



3,818 SF & 5,824 SF FOR LEASE
1700 N. 1ST ST. (HWY 113)
DIXON, CA

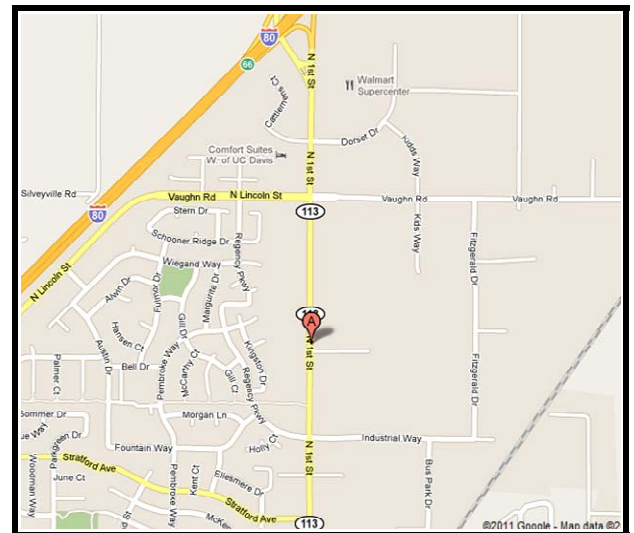
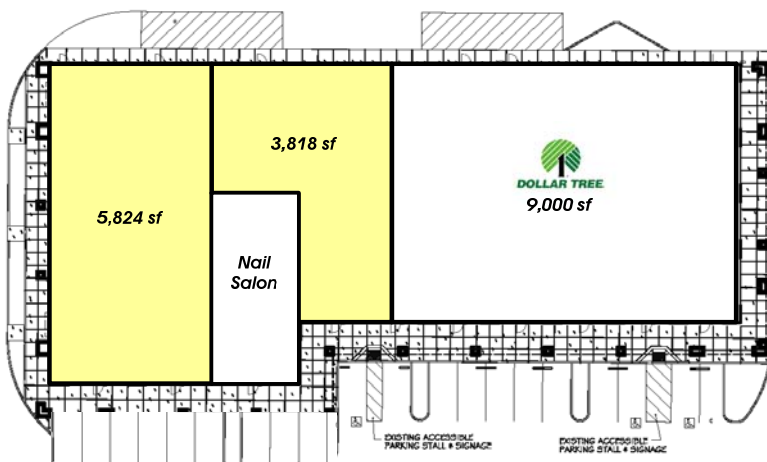


PROPERTY SUMMARY:

SPACE AVAILABLE: 5,824 SF & 3,818 SF
LEASE RATE: \$.90 PSF, NNN
NNN'S: \$.25 PSF/MO
FREE RENT: 3 months of free rent offered for a 5 year lease
PARKING STALLS: 60
TRAFFIC COUNT: N. 1st St to the North: 18,400 ADT
N. 1st St to the South: 11,800 ADT
DESCRIPTION: 1700 N 1st Street is located on the main north south corridor in Dixon (Hwy 113). The center is anchored by a newly built Dollar Tree store, and it is approximately 1/2 mile south of Walmart, and sits in the heart of Dixon's residential community.

Contact:

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