



Downtown Retail Building with Parking

178 NORTH 1ST STREET, DIXON, CA

FOR LEASE



Superb Exposure
with Pylon Signage
and Expansive
Windowline

FREE standing building suitable for most retail or office/medical uses

MAIN location, with valuable street frontage on Highway 113

DEDICATED parking lot with ± 20 parking stalls

$\pm 5,451$ SF divisible to $\pm 2,400$ SF

EXCELLENT location for artisan coffee shop, brewery, specialty retail, and financial services.

RECENTLY vacated by a bank, and includes classic vault features.
ATM ready

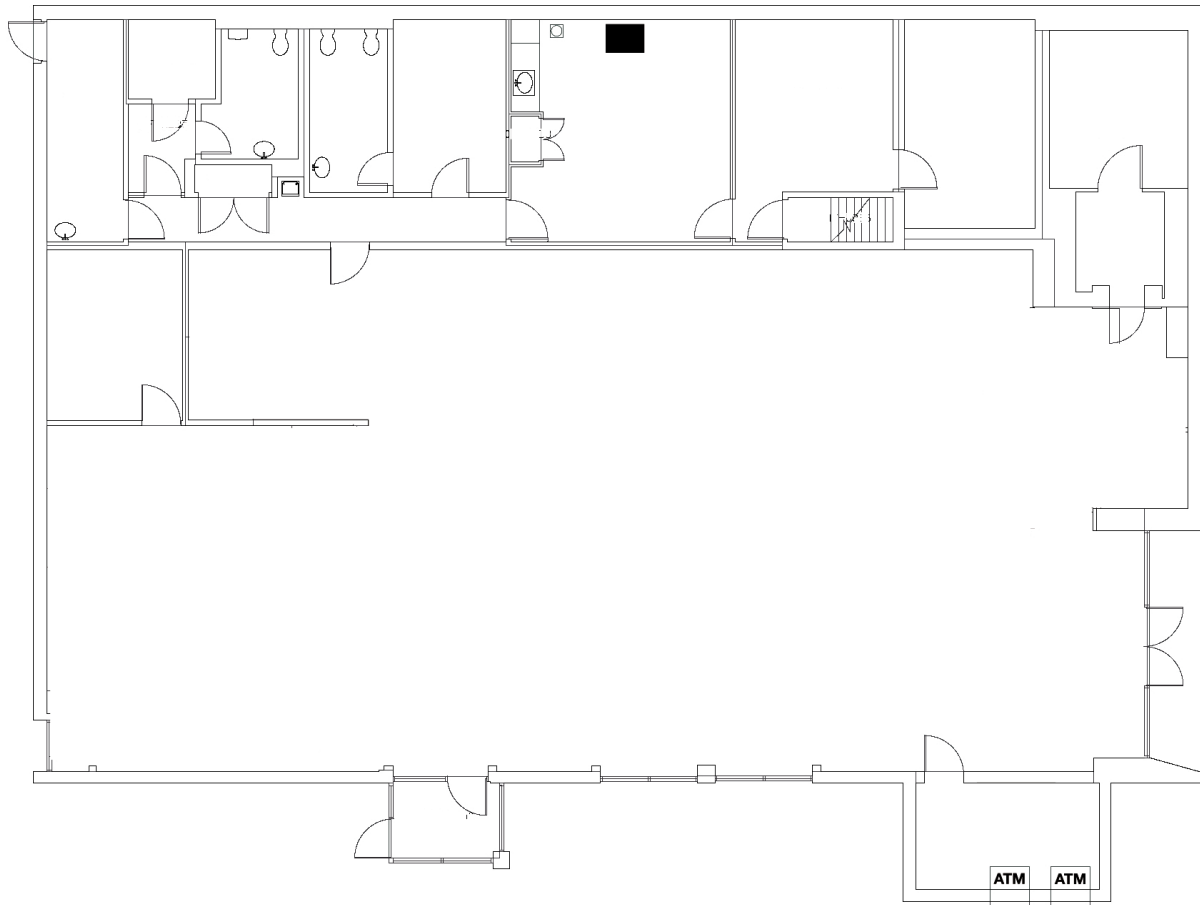


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Site Plan



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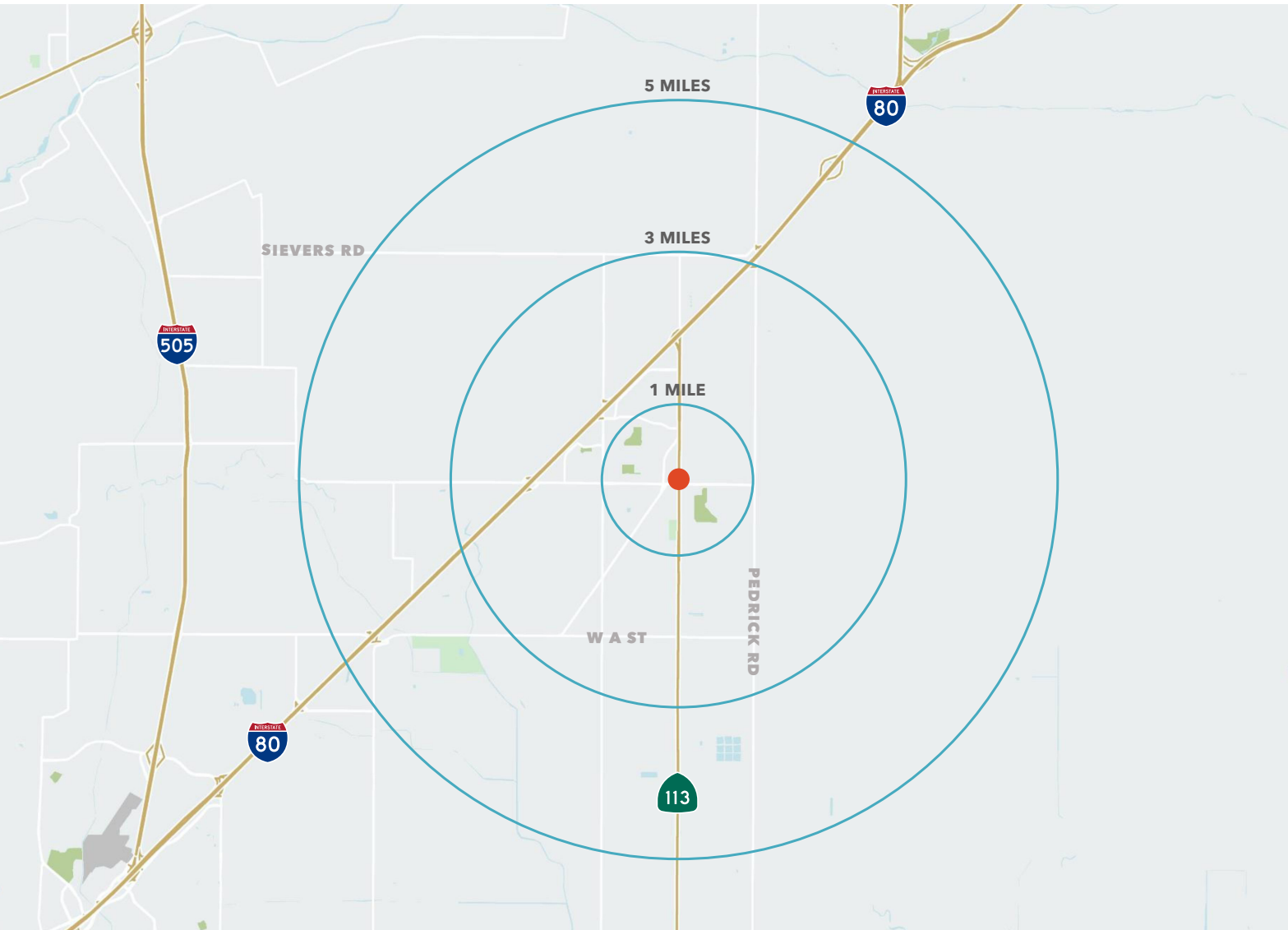
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km Kidder
Mathews

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POPULATION

1 Mile	12,858
3 Miles	21,576
5 Miles	22,407

AVERAGE HOUSEHOLD INCOME

1 Mile	\$107,997
3 Miles	\$112,595
5 Miles	\$113,735

TRAFFIC COUNT

8,000

N 1ST/HIGHWAY 113

8,830

WEST A STREET

128,500

I-80 WEST & EAST

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