

# For Sale or Lease

±2,175 RSF - ±4,366 RSF

Office/Medical/Dialysis Clinic Available

Seller Financing Available | Lease to Purchase Options Available

125 N Lincoln Street, Dixon, CA

Price Reduction

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Accelerating success.



Price Reduction

Combined Sale Price

**\$1,257,000**

\$288 PSF

Suite B: ±2,191 RSF

**\$661,682**

\$302 PSF

Suite C: ±2,175 RSF

**\$656,850**

\$302 PSF

- 2nd generation dialysis clinic
- Located in prominent Dixon Medical Center
- Single-story
- Ample parking
- Centrally located
- Seller financing available
- Lease to purchase options available



**Lease Rate: Call Broker**

# Conceptual Floor Plan

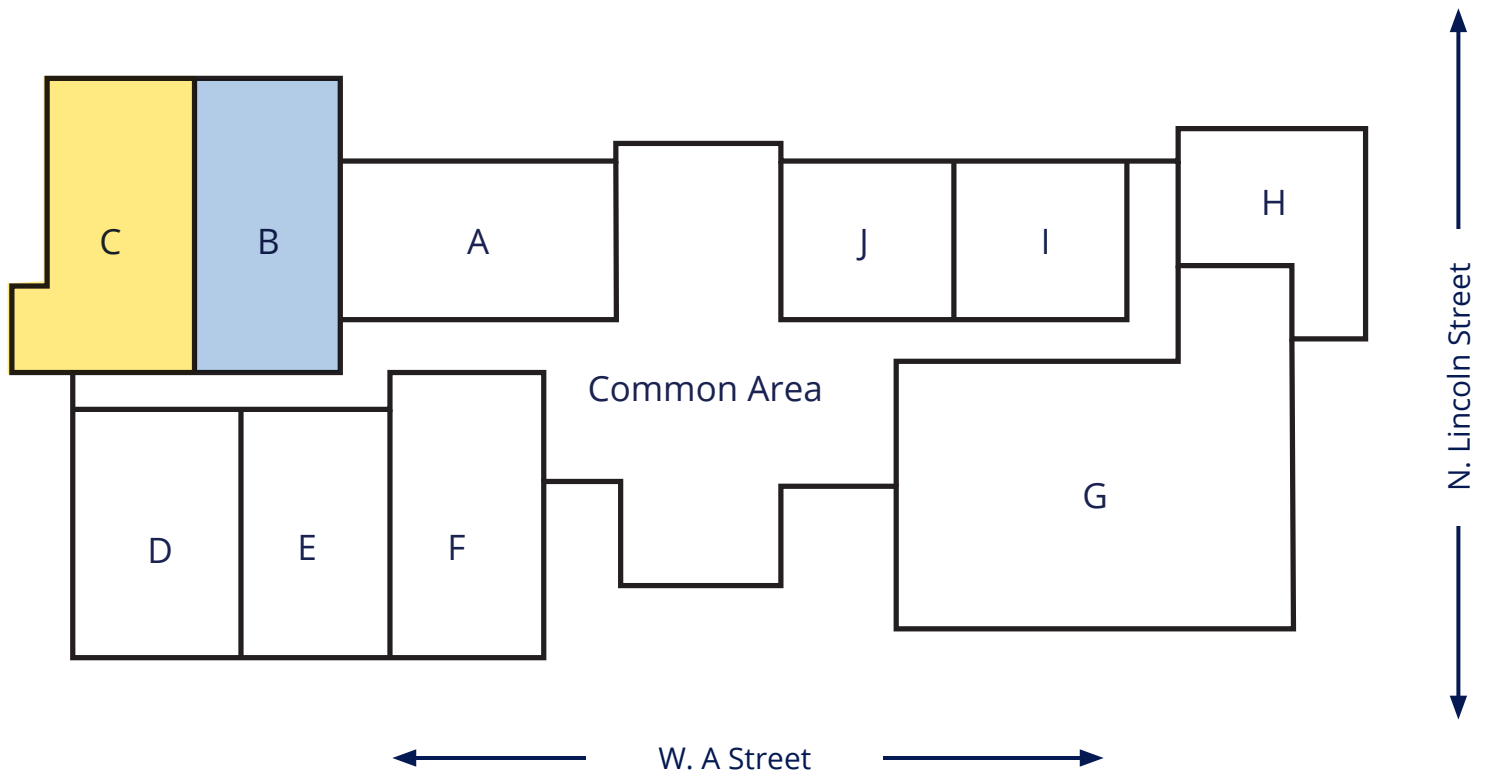
Can be demised to:

- Suite B: ±2,191 RSF | Suite C: ±2,175 RSF

 Demising Line



# Building Plan



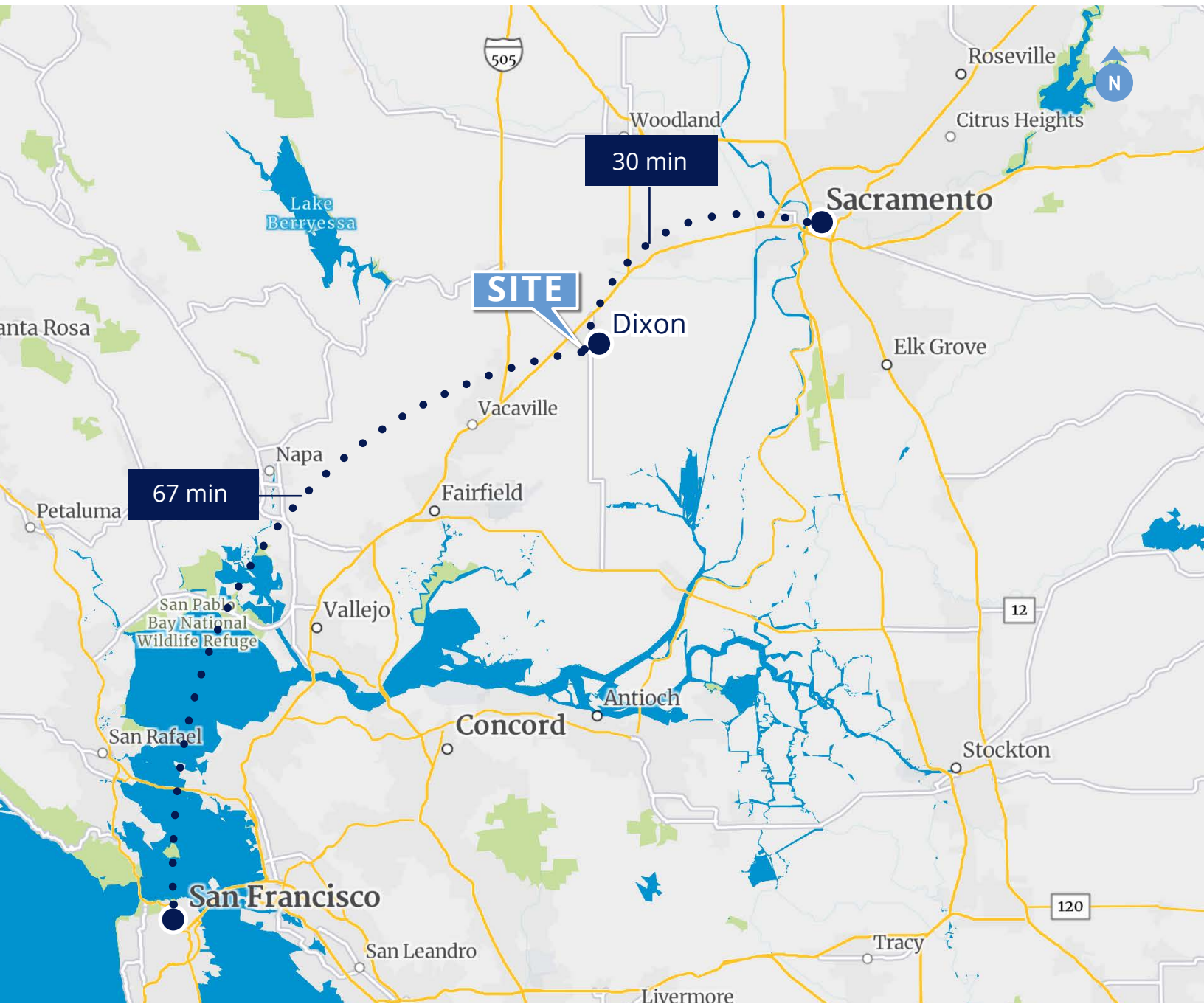
# Dixon Demographics

	1 Mile	3 Mile	5 Mile
2023 Total Population	15,098	21,569	22,727
2028 Total Population	15,641	22,260	23,429
2023 Households	5,004	7,318	7,732
Average Household Income	\$116,419	\$115,929	\$117,743
Median Home Value	\$546,352	\$564,125	\$574,092
Median Age	35.2	35.3	35.5

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# Regional Overview



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