



JUNIOR ANCHOR SPACE FOR LEASE

- DESIRABLE JUNIOR ANCHOR SPACE
- GROCERY OUTLET ANCHORED CENTER
- QUICK ACCESS TO I-80 WITH 130,206 ADT
- CLOSE PROXIMITY TO UC DAVIS (1.6 MILES) - 40,848 STUDENTS
- MOMUMENT SIGNAGE

12,628 SQ FT
DAVIS MANOR CENTER

1800 E 8TH STREET DAVIS
CA



Demographics

	1 mile	<u>3 mile</u>	5 <u>mile</u>
Population	21,632	76,642	82,270
HH income	\$111,261	\$137,417	\$138,582
Per Capita	\$45,201	\$48,133	\$48,825
%Hispanic	32.4	29.8	30.0

SITE PLAN



TENANTS

1	GROCERY OUTLET	12,367 SF
2	DOLLAR TREE	12,628 SF

VICINITY MAP



TOTAL BUILDING SF: 24,995 SF
 PARKING PROVIDED: 96
 PARKING RATIO: 4:1,000
 TRAFFIC COUNT:

DEMOGRAPHICS: 1 MILE 2 MILE 3 MILE
 TOTAL POPULATION:
 DAYTIME POPULATION:
 MEDIAN HH INCOME:
 NO OF HOUSEHOLDS:

1800 E 8TH STREET, DAVIS, CA



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North American Reach & Local Expertise

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