

GOING VERTICAL FOR LEASE

2650-2700 PLAZA COURT
Dixon, CA 95620

\$3.25-\$3.50 NNN for Drive Thru Pad (Shop C)
\$2.50 NNN for Shop Space A & B

Prime QSR Drive-Thru & Retail
Opportunity in Dixon, CA

Coming Summer 2026
Build to Suit Opportunity



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CENTURY 21
Select Real Estate, Inc.



Now Leasing Freeway Visible Retail Space and Drive Thru Opportunity



THE PROPERTY

 **2650-2700 Plaza Court, Dixon CA 95620**

REGION AVAILABILITY ZONING OPPORTUNITY PRICING

 Solano City of Dixon	 Shop A: +/- 1,000-8,000 SF Shop B: +/- 1,000-8,000 SF Shop C: +/- 1,000-5,000 SF	 Highway Commercial Neighborhood Commercial Planned Develop- ment (CH-CN-PD)	 Retail Restaurant QSR	 \$3.25-\$3.50 NNN for Drive Thru Pad (Shop C) \$2.50 NNN for Shop Space A & B
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**Overview:**

Seize a rare opportunity to position your brand at the heart of Solano County's growth corridor. The Plaza Court Expansion project offers brand-new commercial space specifically designed for high-traffic Quick Service Restaurants (QSRs) with dedicated drive-thrus, alongside flexible in-line retail suites. Strategically situated in the business-friendly community of Dixon, this development provides unparalleled visibility and easy freeway access, capturing both local clientele and commuter traffic between Sacramento and the San Francisco Bay Area.

**Key Features:**

Dedicated QSR Drive-Thru Space: A specific building is planned with available space for a drive-thru restaurant, catering to modern consumer demands for speed and convenience.
Flexible Retail Floor Plans: Available suites in Buildings A, B, and C can accommodate a variety of retail concepts, from 1,000 SF up to 8,000 SF.
Exceptional Location: Located directly off Interstate 80 and State Highway 113, ensuring high visibility and constant traffic flow.
Pro-Growth Community: Benefit from Dixon's business-friendly environment, which features affordable land and new infrastructure designed to support commercial development.
High-Potential Market: Ideally situated in the rapidly expanding "Golden Triangle" between major Northern California economic hubs.

Opportunity Highlights:
FOR THE QUICK SERVICE RESTAURANT (QSR):
Capitalize on a purpose-built location engineered for efficiency and volume. The dedicated drive-thru infrastructure is a key asset for maximizing sales and optimizing customer experience. This is an ideal location for a regional or national operator looking to penetrate or expand within the affluent Solano County market.
FOR THE RETAILER:
Join a vibrant new retail hub. The flexible commercial zoning allows for a wide range of uses. The synergistic tenant mix of this new three-building complex is designed to attract consistent consumer traffic and foster a thriving commercial environment.

Site Plan & Availability:
Total Project Size: 21,000 SF of new commercial space across three buildings.
Building A & B: Up to 8,000 SF each (divisible to 1,000 SF suites).
Building C (Drive-Thru Capable): Up to 5,000 SF (divisible to 1,500 SF suites), with a dedicated QSR space available.
Zoning:
Highway Commercial Neighborhood Commercial Planned Development (CH-CN-PD).





**NOW UNDER
CONSTRUCTION**



**Punjabi Dhaba
Dixon**

**Dixon
Fruit Market**

**Dixon Gas
& Shop**

Mr. Tacos

Harvest Inn



**New Housing
Development**



THE CHOP SHOP
#MAKEITHAPPEN



JOYSTICK

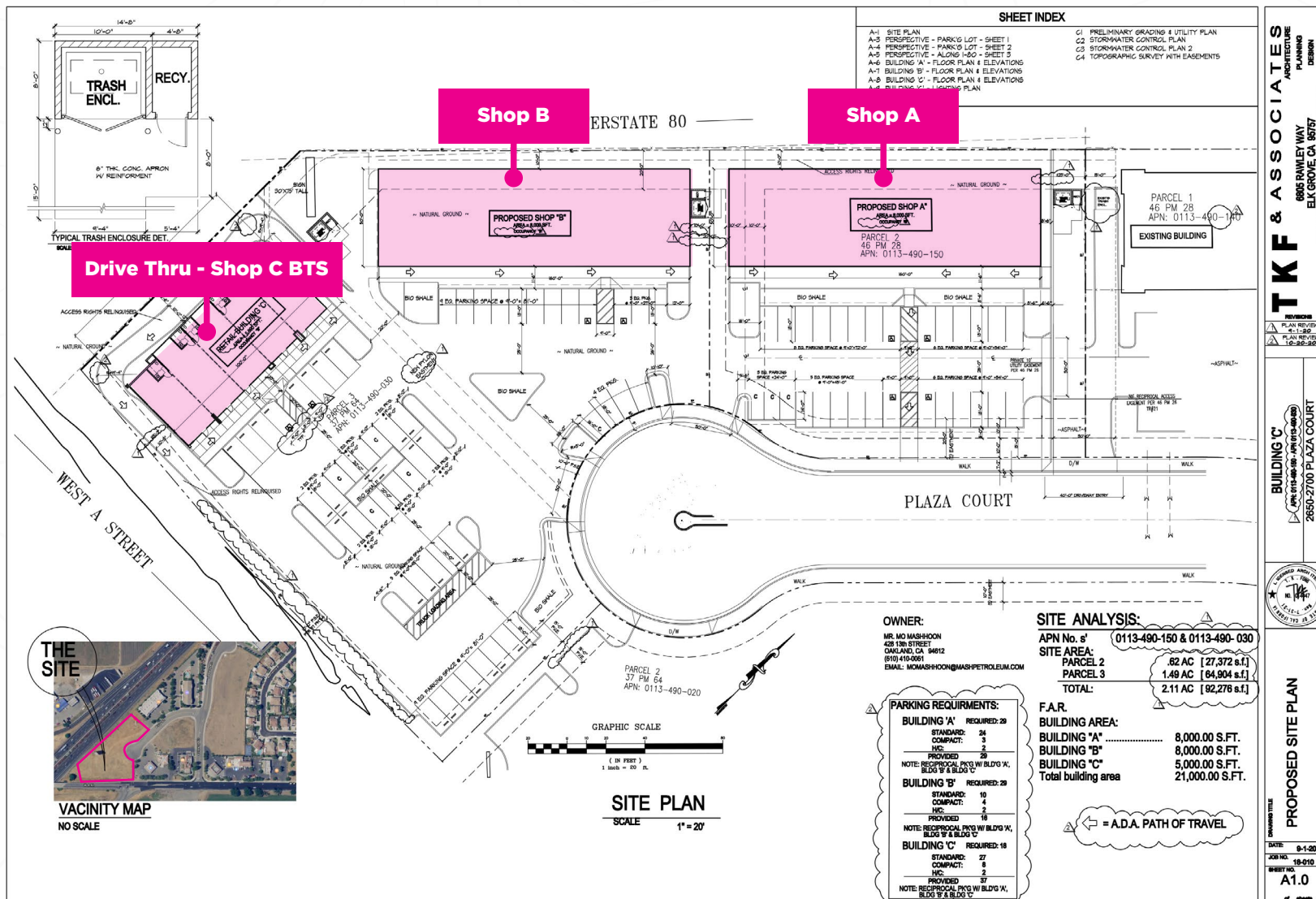
micro-tools
small tools, big jobs

In Stitches
Where learning and laughter meet

**livinghope
church**



FLOOR PLAN





THE BUILDING

Join a vibrant and business-friendly community at the new Plaza Court Expansion in Dixon. This highly anticipated commercial center is designed to serve a growing local population and capitalize on significant drive-by traffic. With abundant affordable land and new infrastructure in place, secure your spot in a development built for success, offering easy access and a strategic position within the region."

Key Features to Mention:

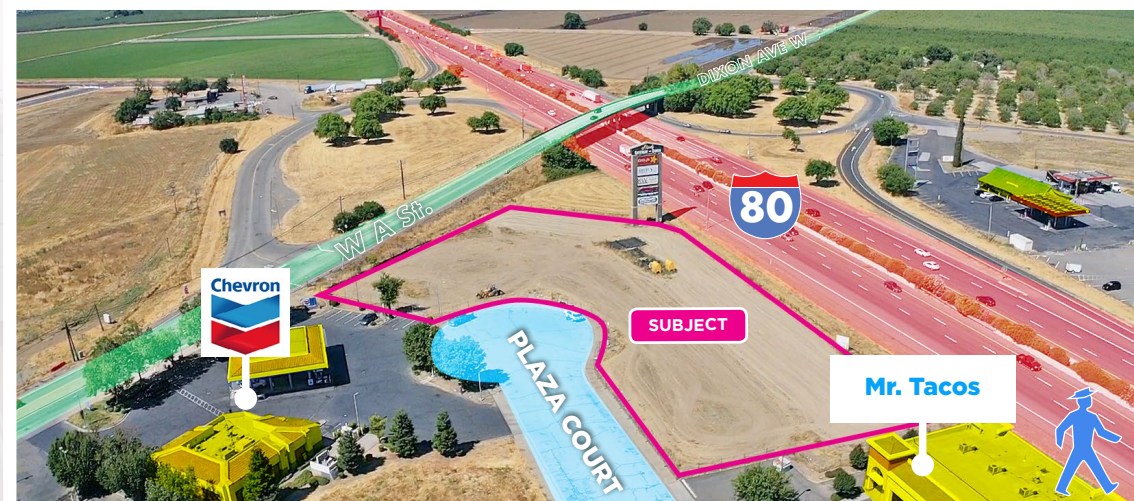
Location: Ideally situated between Sacramento and the San Francisco Bay Area, with easy access to I-80 and Highway 113.

Property Type: New commercial development/retail space.

Availability: Flexible leasable square footage options (e.g., +/- 1,000 +/- 8,000 sq. ft.).

Zoning: Highway Commercial, Neighborhood Commercial Planned Development (CH-CN-PD).

Opportunity: High-visibility location in a business-friendly community.



THE AREA

Market Overview & Strategic Location

Dixon's retail market benefits from a strategic location along Interstate 80, positioning it as a key connector between the San Francisco Bay Area and Sacramento. This access, coupled with its small-town character, makes it an attractive, more affordable alternative for businesses seeking to serve both major metropolitan areas and the local community.

Connectivity: Approximately 10 minutes from Davis and UC Davis, and 30 minutes from Sacramento International Airport.

Economic Development Focus: The City of Dixon actively supports small business and facilitates employment growth to expand its retail and property tax base, indicating a pro-growth local government.

Land Use: Commercial and mixed-use properties account for approximately 3.6% of the city's land use, suggesting potential for new development in a largely undeveloped area (nearly 40% of land is undeveloped or agricultural).

Demographics & Consumer Base

The local consumer base in Dixon is characterized by a stable population and solid household incomes, providing a reliable foundation for retail success.

Population: A growing population with an estimated 2.5% change from 2020-2023.

Income: A median household income of approximately \$84,297 and a per capita income of around \$42,163 (2022 data), indicating a solid middle-to-upper-middle income market.

Workforce: The largest age group is 25 to 64 years old, comprising over 50% of the population, forming a strong working-age consumer base.

Education: Residents are slightly better educated than the national average, with 24.29% of adults having a bachelor's or advanced degree.

Market Dynamics

Retail properties currently represent a significant share of the commercial real estate landscape, with available space for both sale and lease.

Investment Opportunities: Cap rates for retail properties in Dixon typically range around 7.00%, signaling a healthy investment climate.

Sales Tax Rate: The minimum combined 2025 sales tax rate for Dixon is 8.38%.

Current Inventory: LoopNet reports active retail listings with an average price per square foot of around \$784 and a median cap rate of 6% for properties listed on Crexi.

In summary, Dixon's retail market is an emerging opportunity with a strong local economy, strategic location, and a supportive city government, making it a promising area for retail investment and development.



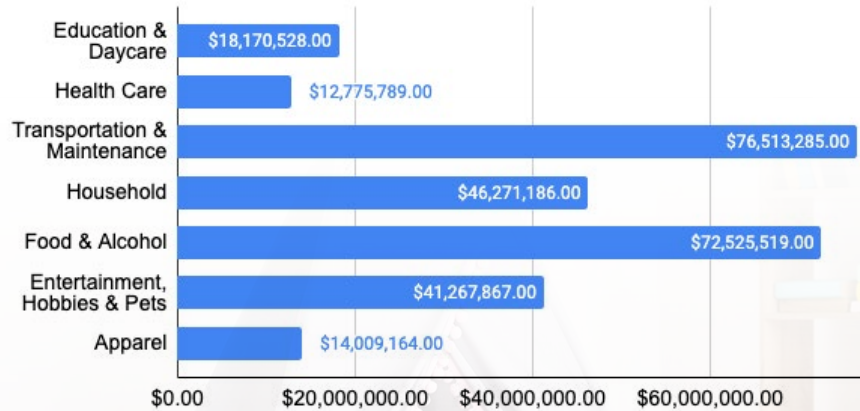
+/- 1,000's of homes being developed



DEMOGRAPHICS

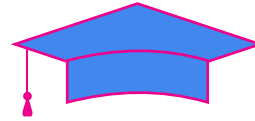
CONSUMER SPENDING

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

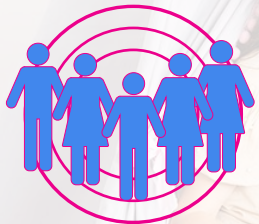
HOUSE HOLD INCOME



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



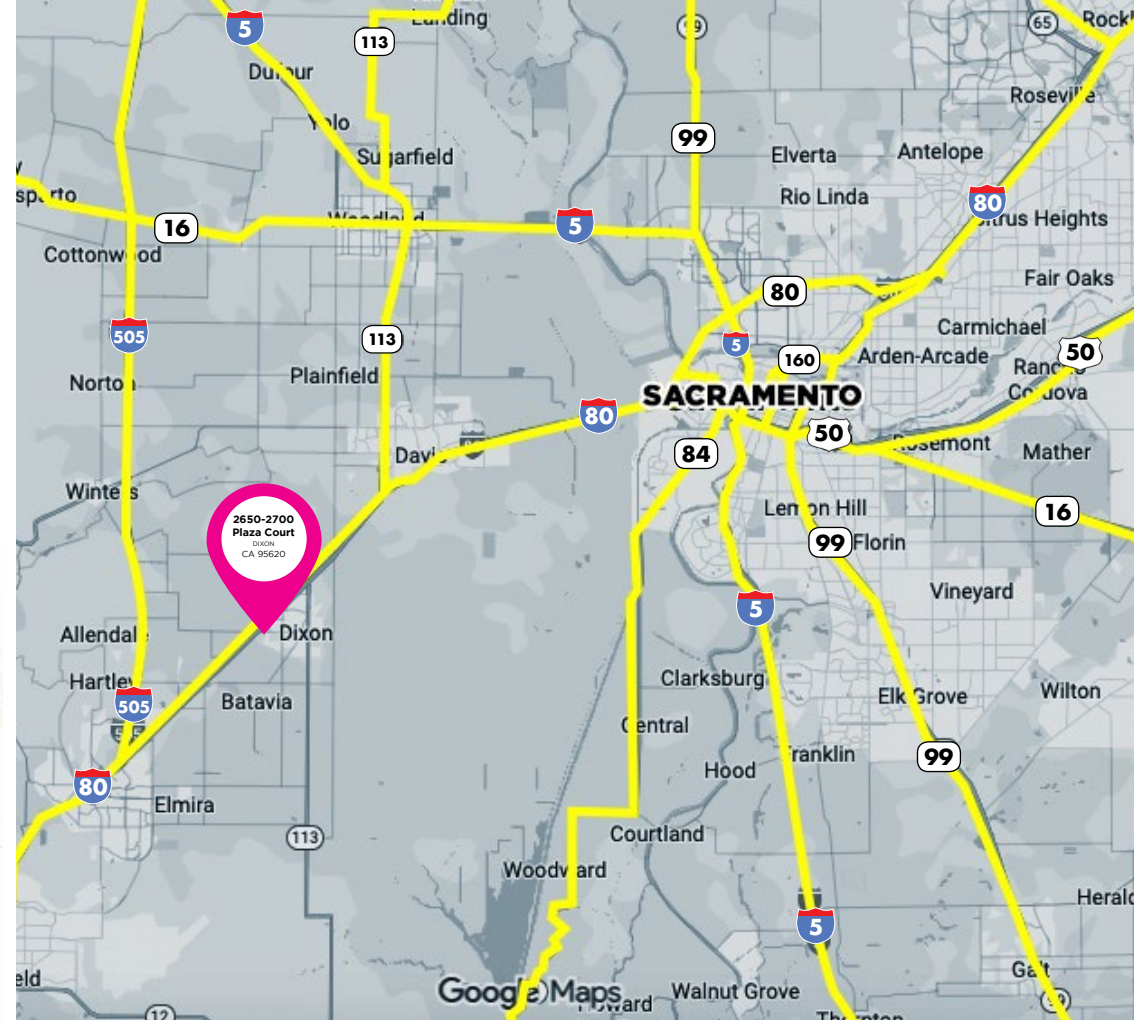
5 mile Population 2024

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

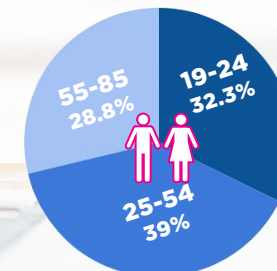
TRAFFIC COUNT



-/+ 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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