

±0.96 ACRE AVAILABLE for SALE/LEASE

NWC N. 1st Street & Dorset Drive
Dixon, CA

Voit
REAL ESTATE SERVICES



LOCATION NWC N. 1st Street (Highway 113) & Dorset Drive
Dixon, California - Solano County

APN: 0108-291-340

NOTABLE TENANTS IN CLOSE PROXIMITY Wal-Mart, Arco, Gamestop, Jack in the Box, Wendy's

SIZE ±0.96 acres (±41,948 sf)

TRAFFIC COUNT I-80 @ Hwy 113 - ±125,000 ADT (CalTrans 2010)

For Sale/Leasing Information, Please Contact:

Jason K. Gallelli
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DRE ID #01143594

Jeff T. Hagan
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DRE ID #01494218

Matt N. Goldstein
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FOR SALE OR LEASE

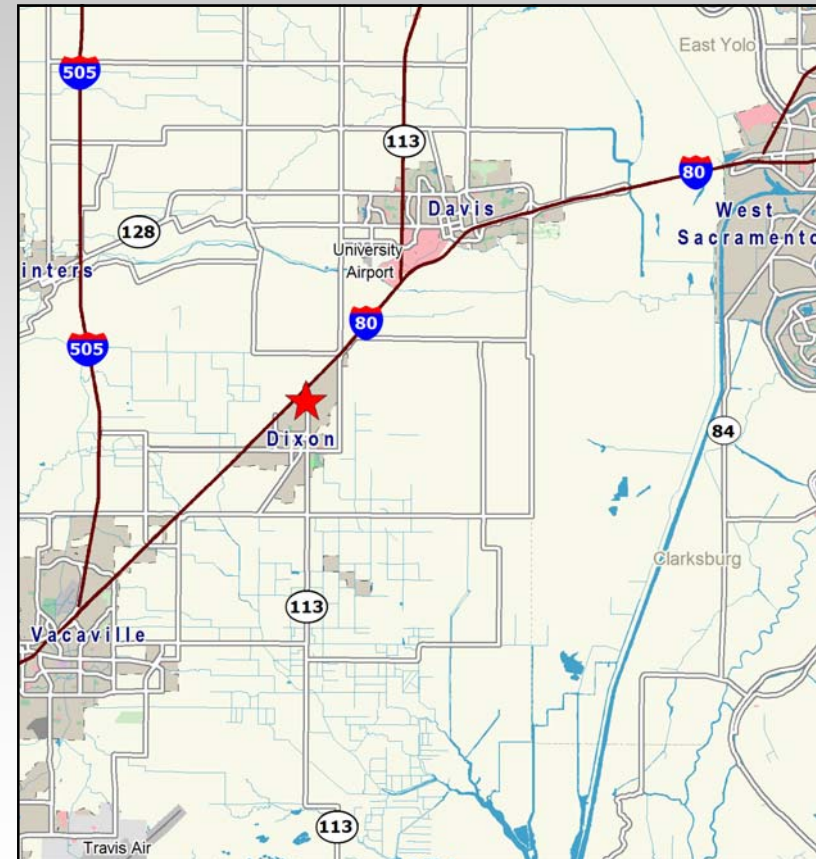
NOTE: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Voit Real Estate Services.

This project is located at the intersection of Interstate 80 and Highway 113 in Dixon, California. The site sits directly adjacent to Interstate 80 and offers high visibility to both directions of traffic which includes $\pm 125,000$ cars per day.

The area has recently come to life due to the opening of the Wal-Mart, which offers a strong draw to customers from both Dixon and Davis. The area offers a growing residential community with planned residential developments in Southpark (210 acres) and Southwest Dixon (470 acres).

The site offers restaurant and retail pad opportunities for lease, build-to-suit or ground.

Notable tenants within close proximity include:



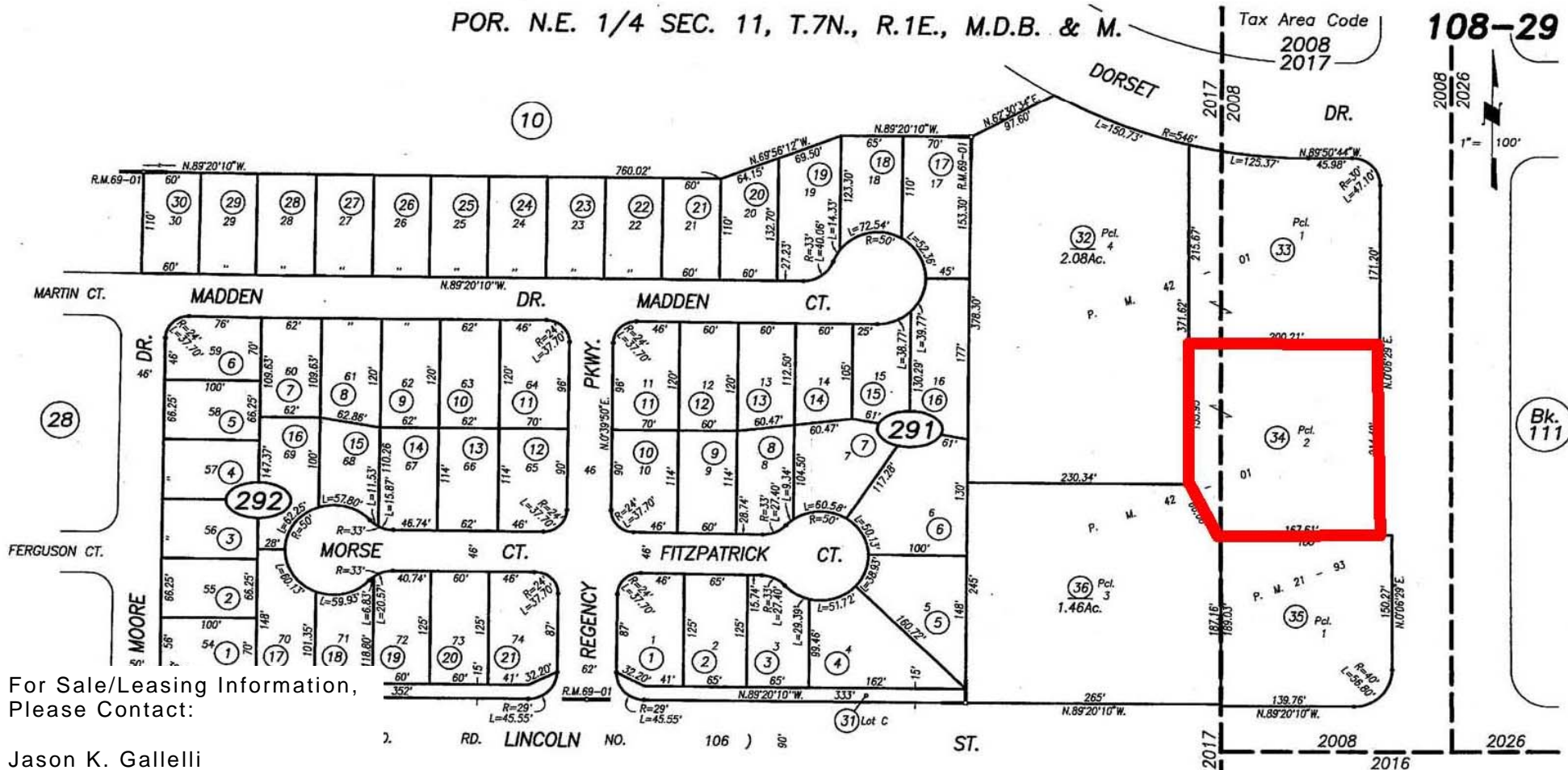
Demographics

	<u>1 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
2012 Average Household Income	\$86,966	\$82,453	\$80,932
2012 Total Population	3,988	19,699	50,214
2012 Total Daytime Population	3,195	16,134	69,155

POR. N.E. 1/4 SEC. 11, T.7N., R.1E., M.D.B. & M.

Tax Area Code
2008
2017

108-29



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R.M. Bk. 69 Pg. 01

REVISION	DATE	BY
291-32thru36 Pm	3-28-00	FG
CREATE (R.M.)	9-3-98	Pd

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

NOTE: Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

CITY OF DIXON
Assessor's Map Bk. 108 Pg. 29
County of Solano, Calif.

01/02

DEC 19 2000

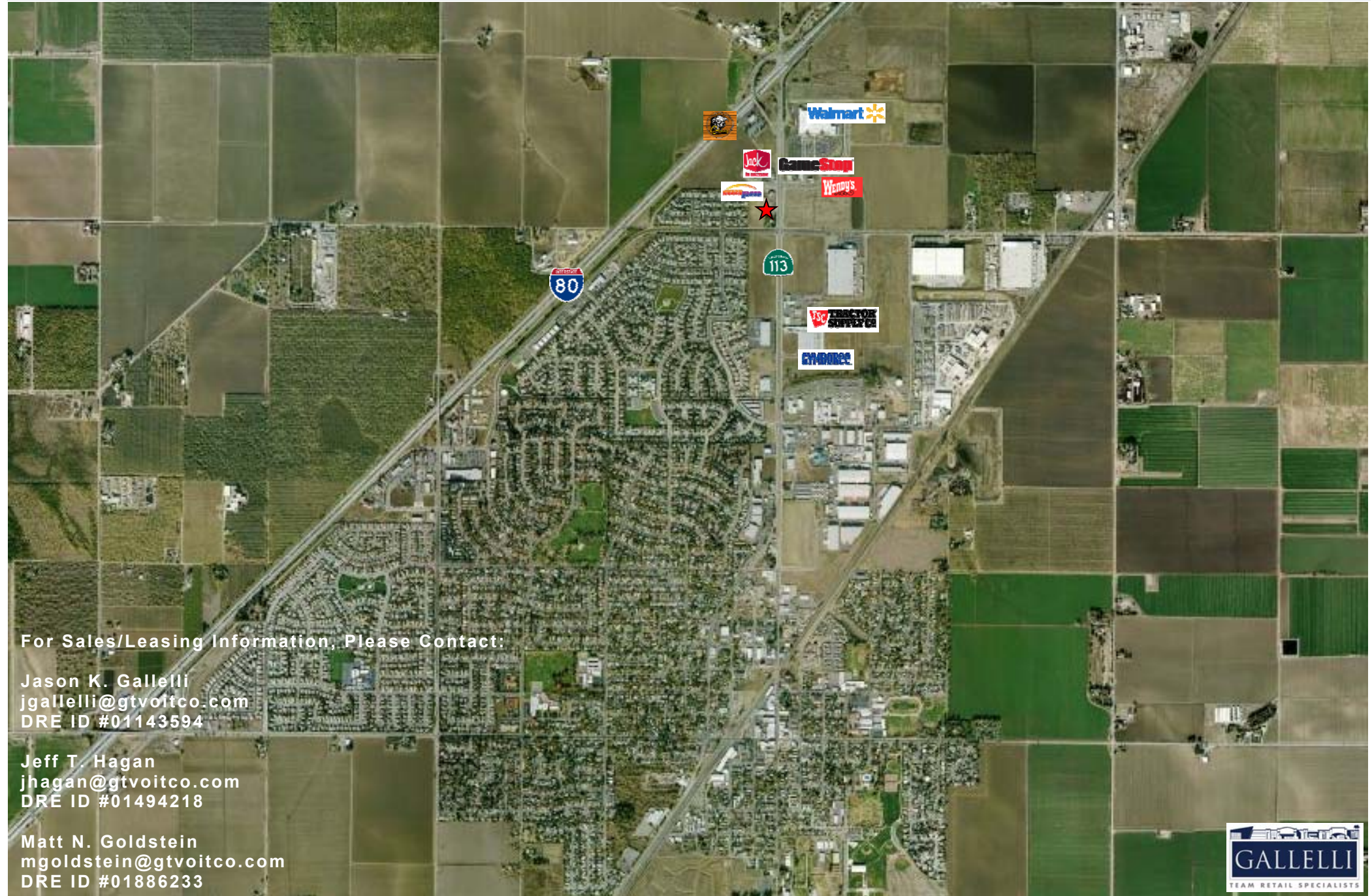
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