

# SECOND STREET CROSSING

NWC 2nd Street & Mace Boulevard at Interstate 80 - Davis, CA

A PROUD MEMBER OF  
**CHAIN LINKS**  
RETAIL ADVISORS



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## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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**location:** NWC 2nd Street and Mace Boulevard  
Davis, CA

**anchor tenants:** Target, TJ Maxx

**shopping center GLA:** ±172,842 Square Feet (GLA)

**availability:** ±5,110 SF End Cap Space  
±1,141 SF Inline Space



### 2022 total population

1-mile	8,582
3-mile	41,000
5-mile	75,973



### 2022 daytime population

1-mile	7,369
3-mile	41,203
5-mile	93,207



### 2022 total employees

1-mile	2,257
3-mile	16,841
5-mile	45,459



### 2022 total households

1-mile	3,248
3-mile	15,711
5-mile	25,998



### 2022 average HH income

1-mile	\$173,147
3-mile	\$131,817
5-mile	\$128,692

### traffic counts

2nd Street (EB/WB at Mace Blvd)	13,640
Mace Blvd (NB/SB at 2nd Street)	17,133
Mace Blvd (NB/SB at Interstate 80)	26,287
Interstate 80 (at Mace Blvd)	141,500



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## PROPERTY OVERVIEW

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**Second Street Crossing** is located at the northwest corner of 2nd Street and Mace Boulevard in Davis, California.

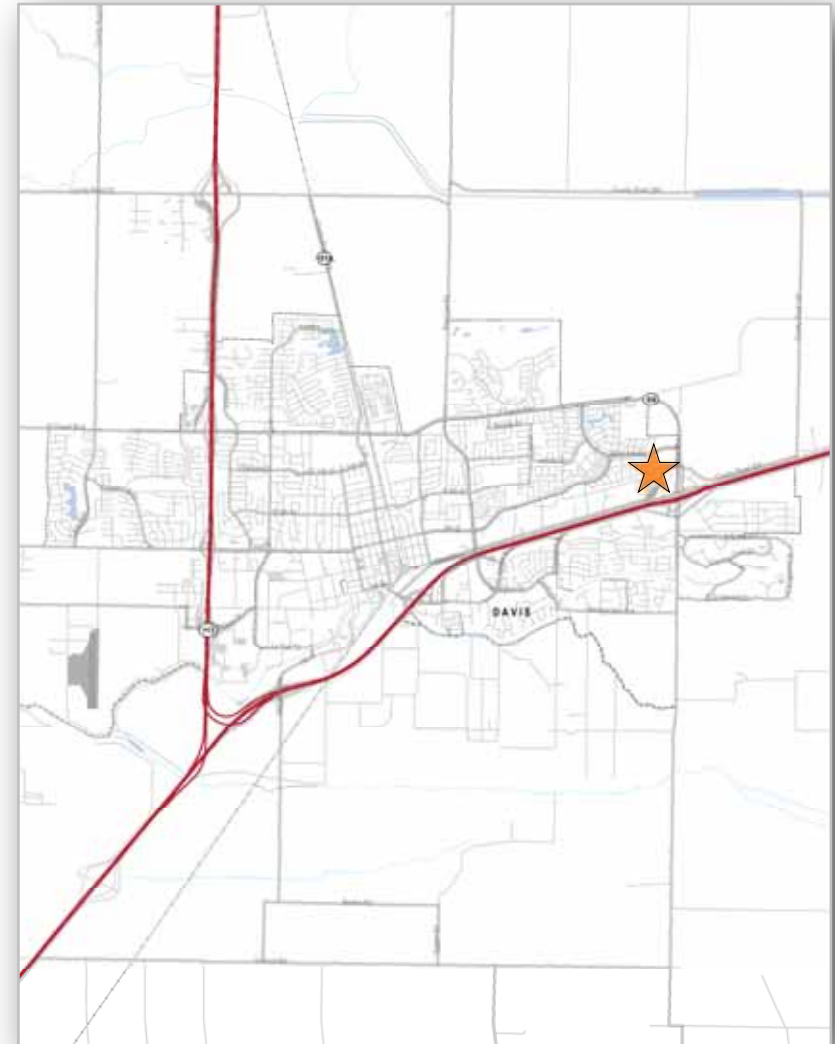
This ±172,842 square foot community center is anchored by the trade area's only Target and TJ Maxx. Ideally situated to serve approximately 40,000 residents in the eastern portion of the market, **Second Street Crossing** is a retail epicenter in the Davis trade area.

Conveniently located between San Francisco and Sacramento along the Interstate 80 corridor, the City of Davis is known as a unique, progressive, education-oriented community.

In addition, the City's identity is closely tied to the University of California Davis (more than 36,000 students), which is internationally recognized for its contributions to life sciences, agriculture, veterinary medicine, biotechnology, medical technology and engineering.

Finally, the intersection is in the path of progress in the Davis market and is visible to approximately 141,500 cars per day along Interstate 80.

Mace Boulevard is the trade area's primary "ring road" that connects approximately ±26,287 commuters to Interstate 80 per day.



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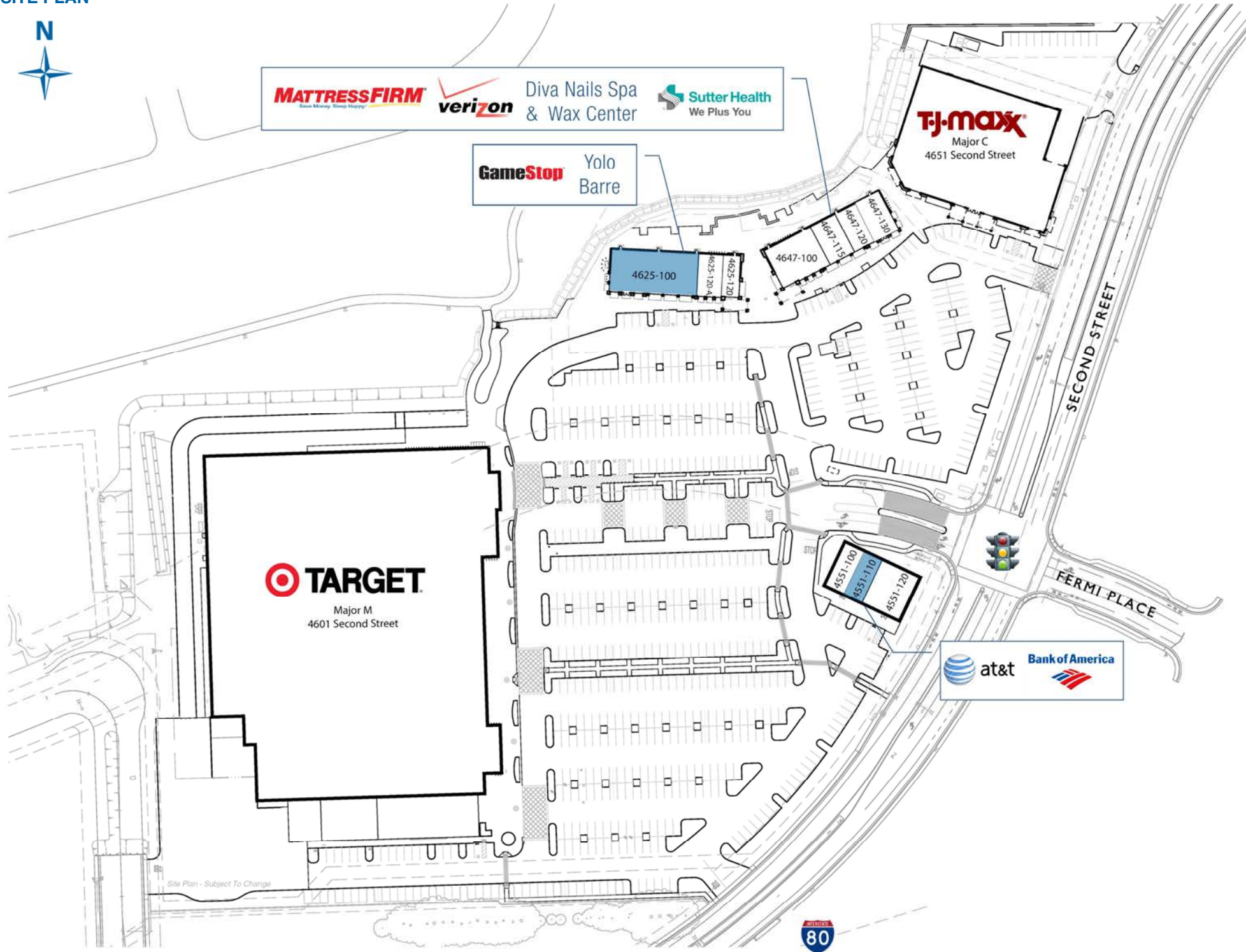
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## SITE PLAN



SUITE	TENANT	SQ. FT.
Major M	Target	126,842
Major C	TJ Maxx	25,000
4625-100	<b>AVAILABLE</b>	5,110
4625-120-A	Yolo Barre	1,568
4625-120	GameStop	1,087
4647-100	Mattress Firm	3,319
4647-115	Verizon Wireless	1,155
4647-120	Diva Nails Spa & Wax Center	1,188
4647-130	Sutter Health Foundation	2,003
4551-100	AT&T	1,142
4551-110	<b>AVAILABLE</b>	1,141
4551-120	Bank of America	3,717

For leasing information,  
please contact:

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# SECOND STREET CROSSING

## INTERSECTION AERIAL

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# SECOND STREET CROSSING

## RETAIL TRADE AREA AERIAL

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