



CUSHMAN & WAKEFIELD

FOR SALE

2230 N. First Street

Dixon, California



FOR SALE: \$535,400 (\$8.50 PSF)

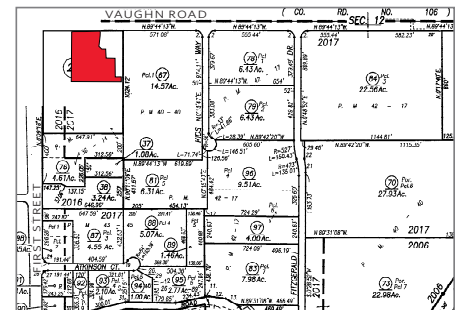
This 1.446 acre parcel is well located and ready for development in Dixon. The subject property is part of the Dixon Commerce Retail Center. This parcel is part of commercial retail commerce center that was developed by the Panattoni organization and includes 9 lots. Most of the legal, infrastructure, and operating agreements for the orderly operation and enhancement of long term property value are in place. The Center is currently anchored by the new Tractor Supply Company retail store at the south east corner of Vaughn and First Street in Dixon.

Located just south of I-80 and State Highway 113/First Street the site has good visibility and is in the heart of the fastest growing commercial center in Dixon, including a nearby Super Wal-Mart, a proposed Home Depot, numerous fast food restaurants, and Dixon landmarks the Milk Farm and Cattlemen's.

The current owner acquired the subject property for the purpose of developing a second "fitness center". Subsequent to the acquisition our client sold his business and has decided not to pursue his plans for construction here. Utilities are stubbed to the site, an engineered pad is in place and the reciprocal easements and private driveways are in. Ready to go!

This property is priced for a quick sale at \$8.50 per square foot!

APN 011-090-770 Zoning: C-S (Service Commercial)



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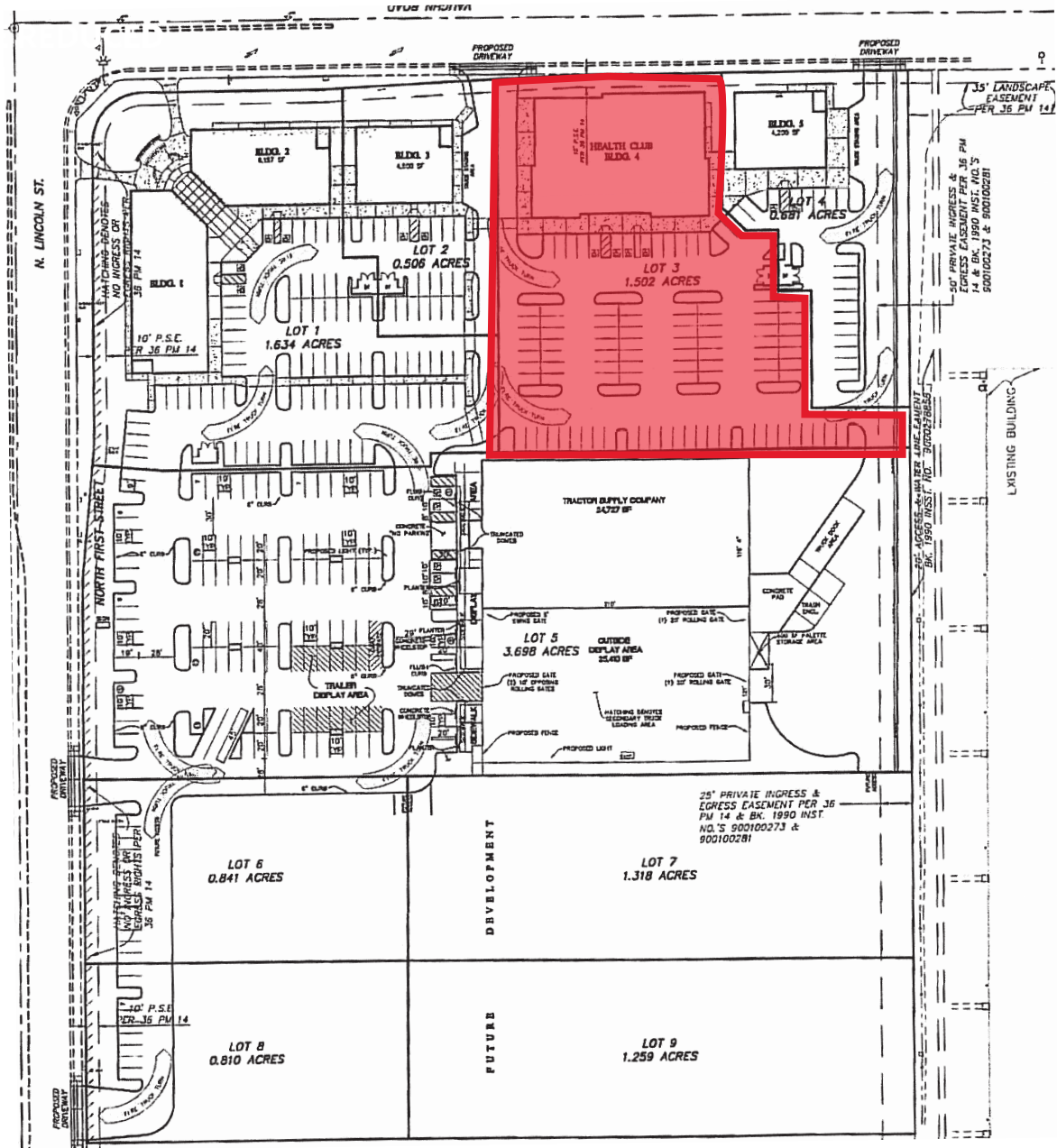


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Parcel Map



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