



FOR LEASE

±5,451 SF retail space situated in historic downtown Dixon, CA, offering convenient on-site parking.

178 N 1ST STREET
DIXON, CA 95620

CARLA SCIMEMI
415.229.8955
carla.scimemi@kidder.com
LIC N°01323582

KIDDER.COM



***\$1.00 PSF**
INTRODUCTORY RATE
*Conditions Apply

TO SACRAMENTO 22 MILES

HARVEST AT DIXON
6000 homes in the planning stages

10,864+ VEHICLES
Average Daily Traffic

178
N 1ST STREET

122,317+ VEHICLES
Average Daily Traffic

TO VACAVILLE 12 MILES





Unbeatable location in growing historic Dixon, surrounded by new multifamily and single family construction.

Classic mid century free standing building with soaring 14ft ceilings in main area

Superb exposure with pylon signage and expansive windowline

Core downtown location with valuable Highway 113 street frontage

Dedicated parking lot with ±20 parking stalls and adjacent to public parking lot

Polished concrete floors

Excellent location for specialty retail and financial services

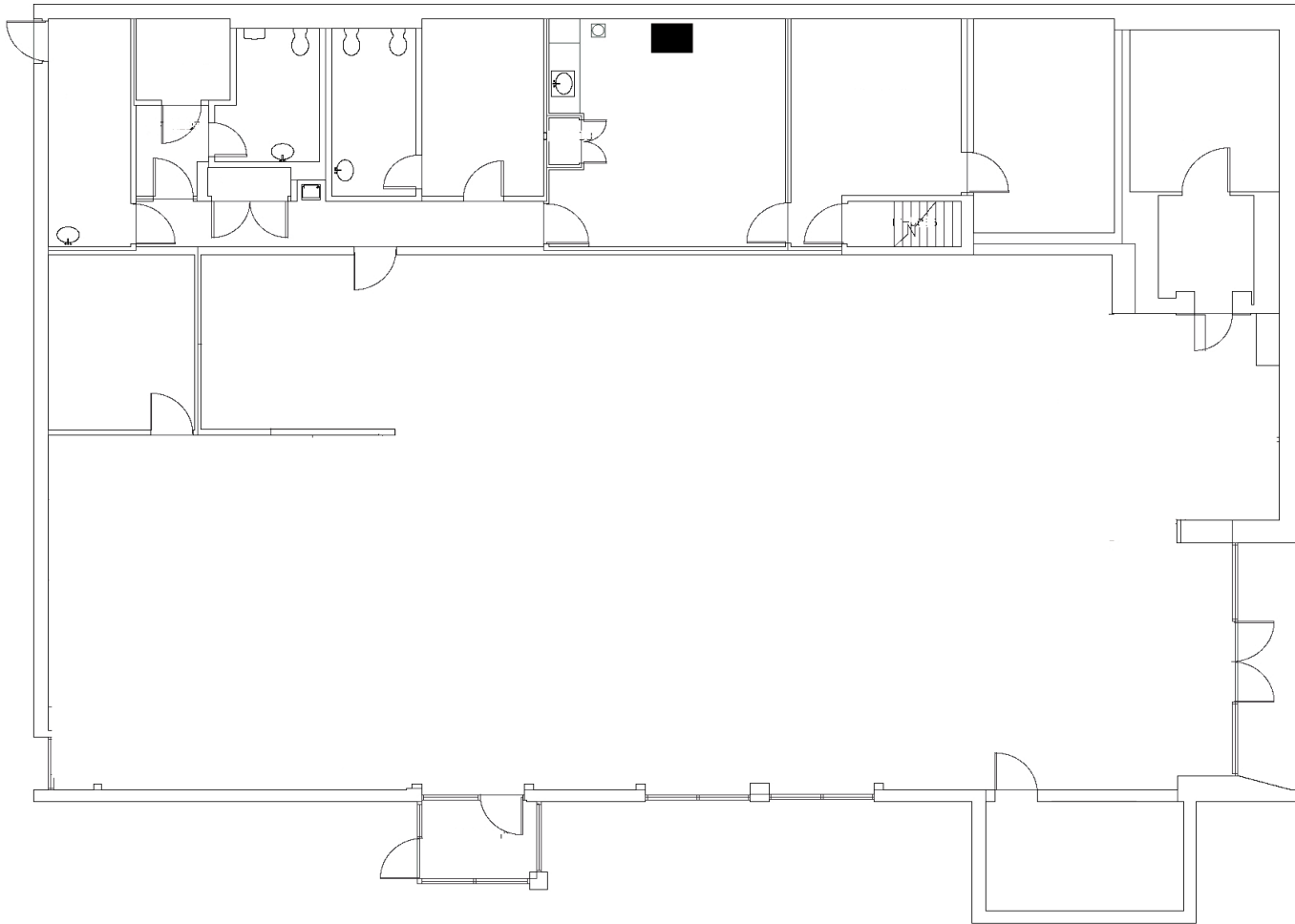
Unique vintage vault on site

+5,451
DIVISIBLE RSF

AVAILABLE
NOW FOR LEASE

178 N 1ST STREET

FLOOR PLAN



±5,451

DIVISIBLE RSF

CALL AGENT

FOR LEASE RATE

NOW

AVAILABLE

DISCOVER THE *CHARM & COMMERCE* OF HISTORIC DOWNTOWN DIXON

Historic downtown Dixon, CA, is a charming area that blends small-town character with vibrant retail opportunities. Known for its well-preserved architecture and inviting atmosphere, the district features a variety of local shops, boutiques, and restaurants, making it a popular destination for both residents and visitors. The downtown area hosts community events throughout the year, fostering a strong sense of community and attracting foot traffic. With its unique offerings and rich history, historic downtown Dixon serves as a hub for commerce and social interaction, reflecting the town's heritage while embracing modern retail trends.



DEMOGRAPHICS

±20,758

CITY POPULATION

±446,610

COUNTY POPULATION

±160K

POPULATION WITHIN 15 MI

36

MEDIAN AGE

±9,600

LABOR FORCE

±200K

SKILLED WORKFORCE IN 25 MI

\$100,587

MEDIAN HOUSEHOLD INCOME

\$133,616

AVERAGE HOUSEHOLD INCOME

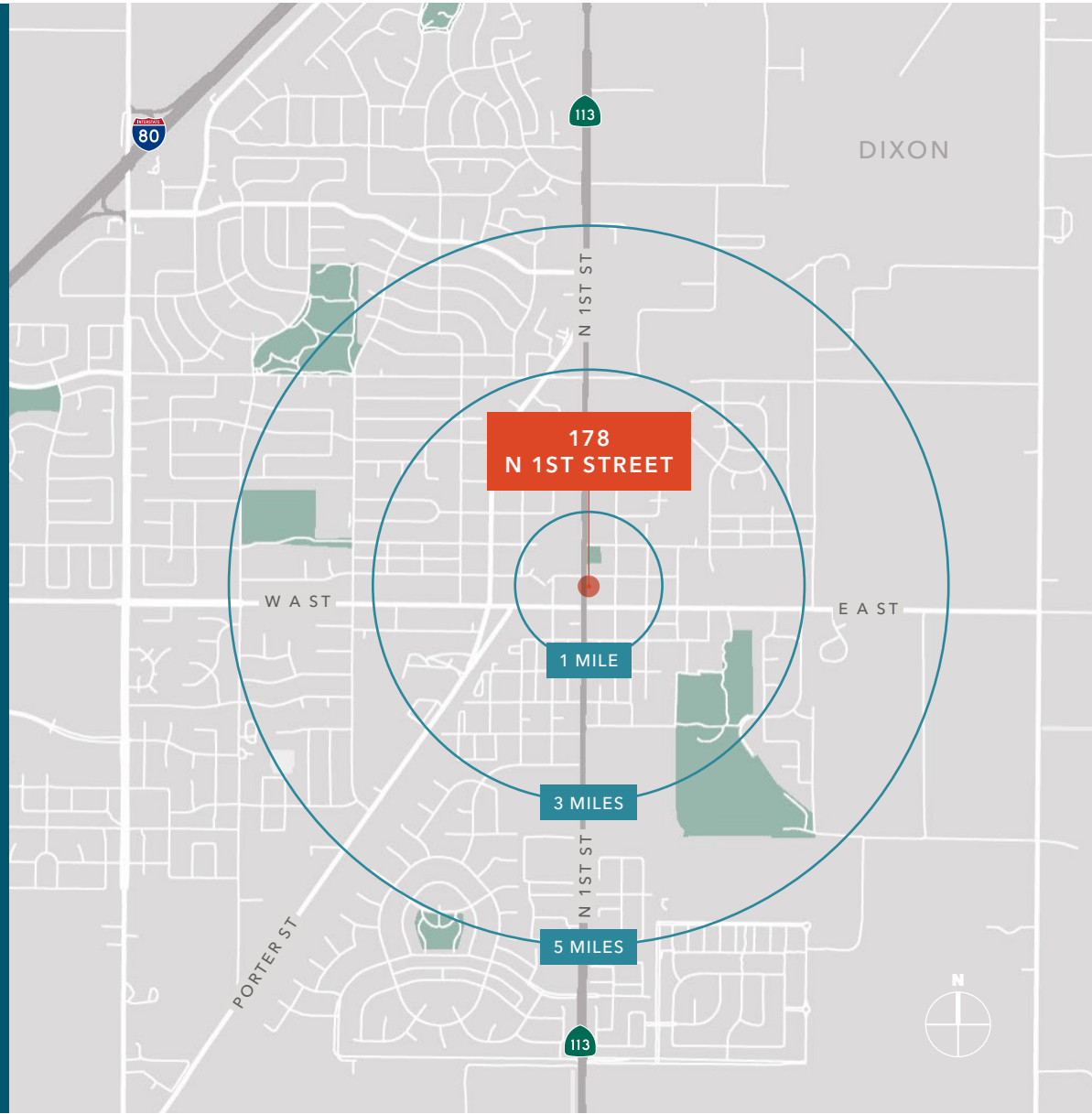
±10,864

TRAFFIC COUNT AT
N 1ST STREET & HWY 113

±8,810

TRAFFIC COUNT AT
W A STREET

Data Source: ©2023, Sites USA



178 N 1ST STREET

HIGHLY- ACCESSIBLE LOCATION

178 N 1st Street is conveniently situated in downtown Dixon, offering excellent access to Interstates 80, 5, and Highway 99. Sacramento Airport is just 30 minutes away, and three general aviation airports are within a 10-minute drive. The property features four I-80 interchanges, freeway frontage, and impressive traffic count.

16 MIN

UC DAVIS

24 MIN

DOWNTOWN SACRAMENTO

31 MIN

SAC INT'L AIRPORT



AVAILABLE FOR LEASE

KIDDER MATHEWS



CITY OF DIXON

Dixon is a charming area brimming with history and community spirit, established in the late 19th century. This vibrant district features a delightful mix of preserved and restored buildings that showcase its rich heritage, highlighting various architectural styles such as Victorian and Craftsman designs. These structures contribute to the picturesque atmosphere, making a stroll through the streets feel like a journey back in time.

The area is also known for its lively community events throughout the year. Events such as farmers' markets, seasonal festivals, and parades create opportunities for residents to come together, celebrate, and enjoy local culture. These gatherings often feature live music, artisan vendors, and family-friendly activities, making them popular highlights of the local calendar.

In addition to its vibrant commercial scene, Dixon is home to several cultural landmarks. The Dixon Historical Society offers insights into the city's past, showcasing artifacts and hosting educational programs. The historic train depot stands as a testament to the area's transportation heritage, providing a glimpse into the role railroads played in its development.

Furthermore, the downtown's proximity to parks and recreational areas enhances its appeal. Visitors can easily access green spaces for picnicking, walking, or outdoor activities, making it an ideal spot for relaxation and leisure. The combination of historical charm, community engagement, and natural beauty makes Historic Dixon a delightful destination for exploration and enjoyment, inviting everyone to experience its unique character and rich history.



178 NORTH 1ST STREET

For more information on this property, please contact

CARLA SCIMEMI
 415.229.8955
 carla.scimemi@kidderm.com
 LIC N° 01323582

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

