

# The Davis Collection

Yolo County   Sacramento-Roseville-Folsom, CA   102,766 Sq Ft

835-885 Russell Blvd | Davis, CA 95616

38.5472, -121.7604



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 19,376    | 67,694    | 77,166    |
| Daytime Pop. | 32,057    | 119,847   | 128,482   |
| Households   | 5,879     | 24,080    | 27,686    |
| Income       | \$118,139 | \$135,059 | \$145,080 |

Source: Synergos Technologies, Inc. 2024

Trader Joe’s anchored center with an extensive \$48M+ center redevelopment, adding Nordstrom Rack, PetSmart, and Ulta Beauty, currently underway with completion scheduled for 2025

Located across from the University of California, Davis with 52K+ students and faculty

Strong daytime population of 119K+ within 3-miles

Surrounded by an affluent and well-educated population with an average household income of \$135K+ and 74% college educated within a 3-mile radius

High visibility from 24K+ VPD on Russell Blvd and 45K+ VPD on Route 113 (Kalibrate, 2025)



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## Available Spaces

110 1,300 Sq Ft

## Current Tenants

Space size listed in square feet

|      |                            |        |
|------|----------------------------|--------|
| 01   | Trader Joe's               | 13,042 |
| 102  | ULTA Beauty                | 9,995  |
| 103  | Nordstrom Rack             | 25,000 |
| 104  | Paris Banh Mi Cafe Bakery  | 2,000  |
| 105  | The Old Teahouse           | 900    |
| 106  | Fluffy Fluffy Dessert Cafe | 900    |
| 107  | Cold Stone Creamery        | 900    |
| 108  | Calicraft Brewing Co.      | 4,000  |
| 109  | Good Friends Hawaiian Poke | 1,730  |
| 110A | L&L Hawaiian Barbecue      | 1,186  |
| 111  | 2nd Street USA             | 4,562  |
| 112  | J.Crew Factory             | 5,271  |
| 113  | PetSmart                   | 17,502 |
| 114  | The Melt                   | 3,000  |
| 115  | Shah's Halal Food          | 1,016  |
| 116  | 88 Bao Bao                 | 1,310  |
| 117  | Urban Plates               | 3,500  |
| 118  | Mendocino Farms            | 2,420  |
| 119  | LaserAway                  | 1,800  |
| 120  | Tequileros Taqueria        | 1,432  |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

4084

