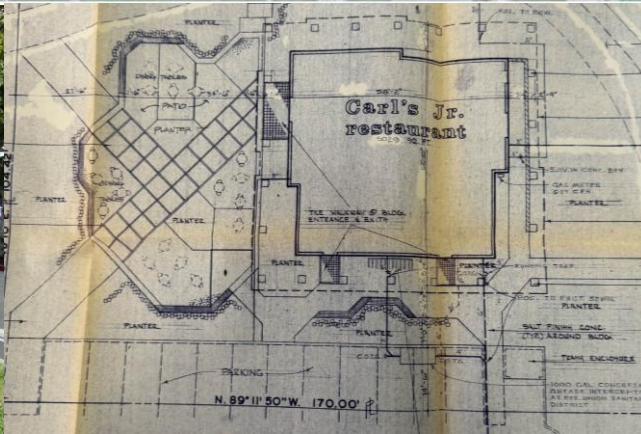
THOMAS YEE, BROKER, RT YEE & ASSOCIATES, INC. CA LIC#01222976, 4850 VERENA LANE, SACRAMENTO, CA 95835 PHONE 916.922.9545 EMAIL – tyee@jps.net

The information contained herein has either been given to RT Yee & Associates, Inc. by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. The information should be verified by the prospective Tenant / Buyer before concluding a Lease or Purchase.

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The **City of Davis** currently enjoys a population of approximately 68,986 residents. The city is home to the University of California Davis. UC Davis is ranked #1 in the nation for agriculture, plant sciences, animal sciences, and forestry with over 35,000 students. The family oriented city features the UC Davis Arboretum, the United States Bicycling Hall of Fame, and schools ranked second best in the region. A reported 2,220 companies have been established in Davis with over 100 specializing in advanced manufacturing and agricultural technology and biotechnology.



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