

# ±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  
jgallelli@gtvoitco.com  
DRE ID #01143594

Jeff T. Hagan  
jhagan@gtvoitco.com  
DRE ID #01494218

Matt N. Goldstein  
mgoldstein@gtvoitco.com  
DRE ID #01886233

2237 Douglas Boulevard, Suite 100 | Roseville, CA 95661 | 916.772.1700 p | 916.784.2098 f | www.gtvoitco.com



Real People. Real Solutions.®

**FOR SALE OR LEASE**

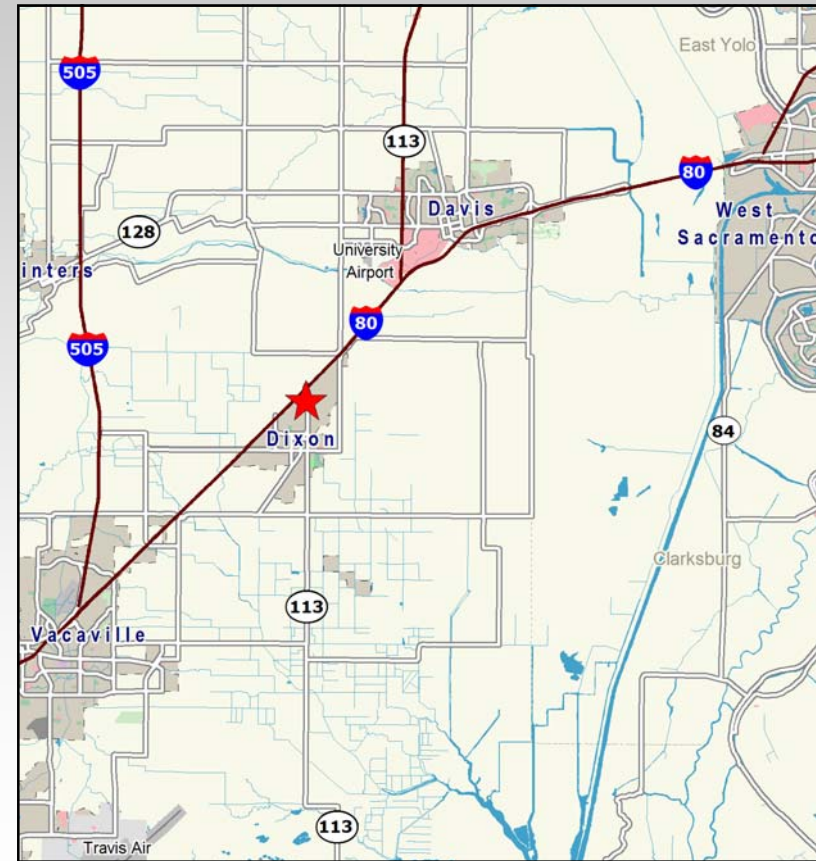
NOTE: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Voit Real Estate Services.

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 ±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>
2013 Average Household Income	\$84,774	\$81,722	\$77,251
2013 Total Population	3,988	19,844	50,745
2013 Total Daytime Population	3,302	16,563	67,981

2237 Douglas Boulevard, Suite 100 | Roseville, CA 95661 | 916.772.1700 p | 916.784.2098 f | [www.gtvoitco.com](http://www.gtvoitco.com)



# FOR SALE OR LEASE

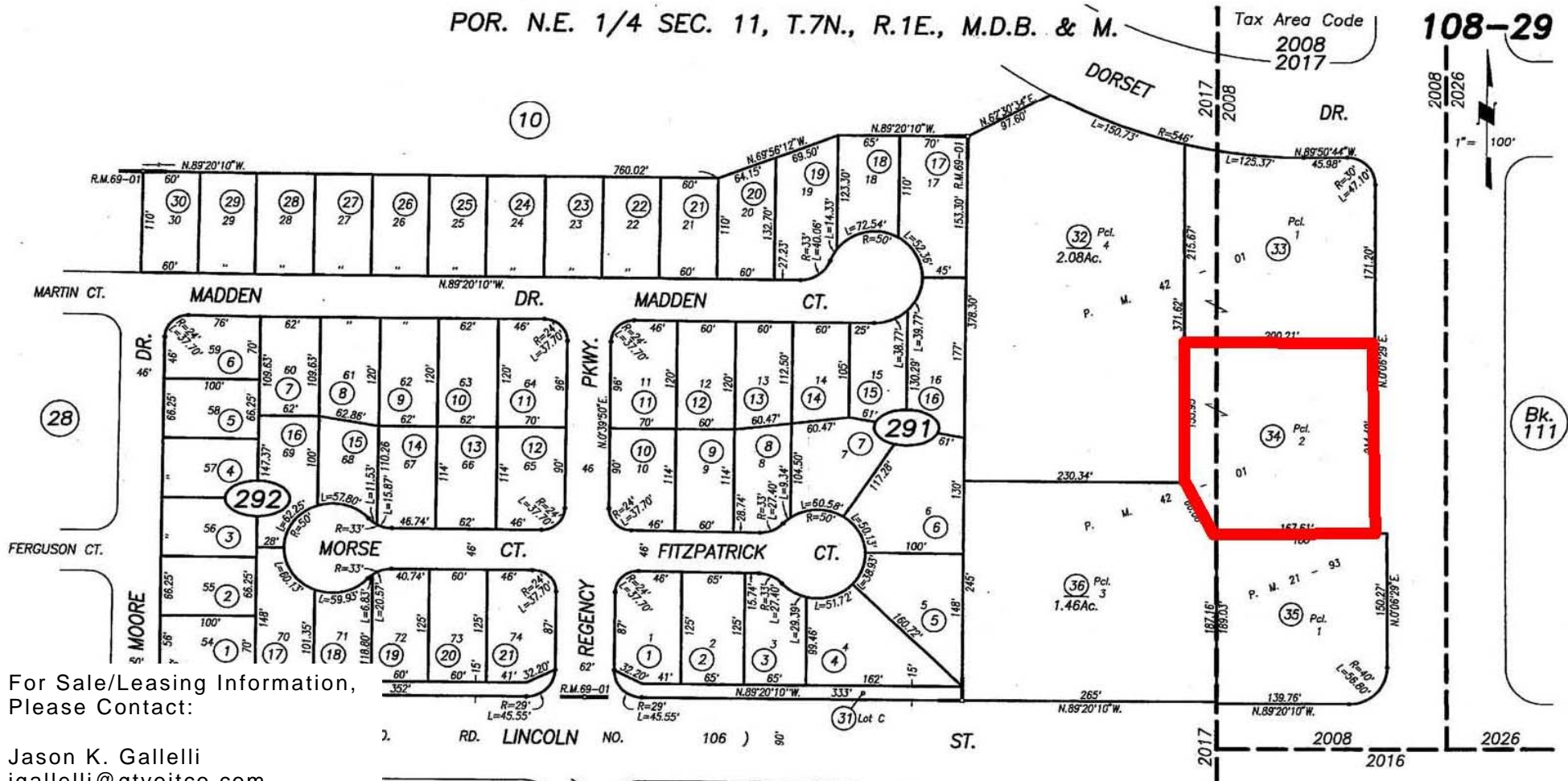
Real People. Real Solutions.®



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

Tax Area Code  
2008  
2017

108-29



For Sale/Leasing Information,  
Please Contact:

Jason K. Gallelli  
jgallelli@gtvoitco.com  
DRE ID #01143594

Jeff T. Hagan  
jhagan@gtvoitco.com  
DRE ID #01494218

Matt N. Goldstein  
mgoldstein@gtvoitco.com  
DRE ID #01886233

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

Copyright © - 1996, Solano County Assessor/Recorder, All rights Reserved

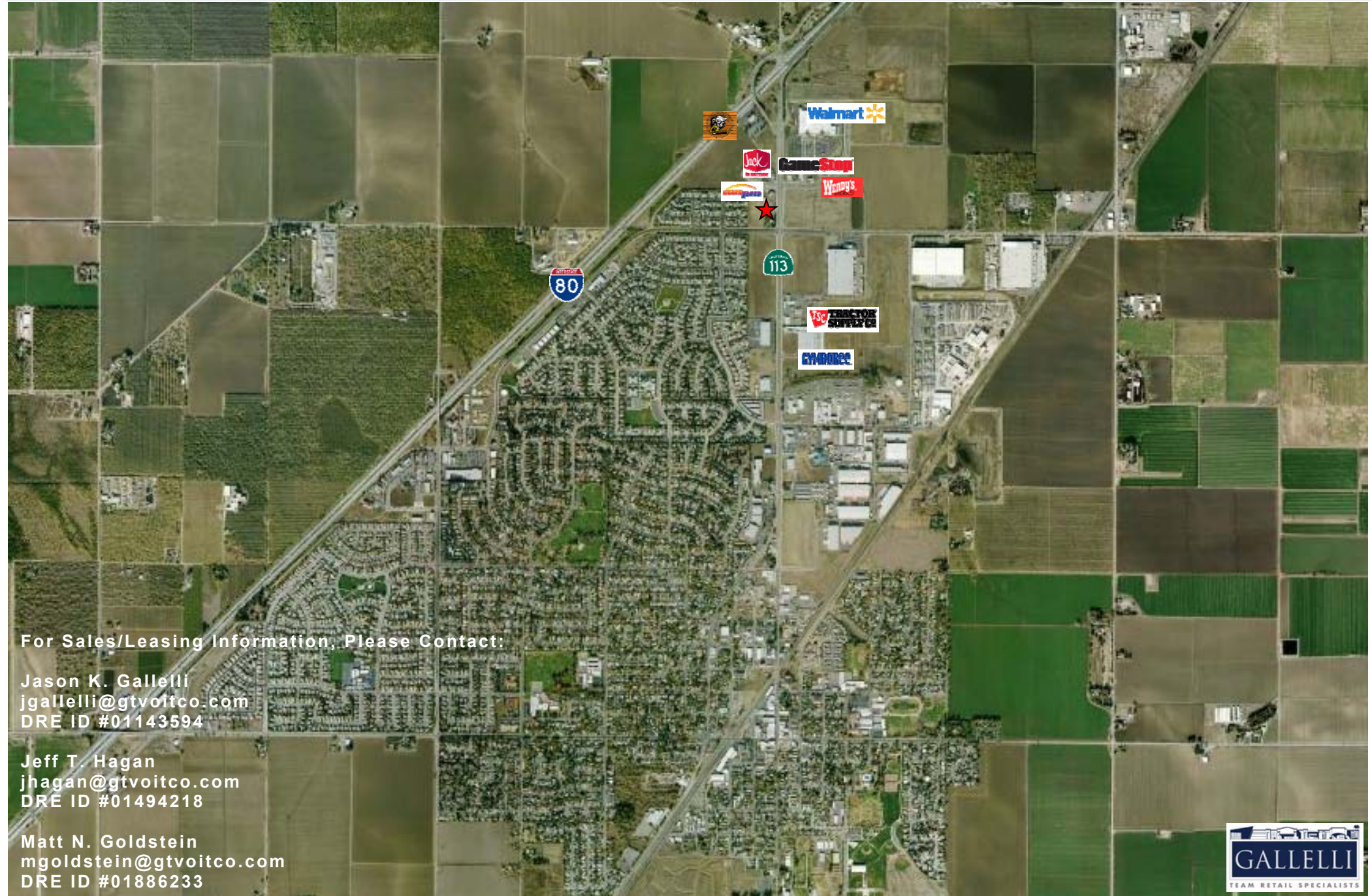


2237 Douglas Boulevard, Suite 100 | Roseville, CA 95661 | 916.772.1700 p | 916.784.2098 f | www.gtvoitco.com

**FOR SALE OR LEASE**

Real People. Real Solutions.®





For Sales/Leasing Information, Please Contact:

Jason K. Gallelli  
jgallelli@gtvoitco.com  
DRE ID #01143594

Jeff T. Hagan  
jhagan@gtvoitco.com  
DRE ID #01494218

Matt N. Goldstein  
mgoldstein@gtvoitco.com  
DRE ID #01886233

