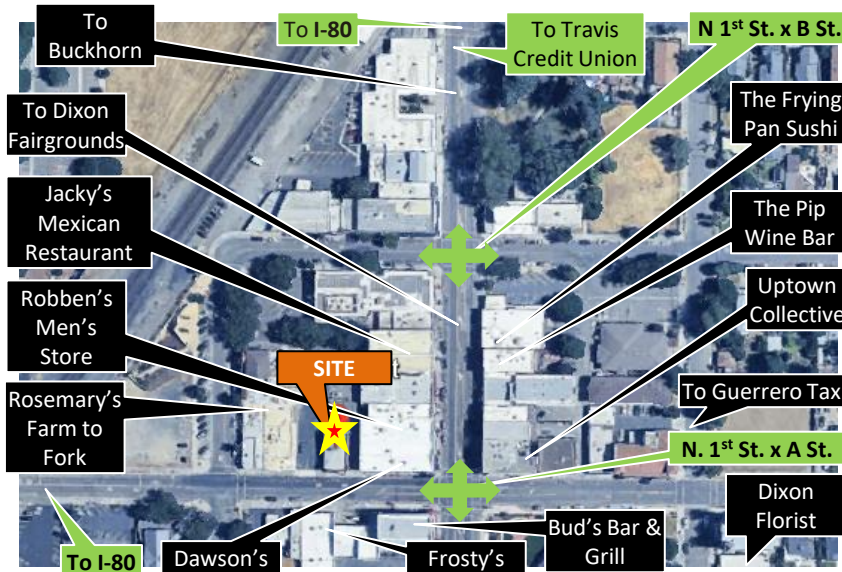


# DOWNTOWN OFFICE FOR LEASE DIXON, CA



**130 W. A ST DIXON, CA** is a downtown property with surrounding office, retail and restaurant amenities. Located minutes from Interstate 80, subject property has strong access to Bay Area and Sacramento regions as well as Northern California transportation routes and corridors. Close proximity to Vacaville, Fairfield, Davis and West Sacramento cities.

**SUBJECT PROPERTY** is stand alone, charming office building with frontage and signage opportunity, and adjacent parking. Modern and fresh appearance. Zoned MIXU.



## PROPERTY FEATURES

|                                 |                                                                                                                                                                                                         |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Size                   | 2,100 sf                                                                                                                                                                                                |
| Features                        | <ul style="list-style-type: none"> <li>• Stand Alone Building</li> <li>• Efficient Layout</li> <li>• Signage</li> <li>• Public Parking</li> <li>• Downtown</li> <li>• Easy Access to Freeway</li> </ul> |
| <b>130 W. A St.</b><br>2,100 sf | \$1.60/sf/mo mod gross<br>Reception, 6 offices, 1 conf room, storage, 1 restroom                                                                                                                        |

**FOR MORE INFORMATION CONTACT:**

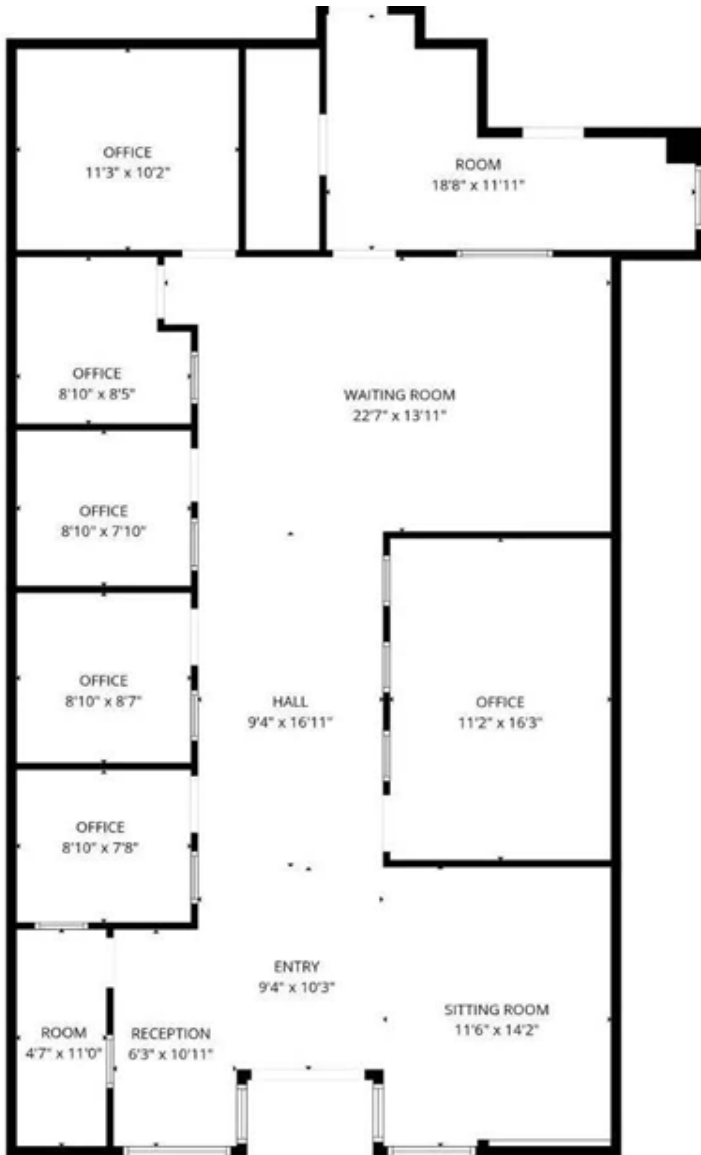
[Traci@SpectrumPropertiesRE.com](mailto:Traci@SpectrumPropertiesRE.com)

**Spectrum Properties**

Commercial Real Estate Services CA DRE # 01860534

**785 Alamo Dr. Ste 170**  
**Vacaville, CA 95688**  
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130 W. A ST. DIXON, CA

2,100 sf  
\*Approx.

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