

FOR LEASE

±2,155–±63,608 RSF

Move in Ready Suites



202 & 260 COUSTEAU PLACE

DAVIS, CA

OFFICE / R&D SPACE

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202 & 260 COUSTEAU PLACE, DAVIS, CA

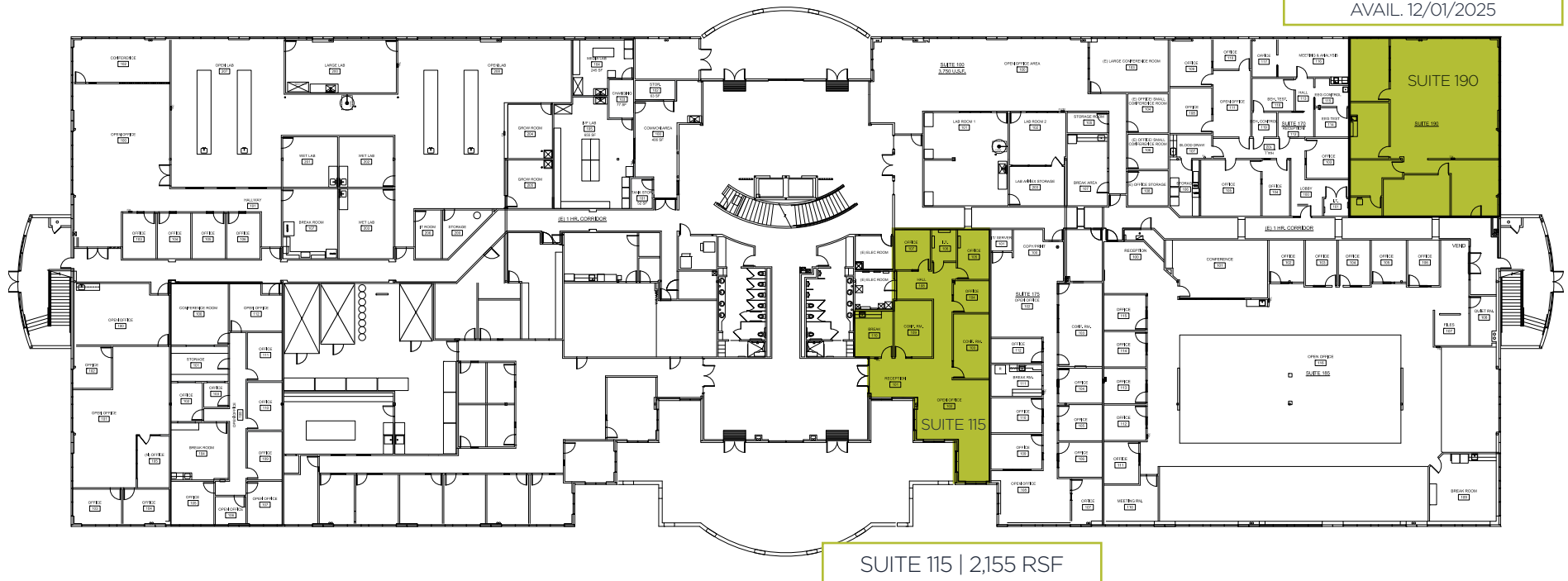
PROPERTY HIGHLIGHTS

- Solar Panel Installation for Energy Savings
- Easily Accessible from Interstate 80 and Downtown Davis
- Building and Monument Signage Available
- High Quality Tenant Improvements & Building Operational Systems
- Located Adjacent to the Davis Bike Trail
- Move-in Ready Spaces off of Lobby Entrance



202 COUSTEAU | 1ST FLOOR

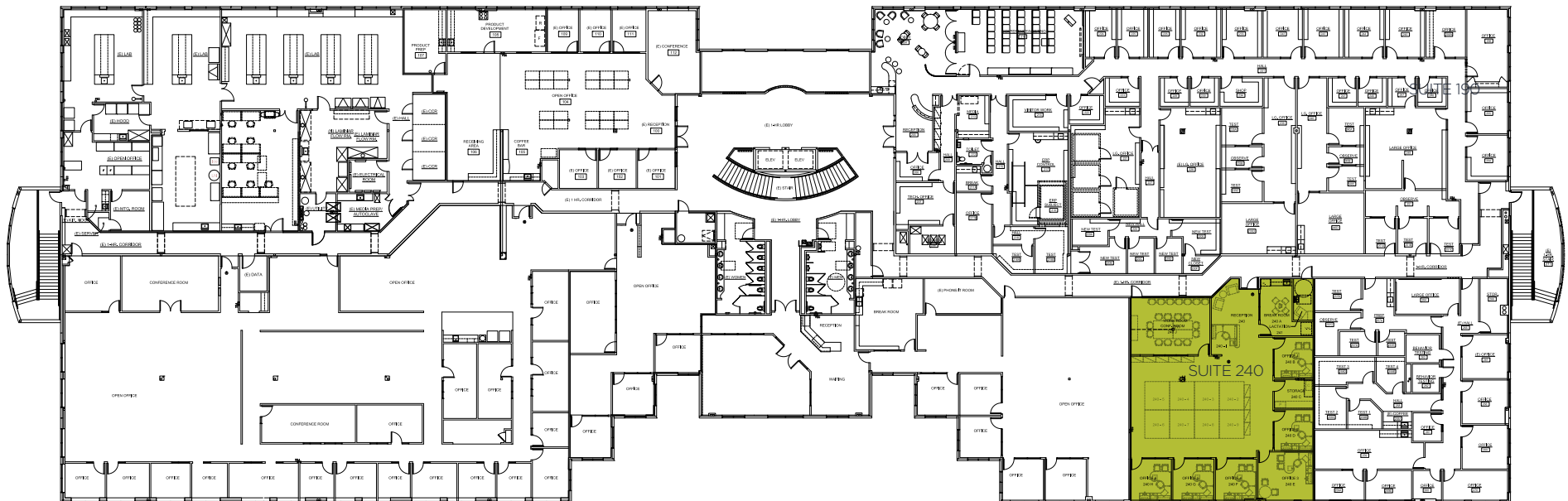
202 & 260 COUSTEAU PLACE, DAVIS, CA



FLOOR PLAN 2,155-2,441 SF

202 COUSTEAU | 2ND FLOOR

202 & 260 COUSTEAU PLACE, DAVIS, CA



SUITE 240 | +3,498 RSF
AVAIL. 10/26/2025

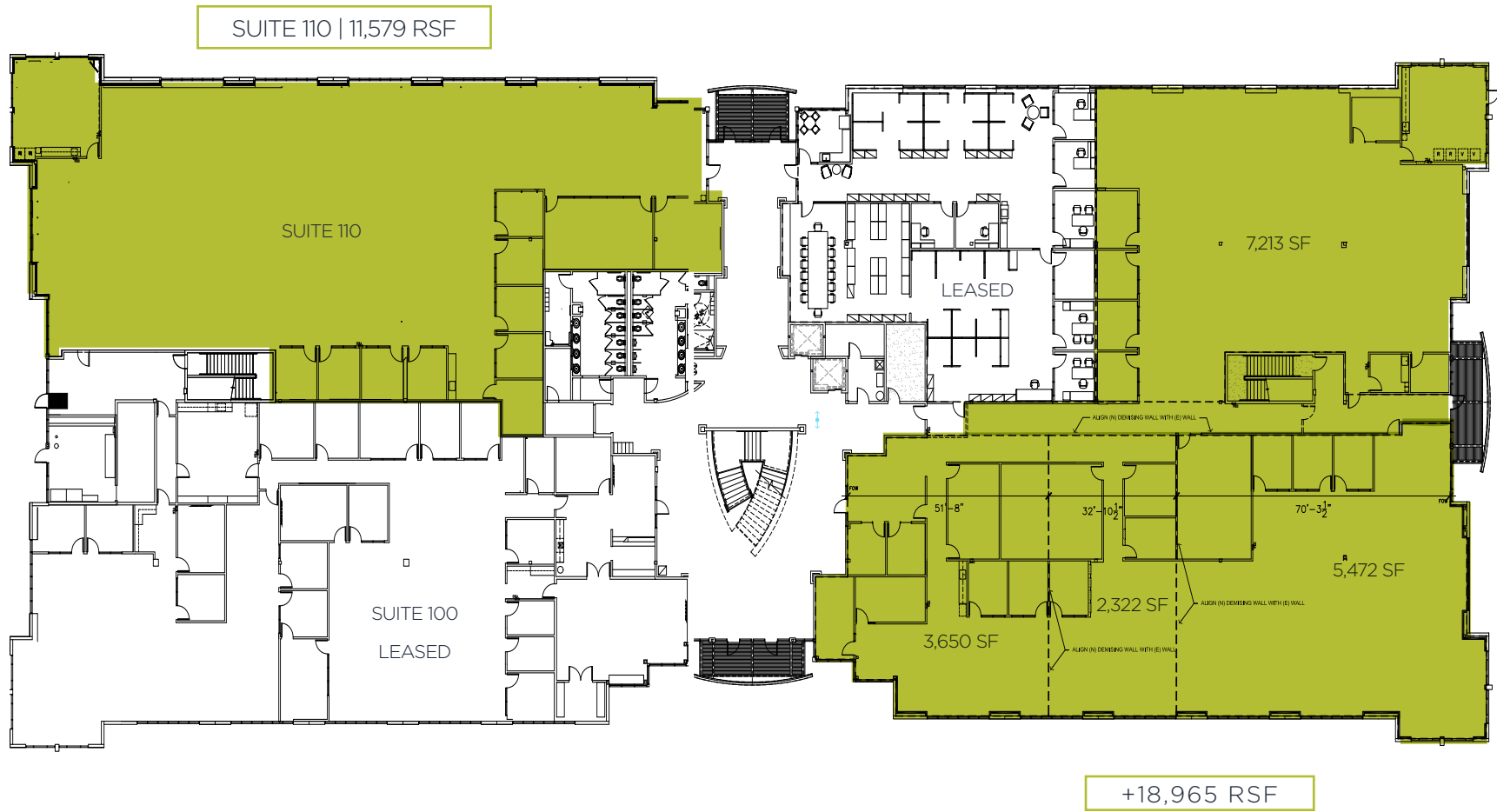


FLOOR PLAN

3,498 SF

260 COUSTEAU | 1ST FLOOR

202 & 260 COUSTEAU PLACE, DAVIS, CA



FLOOR PLAN
30,236 SF

260 COUSTEAU | 2ND FLOOR

202 & 260 COUSTEAU PLACE, DAVIS, CA



FLOOR PLAN
24,970 SF

SAMPLE BUILDOUTS



ON-SITE **SOLAR**

**INSTALLATION
COMPLETE**



**SOLAR PANEL INSTALLATION FOR ENERGY SAVINGS
(ESTIMATED ANNUAL PRODUCTION OF 2,711,537 KWH)**

202 & 260 Cousteau Place leverages Buzz Oates owned properties to create a dynamic ecosystem that synergizes the diverse sectors of Advanced Manufacturing, Life Science, Office, and Industrial spaces.



PROPERTY
SYNERGY

202 & 260 COUSTEAU PLACE, DAVIS, CA



- DAVIS COMMONS

1. Mikuni Davis
2. Burger Patch
3. The Halal Guys

MISC. RETAIL

1. OfficeMax
2. Safeway
3. RiteAid
4. Teabo Café
5. Dos Coyotes
6. Pet Food Express
7. Common Grounds Coffee

NUGGET CENTER

1. Nugget Markets
2. Taqueria Guadalajara
3. Huku Japanese Bistro
4. Wok of Flame
5. The Chicken Hawkers
6. Starbucks
7. Chevron
8. McDonald's
9. Taco Bell

TARGET CENTER

1. Target
2. TJ Maxx
3. Famous Footwear
4. AT&T Store
5. Chase Bank
6. Beach Hut Deli
7. Starbucks

OAK TREE PLAZA

1. Nugget Markets
2. CVS Pharmacy
3. Cenario's Pizza

MISC. RETAIL

1. Safeway
2. Panda Express
3. Big 5 Sporting Goods
4. Jack's Urban Eats
5. Jamba

202 & 260 COUSTEAU PLACE, DAVIS, CA

THE DAVIS LIFESTYLE

Davis has much to offer, including parks, bike-paths, a world-class university, a growing cluster of innovative companies, farm-fresh food, diverse community activities and festivals, and a vibrant downtown with unique shops. Davis is home to United States Bicycling Hall of Fame, the Mondavi Center and Arboretum located on the UC Davis campus.

Davis is the home to UC Davis, highly known for research and development. Proximity to UC Davis, and a very qualified workforce has helped our growing technology sector. Over 100 of our 2,200 companies work in advanced manufacturing, agtech, biotech, clean tech, data and life sciences, creating sustainable solutions to world issues.



82,445
POPULATION
Within 5 Miles



\$106,558
AVG. INCOME
Within 5 Miles



\$764,466
AVG. HOME VALUE
Within 5 Miles



64%
COLLEGE DEGREE
Within 5 Miles

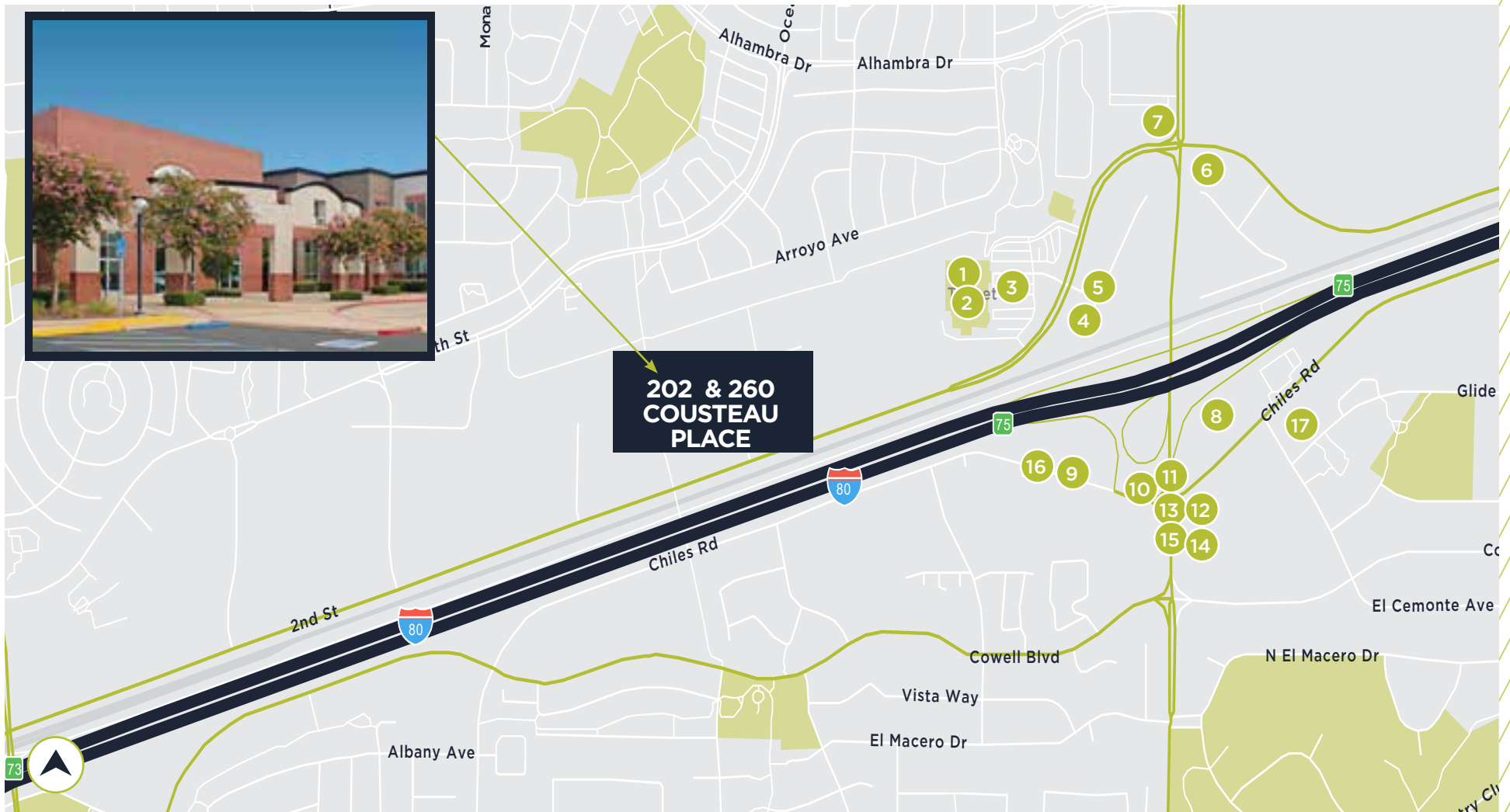
201,299
POPULATION
Within 10 Miles

\$98,664
AVG. INCOME
Within 10 Miles

\$462,976
AVG. HOME VALUE
Within 10 Miles

41%
COLLEGE DEGREE
Within 10 Miles





- | | |
|-------------------|--------------------------------|
| 1. Target | 11. Starbucks |
| 2. Starbucks | 12. Huka Japanese Bistro |
| 3. AT&T | 13. Wok of Flame |
| 4. Beach Hut Deli | 14. Taqueria Guadalajara Grill |
| 5. Chase Bank | 15. The Chicken Hawkers |
| 6. Ikeda's | 16. Chevron |
| 7. Chevron | 17. Subway |
| 8. Taco Bell | |
| 9. McDonald's | |
| 10. Nugget Market | |

STREET
VIEW

CONTACT INFORMATION

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