

FOR SALE



±0.6 AC COMMERCIAL LAND

N 1st St & Industrial Way

Dixon, CA 95620



ABOUT

N 1st St & Industrial Way
Dixon, CA 95620

PROPERTY PROFILE

| | |
|------------------------------|--|
| Location: | N 1st St & Industrial Way Dixon, CA 95620 |
| Parcel Size: | ±0.6 AC |
| APNs: | 0113-395-110 |
| Zoning: | Commercial |
| Trade Area Neighbors: | O'Reilly Auto Parts, Ace Hardware, AutoZone, Dollar Tree, NAPA, CVS, Tractor Supply, Chipotle, Panda Express, etc. |



PROPERTY HIGHLIGHTS

- Prime visibility along Dixon's busiest thoroughfare
- Prominent location in a rapidly growing retail area of Dixon
- The property shares an easement from N 1st St with the adjacent property
- Less than a mile from Interstate 80 (±138,538 ADT)
- Good demographics

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DEMOGRAPHICS

N 1st St & Industrial Way
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TOTAL POPULATION

1 MILE

8,875

3 MILE

21,962

5 MILE

22,577



DAYTIME POPULATION

1 MILE

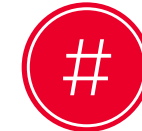
6,955

3 MILE

16,865

5 MILE

17,587



MEDIAN AGE

1 MILE

37.9
YEARS OLD

3 MILE

38.2
YEARS OLD

5 MILE

38.3
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$83,537

3 MILE

\$98,049

5 MILE

\$97,972



TRAFFIC COUNTS



N 1ST ST. — — — — — — — — — — 12,000 ADT



STRATFORD AVE. — — — — — 11,700 ADT

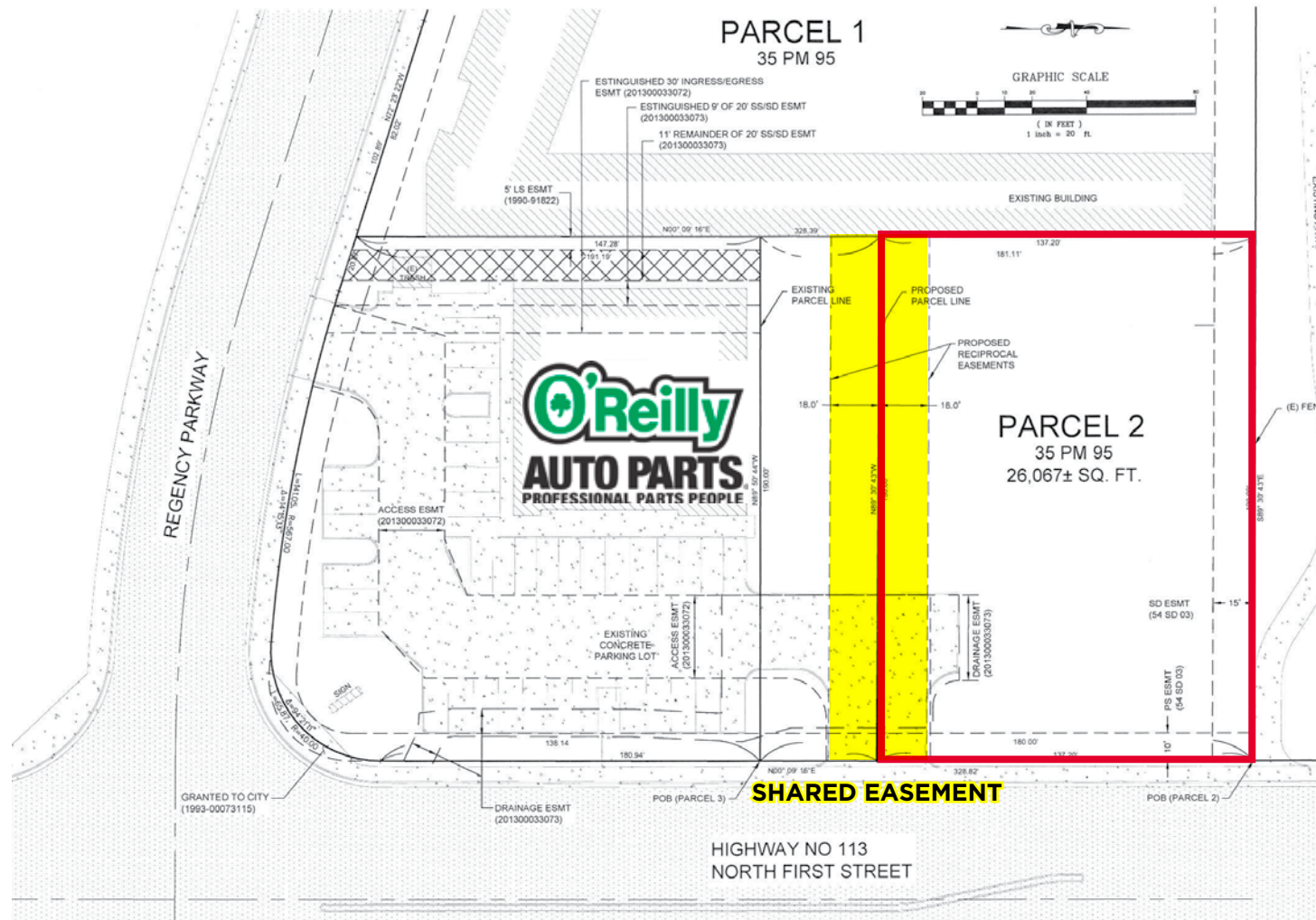
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100



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AERIAL - FAR

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