

For Lease

SEC Vaughn Road & N 1st Street | Dixon, CA



**Tyler Murdaca** / Director / [tyler.murdaca@cushwake.com](mailto:tyler.murdaca@cushwake.com) / +1 209 425 3893 / LIC. #01973380  
**Nicole Key** / Managing Director / [nicole.key@cushwake.com](mailto:nicole.key@cushwake.com) / +1 209 425 3894 / LIC. #01907567

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## LEASE RATE

Contact Broker

## PROPOSED PAD SPACE\*

Pad A: ±4,400 SF

Pad B: ±7,400 SF

## ZONING

Service Commercial

## TRAFFIC COUNTS

N 1st Street | ±19,200 ADT

Vaughn Road | ±1,500 ADT

Interstate 80 | ±113,000 ADT

\* Proposed Site Plan - layout and square footage are only given to represent available space and is subject to change.

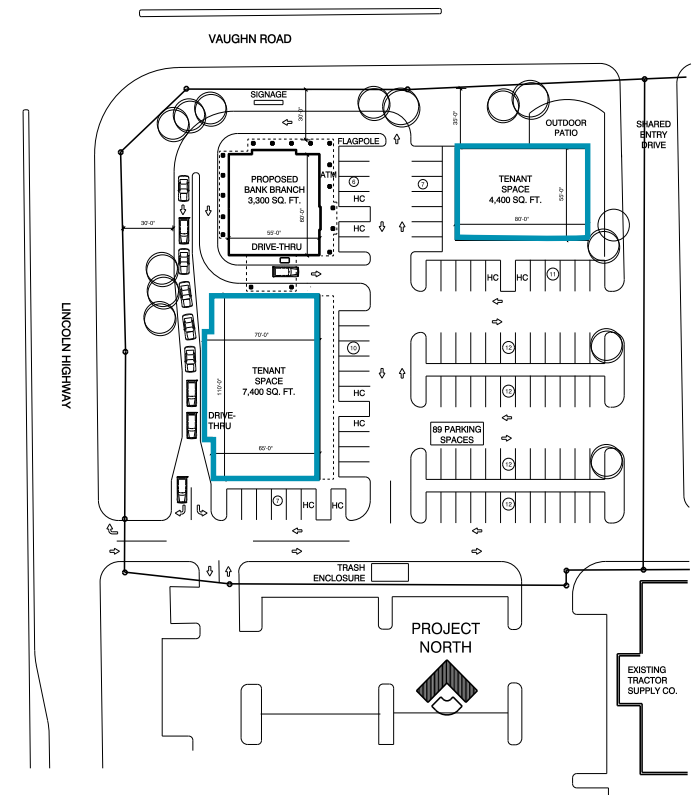
## NEIGHBORING TENANTS

Tractor Supply Co., Les Schwab Tires, U-Haul, Dollar Tree, Verizon, Grocery Outlet, Starbucks, Panda Express, Dutch Bros. Coffee, and Walmart Supercenter




## PROPERTY HIGHLIGHTS

- Prominent corner location in a rapidly growing retail area of Dixon
- Highly trafficked area along N 1st Street (Hwy 113) with close access to I-80 and Downtown Dixon
- Pads available for a variety of retail use
- Utilities located on site

## Proposed Site Plan\*



## NEIGHBORHOOD DEMOGRAPHICS

	 Population	 Median Household Income	 Daytime Population
1 Mile	5,460	\$82,604	5,012
5 Miles	20,082	\$76,590	15,937
10 Miles	20,833	\$76,730	16,534

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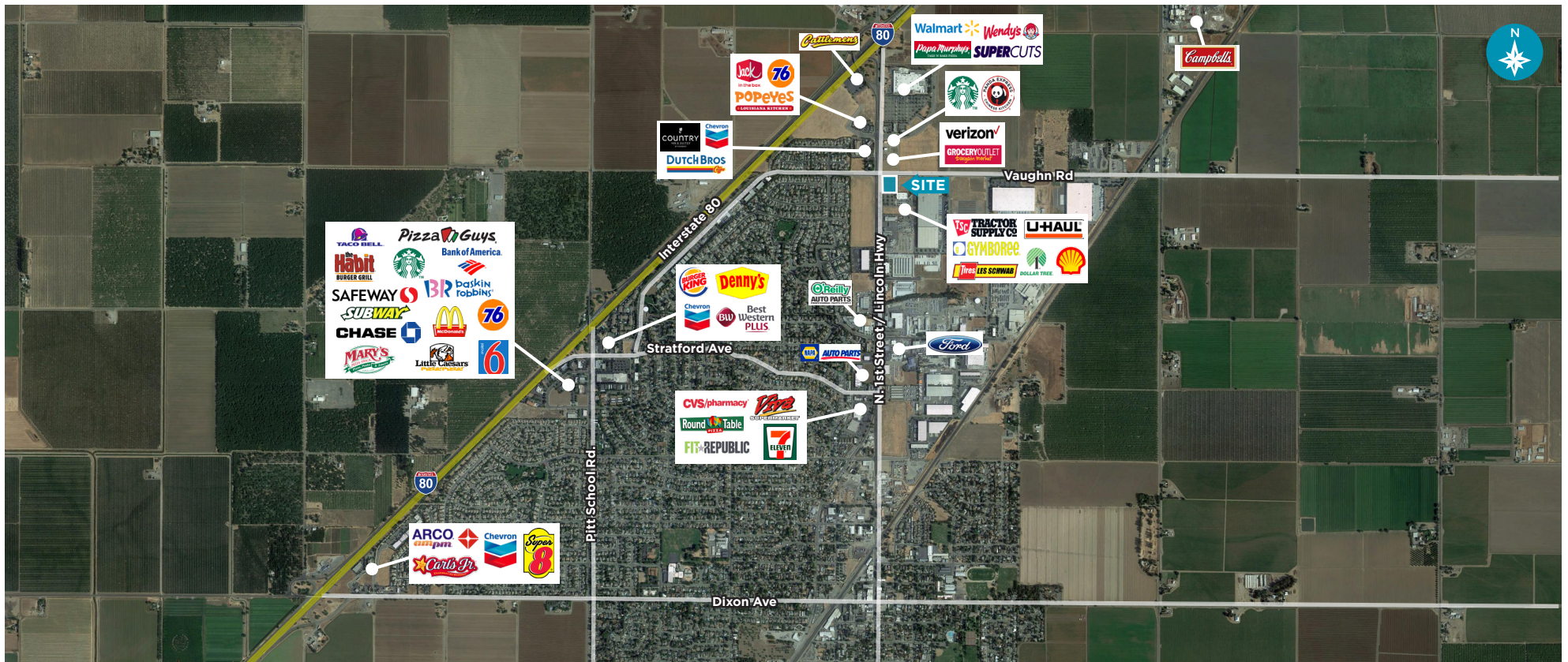


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