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**CENTURY 21**

Select Real Estate, Inc.



# AVAILABLE FOR LEASE

**2600 PLAZA COURT  
Dixon, CA 95620**

**+/- 2,388 SF - +/- 3,610 SF**

**\$1.50 NNN**

**Premier Freeway Visible  
Retail and Restaurant  
Space Available**



**Gateway to Solano County's Rapidly Growing Submarkets**



# THE PROPERTY

 **2600 Plaza Court Dixon, CA 95620**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**Dixon - Solano  
County**



**+/- 2,388 SF -  
+/- 3,610 SF  
Retail**



**Commercial**



**Freeway Visibility  
Retail  
2nd Gen  
Restaurant**



**\$1.50 NNN**

## INVESTMENT HIGHLIGHTS



**Strategic Location & Connectivity:** Positioned just off Interstate 80 and Highway 113, the property offers highly efficient access to the massive consumer and labor markets of both Sacramento (approx. 20 miles East) and the San Francisco Bay Area.



**High-Growth Corridor:** Capitalize on Dixon's business-friendly environment, which is experiencing ongoing expansion of local retail and industrial centers.  
**Exceptional Visibility & Access:** Located in a well-trafficked commercial node with seamless ingress/egress, providing a prominent setting for retail, service, or professional tenants.



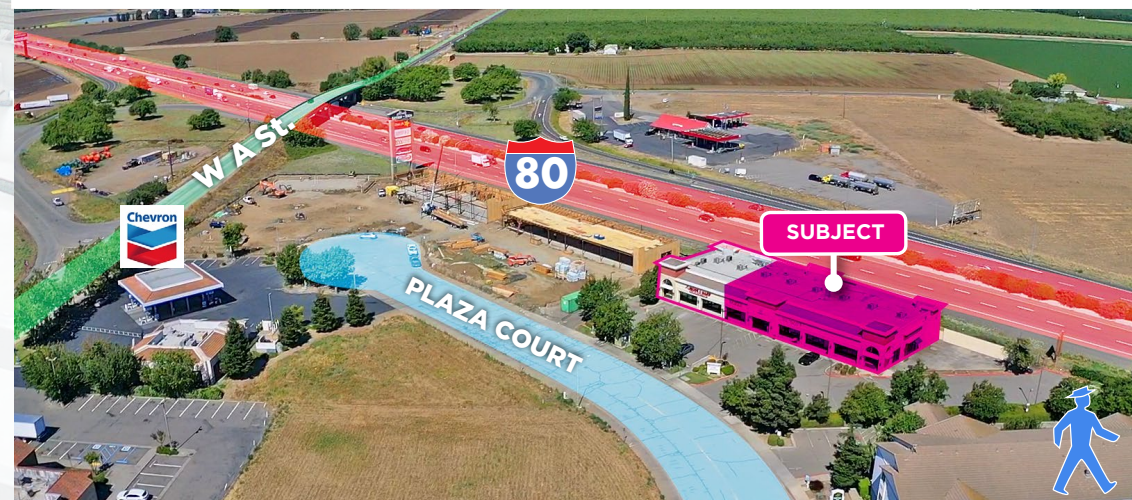
**Unmatched Flexibility:** Highly adaptable zoning (Highway/Neighborhood Commercial) allows for a broad spectrum of uses, including retail, quick-service, or service-oriented businesses.



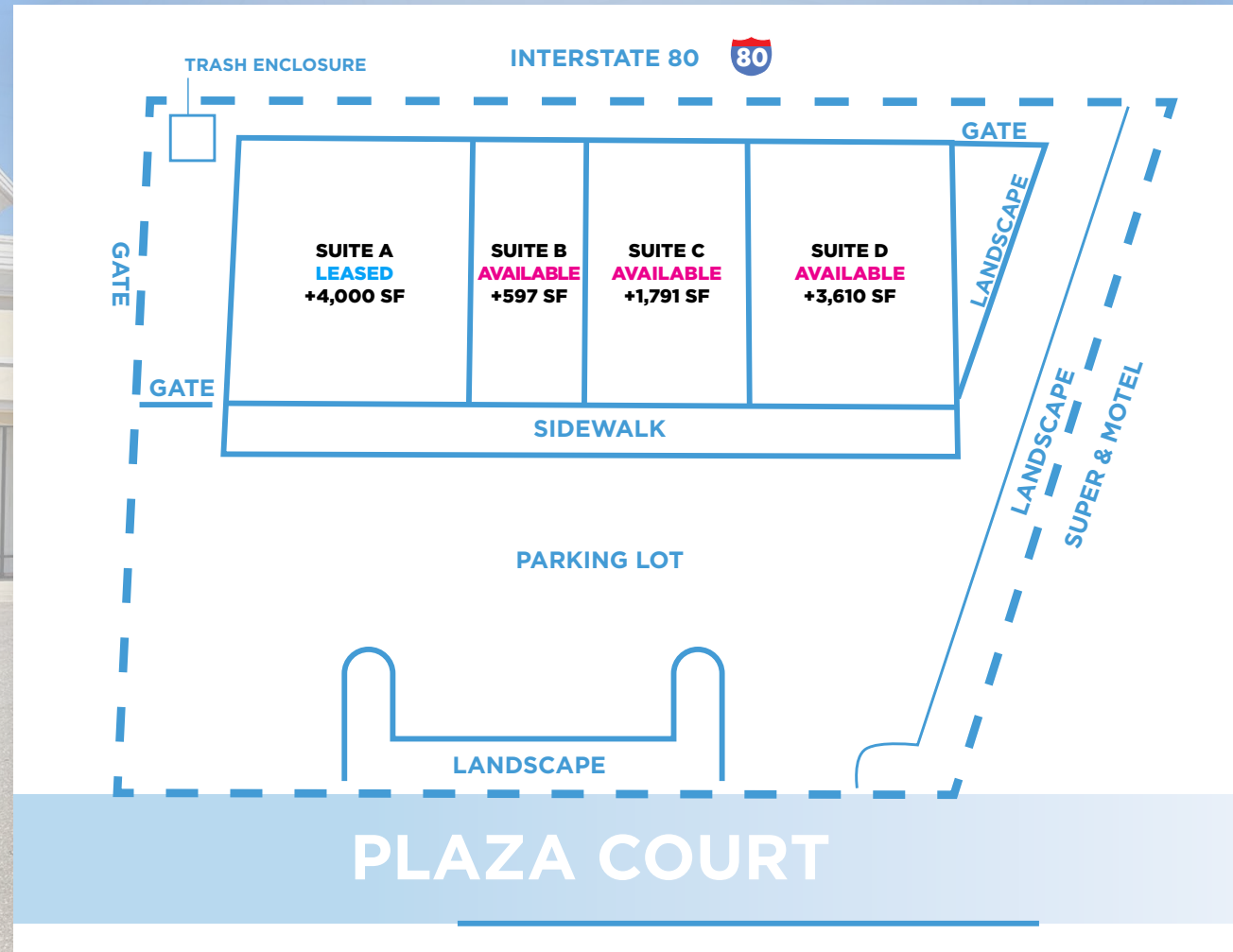
**Regional Market Value:** Benefit from a highly competitive per-square-foot basis compared to neighboring Sacramento and Bay Area commercial real estate markets.

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**FOR LEASE**



# SITE PLAN





Savannah Park

New Housing Development

Carl's Jr.

Chevron

2600  
Plaza Court  
DUBLIN  
CA 95620

Dixon Gas Shop

W A St.

W A St.

Tremont Elementary School

THE CHOP SHOP  
#MAKEITHAPPEN

James Boat & Fiberglass Repair

JOYSTICK

micro-tools  
small tools, big jobs

In Stitches  
Where learning and laughter meet

living hope church

Patwin Park

McDonald's, 6, Starbucks, BR bagkin popbun, BURGER KING, BUCKHORN BBQ + GRILL, Pizza Guys, BW Best Western PLUS

Rotteveel Orchards

SRO





# THE BUILDING

This versatile, premium commercial copy for 2600 Plaza Court in Dixon, CA is tailored for a professional offering memorandum or property flyer. It highlights the strategic Solano County location, prominent Interstate 80 visibility, and flexible configurations suited for retail or specialty uses.

## Property Overview

Strategically positioned on the I-80 corridor, 2600 Plaza Court offers unparalleled visibility and regional accessibility. Featuring flexible, dividable square footage, this highly adaptable commercial property is primed for retail, service, or fast-casual concepts looking to capture heavy drive-by traffic and serve the growing Dixon trade area.

## Investment Highlights

**Unbeatable Accessibility:** Immediate ingress and egress via the Interstate 80 corridor, directly between Sacramento and the San Francisco Bay Area.

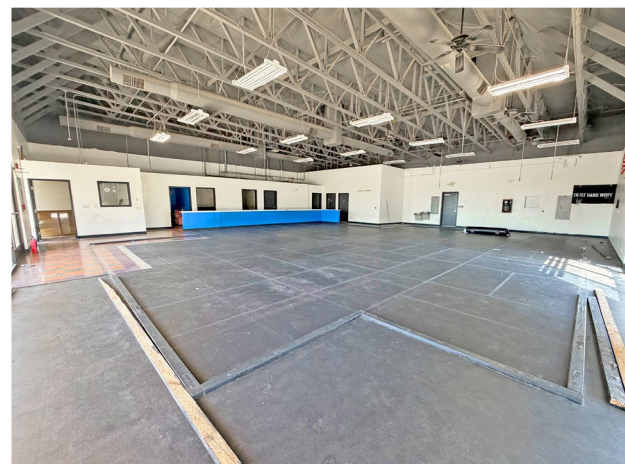
**High-Exposure Signage:** Prominent street presence on Plaza Court ensures strong brand visibility.

**Flexible Footprint:** Divisible spaces perfectly tailored for custom tenant build-outs, from boutique retail to experiential services.

**Thriving Corridor:** Join a vibrant, business-friendly commercial hub alongside established national and regional retailers, fuel stops, and the Harvest Inn.

## Location Advantages

Situated in the rapidly expanding Solano County market, bridging the Bay Area and Sacramento. Surrounded by a strong mix of local residential communities, commuters, and destination agricultural tourism. Excellent daily traffic counts with quick connectivity to Highway 113.



Potential Patio Opportunity







# THE AREA

This highly visible, +/- 0.96 acre commercial lot at 2600 Plaza Court in Dixon, CA provides an exceptional strategic location with direct exposure to the high-traffic Interstate 80 corridor. Positioned perfectly between Sacramento and the San Francisco Bay Area, this parcel offers prime regional accessibility and robust daily commuter traffic. Location Overview & Accessibility

Situated immediately off I-80, the property boasts excellent ingress/egress and exceptional visibility. As a central gateway property in Solano County, 2600 Plaza Court serves as an ideal stop for regional travelers and a convenient retail or service destination for the growing local population.

**Proximity to Metros:** Located just 20 miles southwest of Sacramento and 65 miles northeast of San Francisco.

**Major Arteries:** Direct connection to I-80 and Highway 113, facilitating frictionless logistical and regional reach.

**Commuter Dynamics:** Caters to a massive daily commuter base traveling between the Bay Area and the Sacramento Valley.

## Trade Area & Demographics

Dixon maintains a business-friendly environment characterized by a strong agricultural heritage and rapidly expanding residential growth.

**Growing Market:** The area is capturing overflow from neighboring UC Davis and Sacramento, injecting a high-income, expanding consumer base into the trade area.

**Daytime Traffic:** Surrounded by complementary established retail and service hubs, including major grocery anchors and neighboring hospitality locations like the Harvest Inn.

## Property & Zoning Advantages

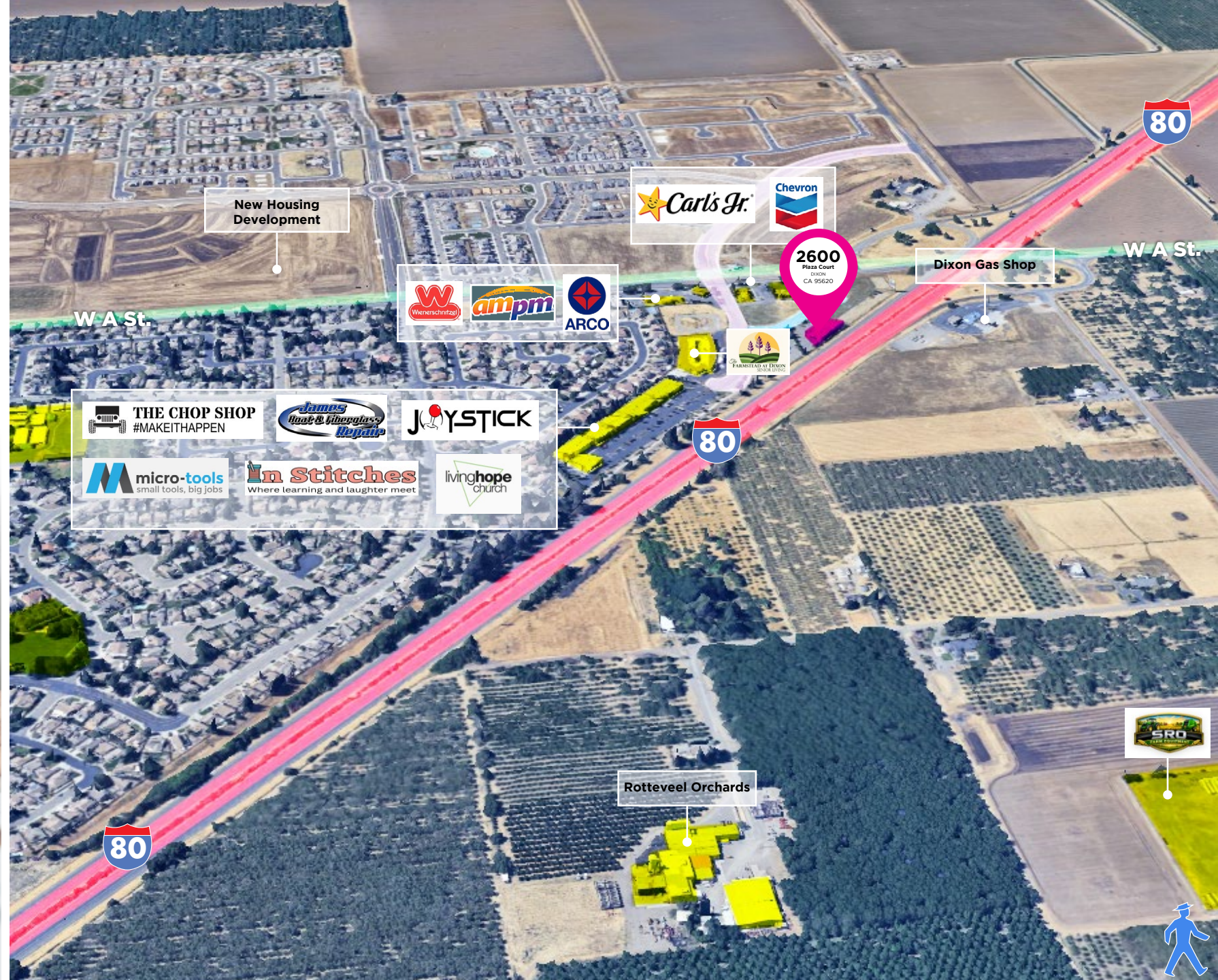
**Zoning Flexibility:** Zoned for commercial use, opening doors for varied concepts ranging from QSR/drive-thrus and retail to specialized service businesses.

**Strategic Footprint:** The +/- 10,020 SF existing structure footprint on a nearly 1-acre parcel provides ample room for redevelopment, extensive parking, and highly functional outdoor layout options.

Proximity to Points of Interest

**UC Davis:** -10 miles east, driving a steady stream of university-related traffic.

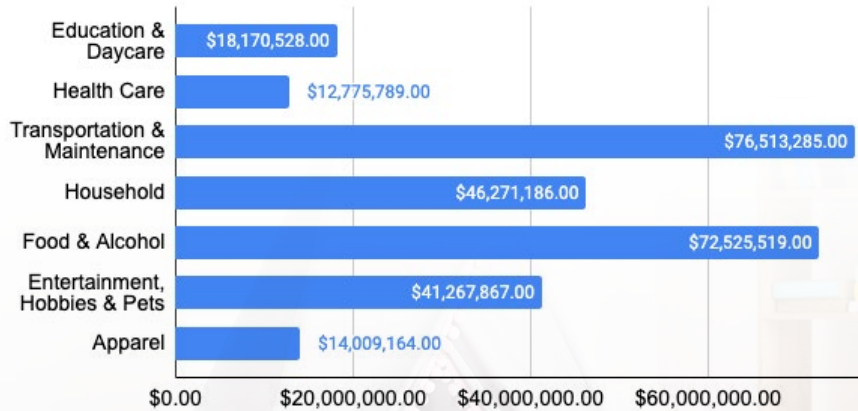
**Local Anchors:** Situated alongside destination centers like Dixon Plaza (Safeway, UPS Store) and popular local establishments.



# DEMOGRAPHICS

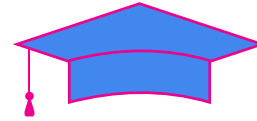
## CONSUMER SPENDING

5 mile Households



## EDUCATION

% Breakdown - 2024



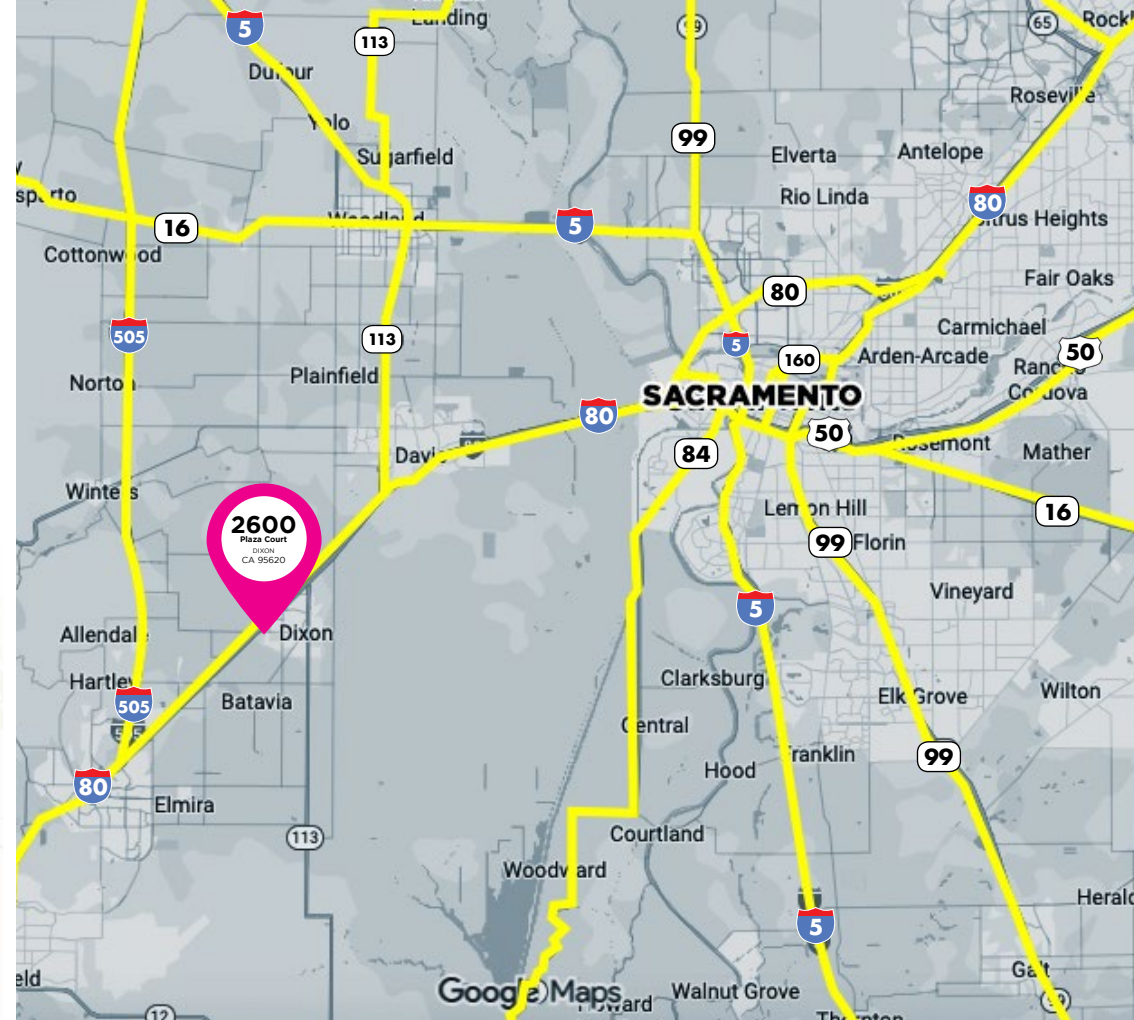
- 33%** Some College, No Degree
- 14%** Bachelor's Degree
- 24%** High School Graduate
- 8%** Advanced Degree
- 15%** Some High School, No Diploma
- 6%** Associate Degree

## HOUSE HOLD INCOME

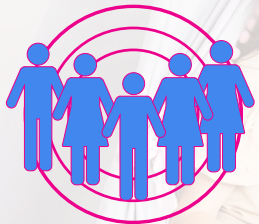


5 mile 2024 Households

|               |       |
|---------------|-------|
| < \$25K       | 680   |
| \$25K - 50K   | 1,174 |
| \$50K - 75K   | 1,026 |
| \$75K - 100K  | 1,218 |
| \$100K - 125K | 880   |
| \$125K - 150K | 633   |
| \$150K - 200K | 870   |
| \$200K+       | 701   |



## RESIDENT POPULATION



5 mile Population 2024

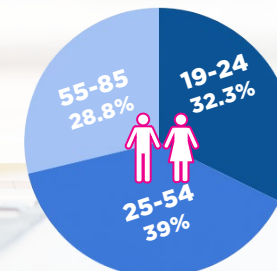
|      |        |
|------|--------|
| 2020 | 21,934 |
| 2024 | 21,376 |
| 2029 | 21,073 |

## TRAFFIC COUNT



**-/+ 118,053**

## 2023 POPULATION BY AGE



## TOTAL HOUSE HOLDS - 2024



|         |        |
|---------|--------|
| 2 mile  | 5,355  |
| 5 mile  | 7,180  |
| 10 mile | 57,750 |



# TENANT REPRESENTATION



***LOCATION, LOCATION, LOCATION!*** This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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# LEASE

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