



OFFICES @ maceranch

Davis's Flagship Research & Development Opportunity

FOR SALE OR LEASE

- » 16,200 SF Office/ R&D Building
- » Divisible to 4,000 SF
- » TI Allowance Available
- » Shell Complete, Ready for TI's to Suit
- » Business Park Environment
- » Conveniently Located
- » Nugget Market's New HQ Next Door

THOMAS WALCOTT, SIOR, CCIM
Executive Vice President
+1 916 563 3002
thomas.walcott@colliers.com
Lic No. 01121178

SCOTT BENNETT
Senior Vice President
+1 916 563 3013
scott.bennett@colliers.com
Lic. No. 01351389

JASON RUTHERFORD
Senior Vice President
+1 916 563 3059
jason.rutherford@colliers.com
Lic. No 01260682



OFFICES @ MACE RANCH

» PROPERTY OVERVIEW

The Offices @ Mace Ranch include two buildings located in a ±5.99-acre business park development, conveniently located near Unitrans, Yolo transit, and Interstate 80. The business park is in walking distance to several great shopping locations and beautiful parks.

The buildings are designed to functionally accommodate a wide variety of tenant uses including office, laboratory, and research and development.

- » Spaces will have a single row of columns down the middle of the 90' deep building profile, providing a great deal of flexible, open square footage
- » Open office planning and storefront for enhanced day-lighting and views
- » Friendly circulation between buildings with an outlined walking path and shared courtyard offering tenants a place to connect
- » Each building has a designated Class 1 locker for long-term bike storage (10)

Location	NWC of Mace Blvd. and Alhambra Dr.
Site Area	±5.99 Acres (±260,924 SF)
Office Area	±16,200 SF
Parking Ratio	4/1000
Bike Racks & Lockers	33 Spaces
APN	071-100-017
Zoning	PD 1-04 (C-N)
Current Land Use	Business Park



DAVIS, CALIFORNIA

» LOCATION OVERVIEW

Experience Davis, one of the best-educated cities in the U.S. with a high quality of life index. Take advantage of a progressive lifestyle with easy access to economic engines – Silicon Valley and the Sacramento Region.

Davis is the largest city in Yolo County with more than 35,000 students enrolled at UC Davis and 66,000 residents. The largest employers include UC Davis, State of California, US Government, Sutter Davis Hospital, and Communicare Health Centers. Davis is home to the United States Bicycling Hall of Fame, the Mondavi Center on the UC Davis campus, and the UC Davis Arboretum. Davis is heralded for its quality of life and friendly, small-town feel.



Home of the most innovative school in the UC system

- No. 24 on U.S. News & World Report's Best Colleges Ranking for the most innovative schools and graduates have provided a steady stream of startups in the agricultural and biotech industries
- Largest School of Veterinary Medicine in the US
- One of the highest undergraduate STEM enrollments in the UC system at 54 percent
- Third-largest enrollment in the UC system



THE SWEET SPOT BETWEEN SACRAMENTO & THE BAY AREA

» INTERSTATE 80 CONNECTOR



Shared Workforce

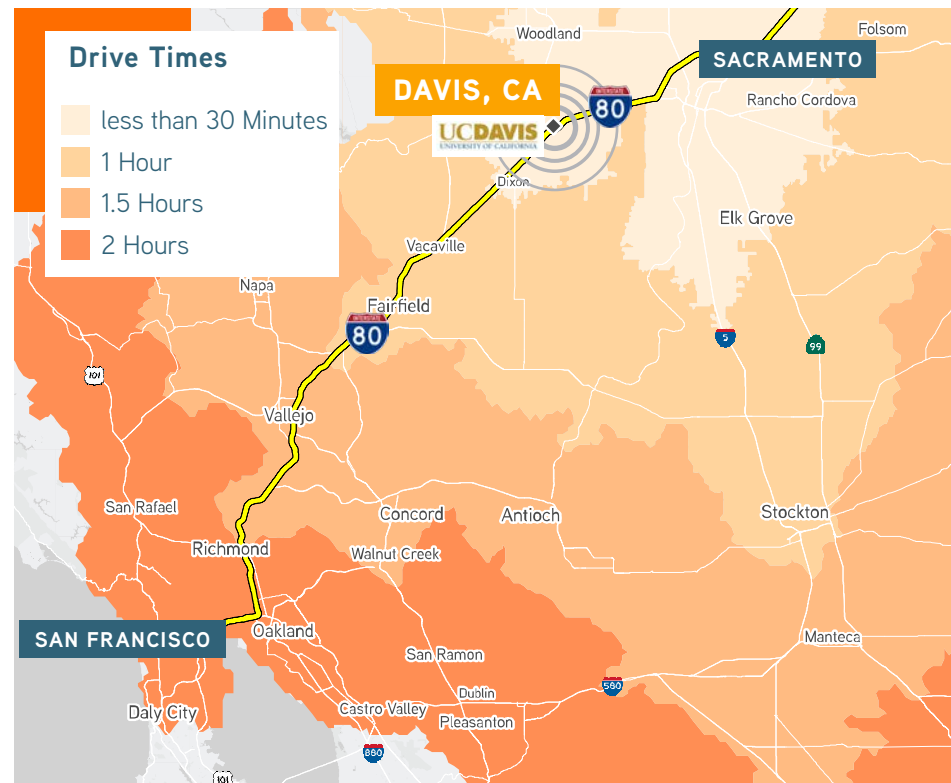
Sacramento and the Bay Area have a shared workforce of 208,000

Competitive Marketplace

The Northern California MegaRegion is a competitive marketplace of 12.2 million people

The Offices @ Mace Ranch's prime Davis location on the I-80 corridor linking Sacramento, the State Capitol, and the global innovation hub of the San Francisco Bay Area creates endless opportunities for tenants.

- Davis is located 18 minutes from downtown Sacramento and 1.5 hours northeast of the San Francisco Bay Area
- The region includes major research institutions of UC Davis and UC Berkeley
- Sacramento is No. 1 on the list of places millennials are considering after being priced out of the Bay Area



CONVENIENTLY LOCATED

» TRANSIT & AMENITIES

Easy Access



5 Miles / 6 Mins



Immediate Access



THOMAS WALCOTT, SIOR, CCIM
Executive Vice President
+1 916 563 3002
thomas.walcott@colliers.com
Lic No. 01121178

SCOTT BENNETT
Senior Vice President
+1 916 563 3013
scott.bennett@colliers.com
Lic. No. 01351389

JASON RUTHERFORD
Senior Vice President
+1 916 563 3059
jason.rutherford@colliers.com
Lic. No. 01260682

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Real estate officer license corporation identification number 01908588. ©2020. All rights reserved.