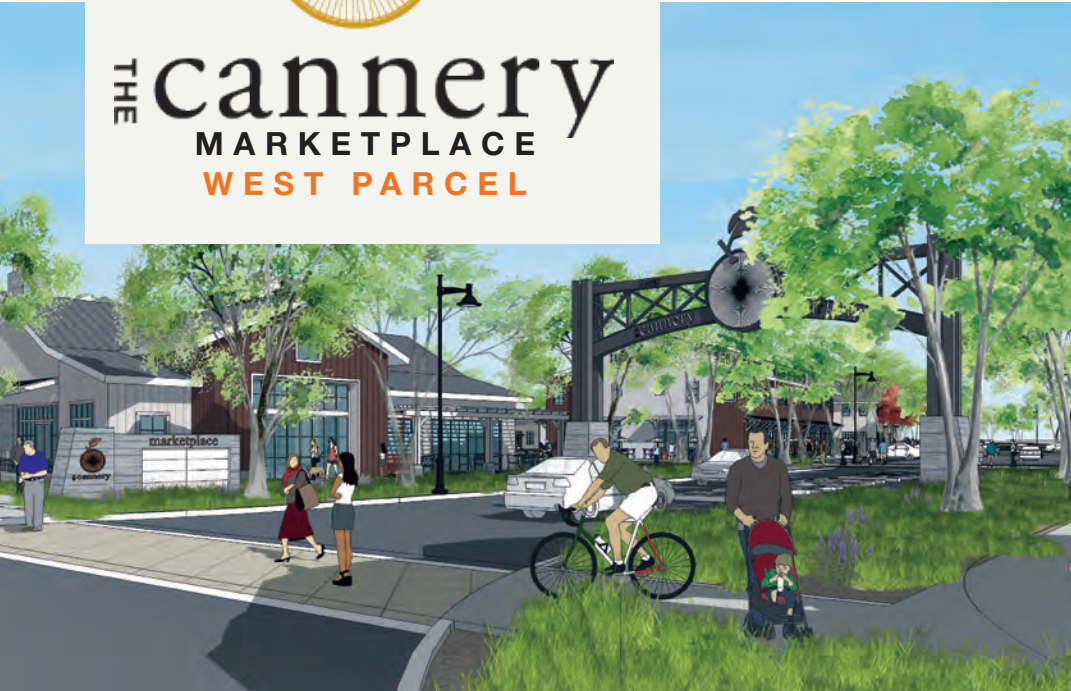




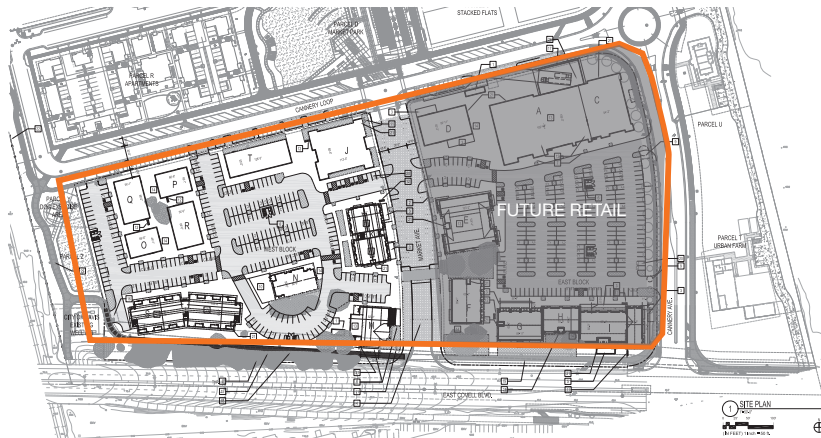
THE **cannery**
MARKETPLACE
WEST PARCEL

Buildings For Sale & Spaces For Lease

A brand new mixed-use commercial development in Davis, CA



Combining Innovative Planning & Timeless Design with State of the Art Construction



AVAILABLE

Small office buildings for sale

Office spaces for lease

Medical office space for lease

Daycare building for lease

Retail & restaurant spaces for lease

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The Cannery Marketplace

West Parcel, NWC E Covell Blvd & Cannery Ave

Features

LOCATION NWC of E. Covell Boulevard and J Street in Davis, CA

PARKING On-site and adjacent street parking along Market Ave & Cannery Loop; including low emitting and electric vehicle parking spaces

SF AVAILABLE ±22,500 SF Office
±22,000 SF Medical
±16,000 SF Retail, Daycare, Restaurant
36 Apartment Units

CONSTRUCTION Groundbreaking planned for Mid 2017



Property Description

The Cannery Commerce District is a 15.1-acre neighborhood Mixed-Use site planned along The Cannery's East Covell Boulevard frontage. The neighborhood mixed-use site will provide a combination of office, medical, retail, apartments (West Side) and commercial retail services and other services (East Side).



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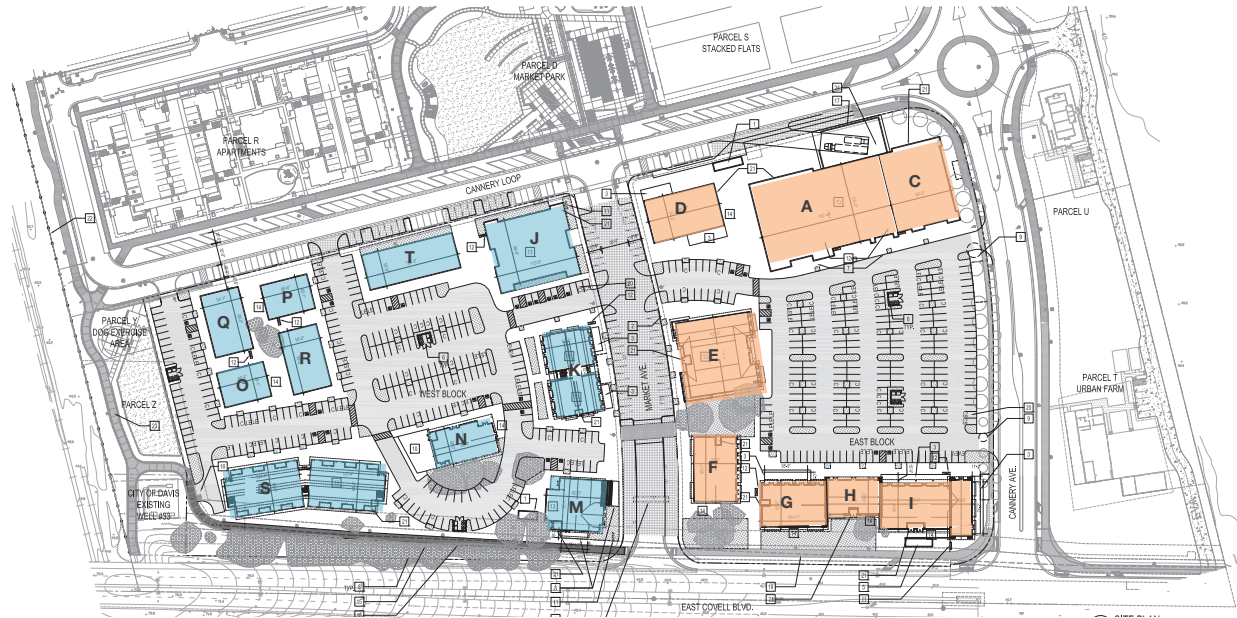


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The Cannery Marketplace

West Parcel, NWC E Covell Blvd & Cannery Ave

SITE PLAN



SITE PLAN

West Block ±92,300 SF Total

Bldg J	Bldg K	Bldg M	Bldg N	Bldg O	Bldg P	Bldg Q	Bldg R	Bldg S	Bldg T
22,000 SF Medical	7,000 SF Retail 12 apartment units	5,000 SF Retail	4,000 SF Retail	3,250 SF Office	3,250 SF Office	4,750 SF Office	4,750 SF Office	24 apartment units	6,500 SF Office
Lease Rate: \$2.50 NNN	Lease Rate: \$3.50 NNN for Retail	Lease Rate: \$3.00 NNN	Lease Rate: \$2.50 NNN Sale Price: \$1,300,000	Lease Rate: \$2.25 NNN Sale Price: \$1,050,000	Lease Rate: \$2.25 NNN Sale Price: \$1,050,000	Lease Rate: \$2.25 NNN Sale Price: \$1,550,000	Lease Rate: \$2.25 NNN Sale Price: \$1,550,000		Lease Rate: \$2.25 NNN Sale Price: \$2,100,000

East Block ±78,150 SF Total

Bldg A	Bldg C	Bldg D	Bldg E	Bldg F	Bldg G	Bldg H	Bldg I
22,000 SF Retail	10,000 SF Retail	6,600 SF Retail 6,600 SF Office	10,000 SF Retail	5,500 SF Mixed Use Retail	5,500 SF Retail	3,750 SF Retail	8,200 SF Retail
Lease Rate: \$2.25 NNN	Lease Rate: \$2.25 NNN	Lease Rate: \$3.50 NNN for Retail, \$2.25 NNN for Office	Lease Rate: \$3.00 NNN	Lease Rate: \$3.50 NNN	Lease Rate: \$3.50 NNN	Lease Rate: \$3.50 NNN	Lease Rate: \$3.50 NNN

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The Cannery Marketplace

West Parcel, NWC E Covell Blvd & Cannery Ave

The Cannery Master Plan

A PLANNED MIXED-USE DEVELOPMENT BY THE NEW HOME COMPANY (TNHC) ON THE FORMER HUNT WESSON CANNERY FACILITIES SITE. THE IDEA FOR THE DEVELOPMENT CAME IN 2004 AND TNHC TOOK OVER THE PROJECT IN 2010. CONSTRUCTION ON THE RESIDENTIAL PORTION (547 NEW HOMES) BEGAN IN 2016 AND CONSTRUCTION ON THE COMMERCIAL MIXED-USE PORTION - THE CANNERY MARKETPLACE - WILL BREAK GROUND IN MID 2017.

DEVELOPMENT PLANS INCLUDE 547 HOMES IN TOTAL WITH VARIOUS SIZES, STYLES, AND FLOOR PLANS, A 7.4 ACRE WORKING URBAN FARM, AND 30 ACRES OF PARKS AND OPEN SPACE.

THE CANNERY HARMONIZES WITH THE VALUES OF DAVIS. IT OFFERS A SAFE, HEALTHY, AND SUSTAINABLE ENVIRONMENT. SMART LIVING GROWS NATURALLY IN DAVIS. IT HAS THE SECOND HIGHEST PERCENTAGE OF GRADUATE DEGREES IN THE COUNTRY. PEOPLE CHOOSE DAVIS FOR ITS HIGH QUALITY OF LIFE. IT IS THE INTELLECTUAL HOME OF CALIFORNIA'S BOOMING AGRICULTURE INDUSTRY, SUSTAINING EVERYTHING FROM WINERIES TO ORGANIC FARMING. DAVIS AND UC CAMPUS NURTURE IDEAS THAT NOURISH THE WORLD.



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City of Davis

ORIGINALLY A RAILROAD TOWN FOR SOUTHERN PACIFIC RAILROAD, DAVIS FOUND ITS NICHE AS A FARMING TOWN IN THE EARLY 1900'S. IN 1959, UC DAVIS OPENED TO STUDENTS AND QUICKLY BECAME KNOWN FOR ITS CONTRIBUTIONS TO AGRICULTURAL TECHNOLOGY AND POLICY AS WELL AS VETERINARY CARE AND ANIMAL HUSBANDRY. UC DAVIS IS NOW HOME TO OVER 35,000 STUDENTS AND THE CITY OF DAVIS BOASTS A POPULATION OF 66,000 PEOPLE.

TOP EMPLOYERS IN DAVIS INCLUDE UC DAVIS (24,411 EMPLOYEES), DAVIS UNIFIED SCHOOL DISTRICT (972 EMPLOYEES), CITY OF DAVIS (492 EMPLOYEES), SUTTER DAVIS HOSPITAL (396 EMPLOYEES), AND US DEPARTMENT OF AGRICULTURE (200 EMPLOYEES).

DAVIS IS HOME TO THE UNITED STATES BICYCLING HALL OF FAME, THE MONDAVI CENTER, UC DAVIS ARBORETUM, AND TOAD TUNNEL.

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