

California Commercial Properties

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QUAINT COMFORTABLE OFFICE SPACE DAVIS, CALIFORNIA



LOCATION: 221 G Street, Davis, CA; complimentary destination and convenience retail shops, restaurants, banking, offices, and services. Abundant public parking.

AVAILABLE: +/- 495 Rentable SF (includes +/- 26% Load Factor), Suite 207, 2nd Level Space, as part of +/- 11,248 SF Building on +/- .19 acres of land. Western exposure.

RENT: \$1,200.00 per month FS (includes PG&E and City Services!)

OTHER: Well maintained historical building in the heart of the historical downtown; 3 large windows; beautiful architecture, +/- 20 mins to Sacramento.

IMPORTANT: Do Not Disturb Occupants!

- HIGH VISIBILITY LOCATION
- COMPLIMENTARY SHOPPING
- HEART OF HISTORICAL DOWNTOWN
- ABUNDANT PUBLIC PARKING
- GREAT DEMOGRAPHICS
- CONVENIENT HIGHWAY ACCESS

FOR ADDITIONAL INFORMATION CONTACT:

ROBERT BURGESS

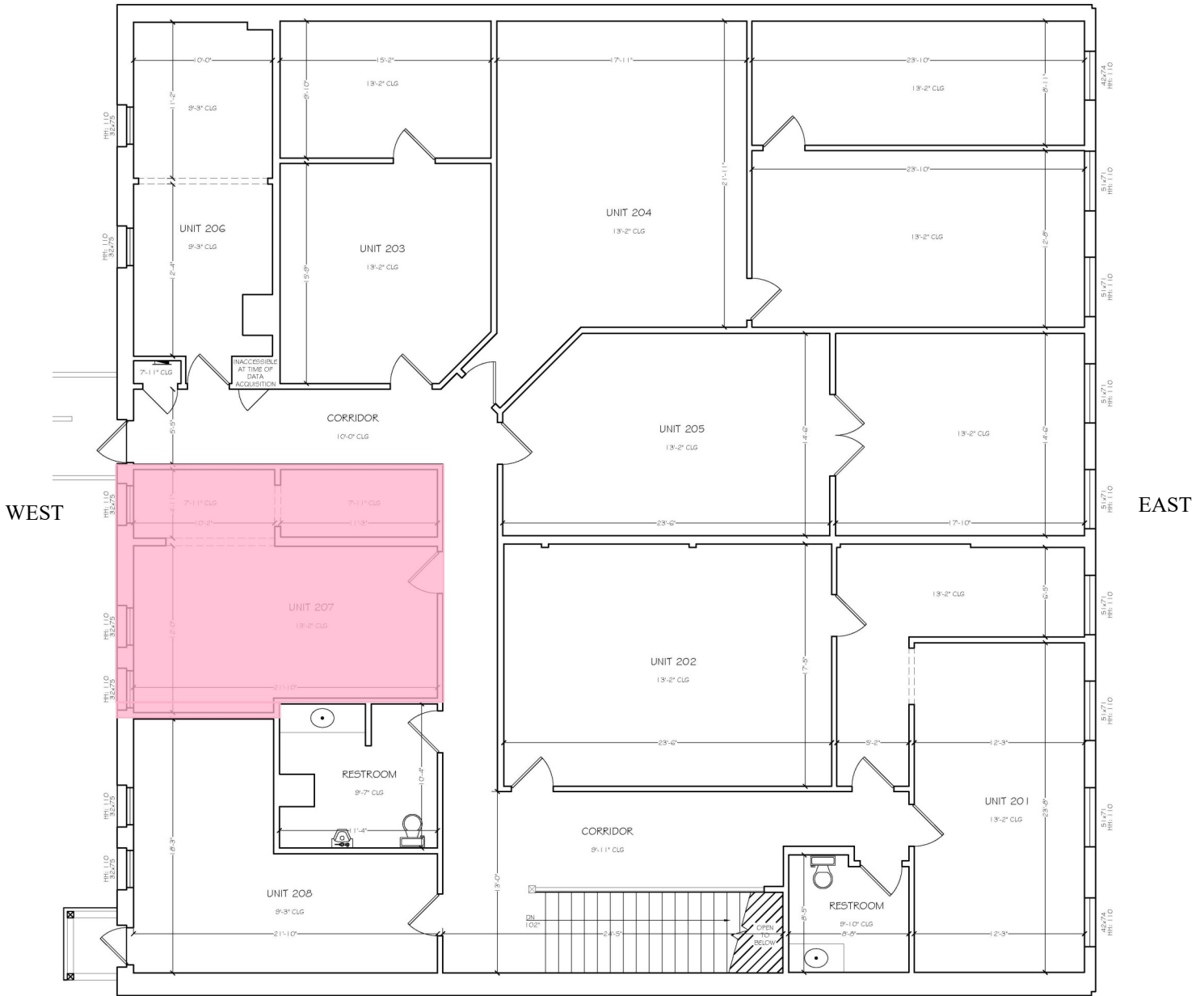
Tel: 925-820-6700 Email: info@westernedge.com

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SCHEMATIC DRAWING
2nd Level Illustrating Location Suite 207

(Not to Scale)

NORTH



2nd FLOOR

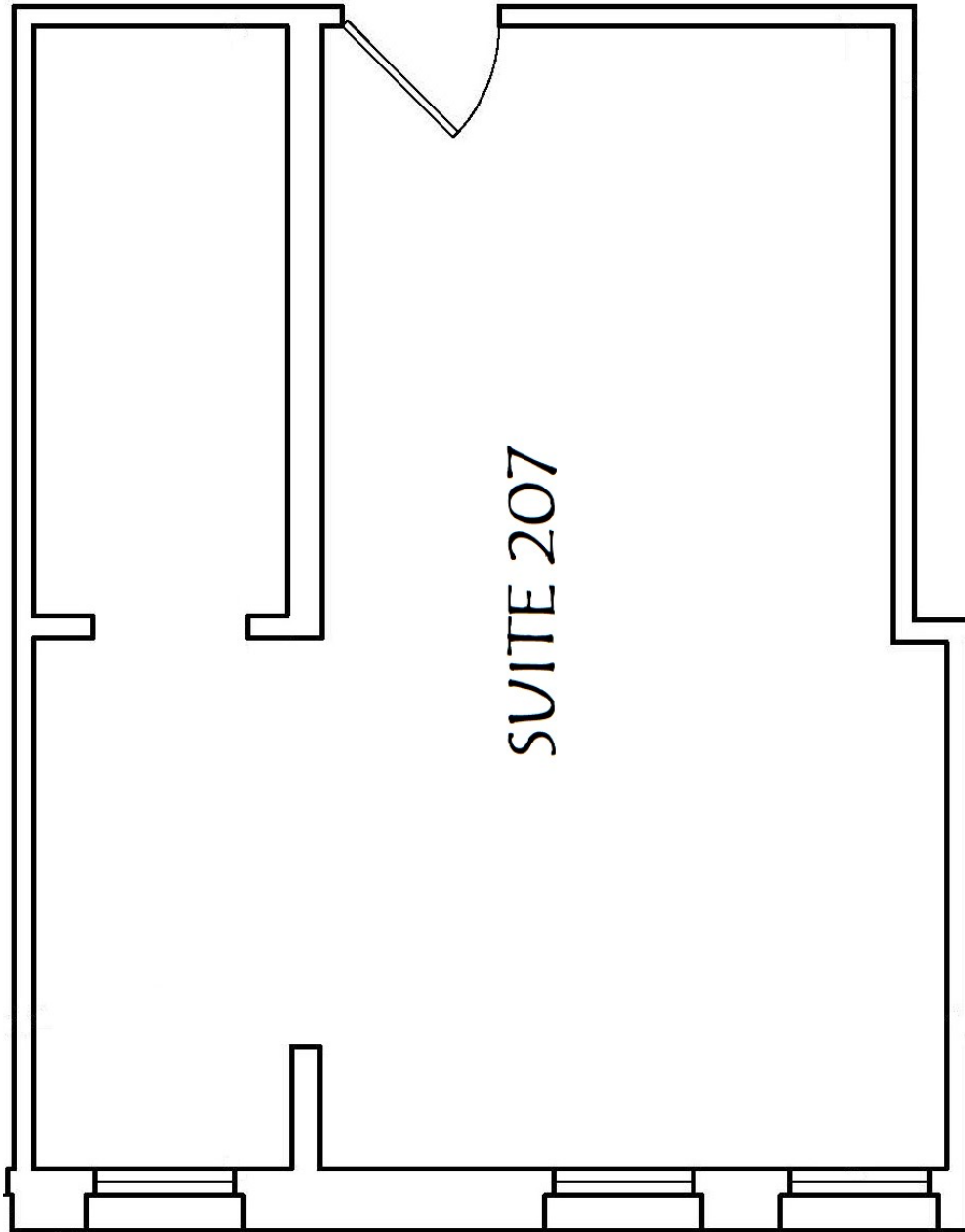
SOUTH

IMPORTANT NOTICE: THIS IS A SCHEMATIC DRAWING OF THE PROPERTY/PREMISES; AND IT IS AN APPROXIMATION FOR REFERENCE PURPOSES ONLY. THE DRAWING MAY OR MAY NOT BE TO SCALE AND THERE MAY BE VARIATIONS IN THE LAYOUT AND/OR THE FEATURES, INCLUDING, BUT NOT LIMITED TO THE NUMBER OF AND/OR PLACEMENT OF WALLS, WINDOWS, DOORS, FURNITURE, FIXTURES AND/OR EQUIPMENT. BECAUSE IT IS SUBJECT TO ERRORS AND/OR OMISSIONS, IT IS RECOMMENDED THAT ALL INTERESTED PARTIES CONDUCT AN INDEPENDENT VERIFICATION, BY AN APPROPRIATE/RESPECTIVE EXPERT, OF ANY ITEM CONTAINED HEREIN DEEMED PERTINENT BY SUCH PARTIES.

SCHEMATIC DRAWING

Suite 207

(Not to Scale)



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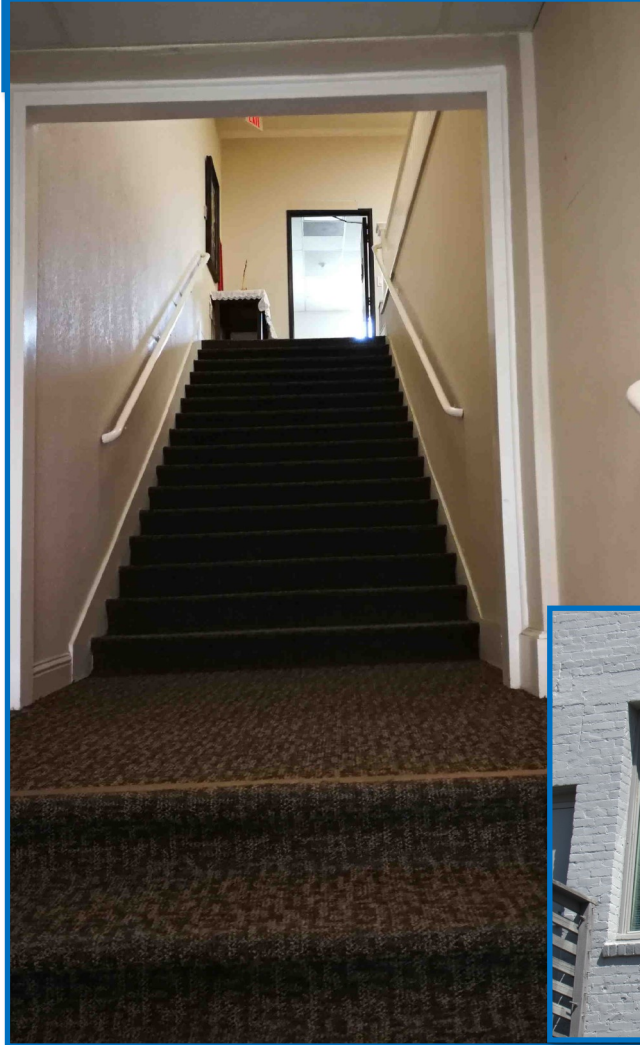
**PICTURES
SUITE 207**



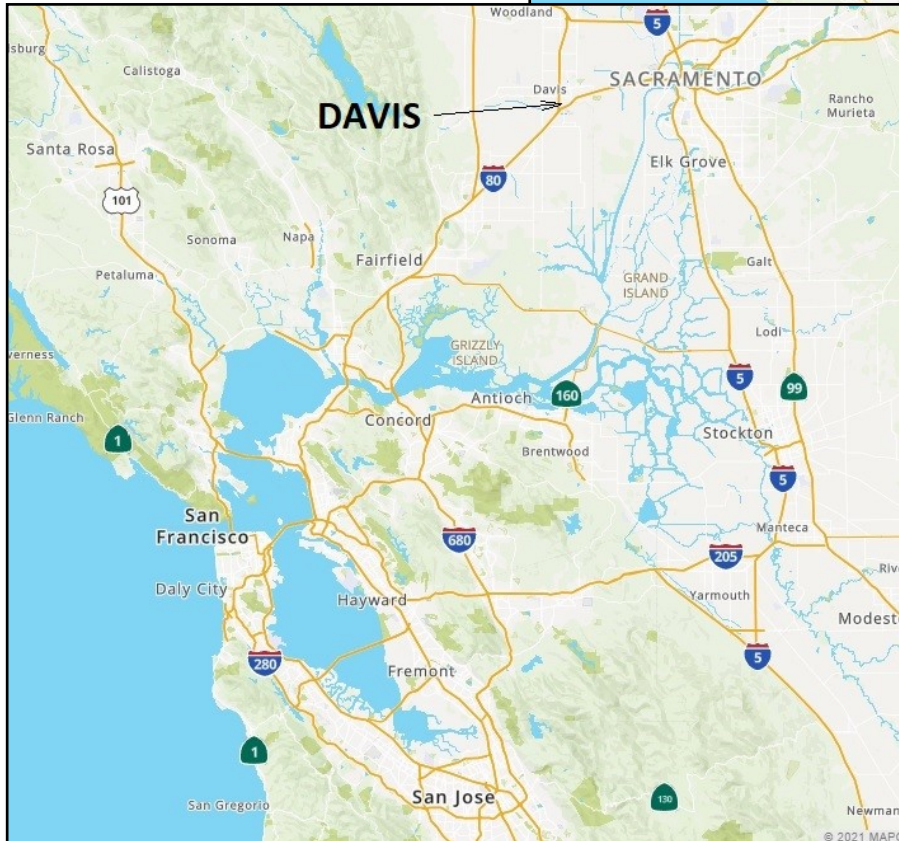
PICTURES



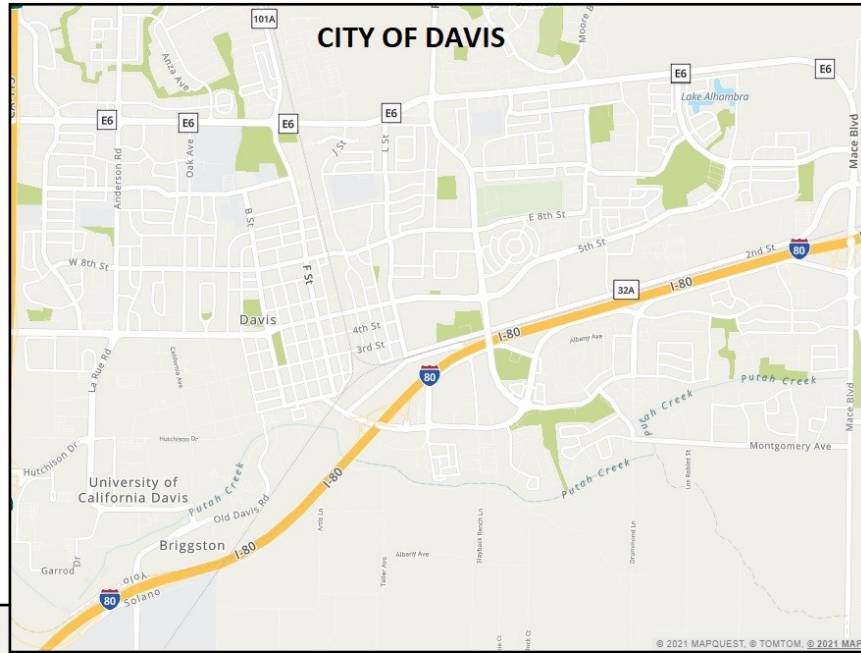
PICTURES



MAPS

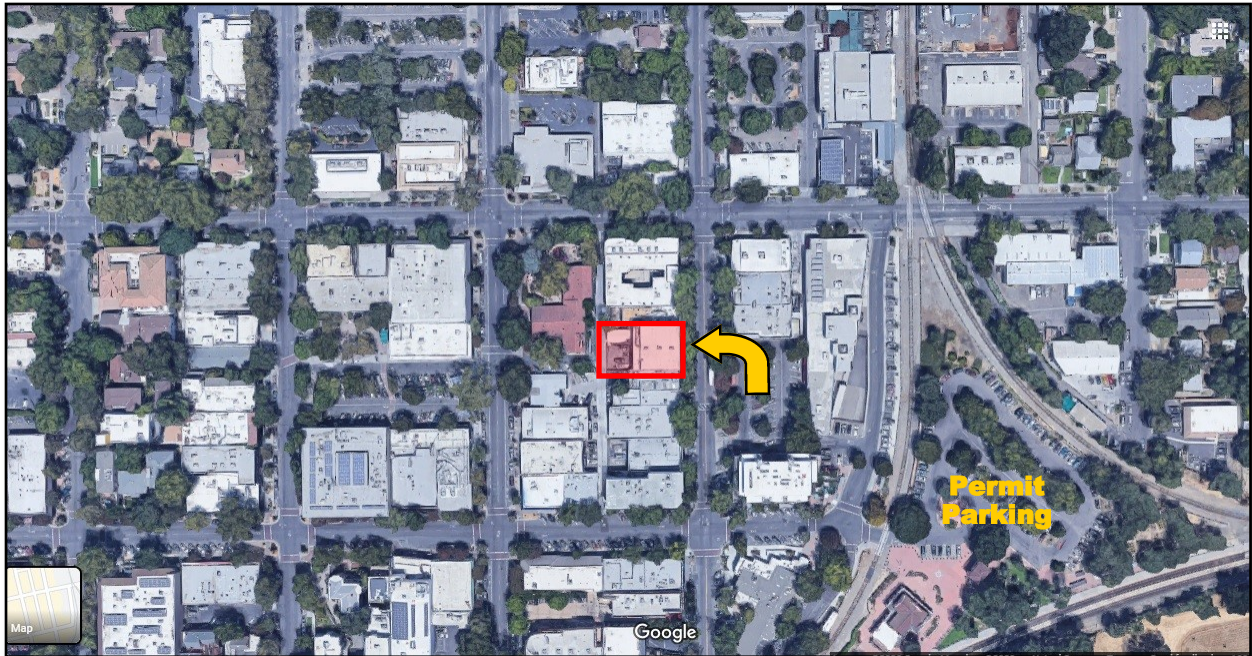


MAPS



AERIAL SITE PLAN

221-227 G STREET, DAVIS, CA



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AERIAL SITE PLAN
221-227 G STREET, DAVIS, CA
OFF STREET PARKING



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ZONING FROM CITY'S WEBSITE

ZONING DISTRICT: COMMERCIAL CENTRAL ADDRESS: 221 G STREET SUBDIVISION: 1917 CORE and LOT: APN: 070 251 13	
Property:	Assessor Data
Tax Area:	1003
Building Area:	9800 sf
Lot Size:	18,852 acres
Lot Area:	821200 sf
Year Built:	1920
Baths:	2
Air Conditioning:	CENTRAL
Heating:	CENTRAL
Major Category:	SOLAR REQUIREMENTS
Zoning Category:	PV REQUIREMENTS
Summary Value:	
Descriptive Details:	

40.14.030 Permitted uses.

Permitted uses in the C-C district shall be as follows:

- (a) Retail stores, shops and offices supplying commodities or performing services such as department stores, specialty shops, banks, and other financial institutions, personal and business service establishments, antique shops, artists' supply stores and similar uses, but not including gasoline service stations.
- (b) Restaurants, including outdoor eating areas and establishments, establishments serving alcoholic beverages, and similar enterprises, but not including formula fast food restaurants.
- (c) Professional and administrative offices. First floor office uses discouraged in the downtown core as defined by the core area specific plan. Offices are not discouraged in C-C zones outside the downtown core.
- (d) Medical clinics.
- (e) Hotels and motels.
- (f) Business and technical schools, and schools and studios for photography, art, music, and dance.
- (g) Any other retail business or service establishment which the planning commission finds to be consistent with the purposes of this article and which will not impair the present or potential use of adjacent properties.
- (h) Group care homes with six or fewer clients, subject to the provisions of Section [40.26.135](#).
- (i) Family and group day care homes as defined in Section [40.01.010](#).
- (j) Infill developments containing any of the above uses.
- (k) Auto service stations with frontage on Fifth Street.
- (l) Theaters and movie houses.
- (m) Supportive housing.
- (n) Transitional housing.
- (o) Residential structures and apartments with densities up to those permitted in the R-H-D district. (Ord. 946 § 3; Ord. 1198 § 4; Ord. 1787 § 20; Ord. 1893 § 3; Ord. 2000 § 2, 1999; Ord. 2413 § 2, 2013)

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