

AVAILABLE
FOR LEASE

APPROVED DRIVE THRU &
SHOP SPACE COMING FALL 2023

2650-2700 PLAZA COURT
DIXON, CA. 95620

**DIXON
DEVELOPMENT**



W A STREET

(63) ON RAMP

I-80

(63) OFF RAMP

141,362 ADV

SUBJECT

PLAZA COURT

GATEWAY DRIVE

DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

dmueller@muellercommercial.com

Cal DRE# 01829919

CENTURY 21

Select Real Estate, Inc.



THE PROPERTY

2650-2700 PLAZA COURT DIXON, CA. 95620

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



CITY OF
DIXON



+/- 5,000 SQUARE FOOT
DRIVE THRU
+/- 8,000 SQUARE FOOT
SHOP SPACE
+/- 8,000 SQUARE FOOT
SHOP SPACE



HIGHWAY COMMERCIAL-
NEIGHBORHOOD
COMMERCIAL - PLANNED
DEVELOPMENT
(CH-CN-PD)



RETAIL
COMMERCIAL



NEGOTIABLE



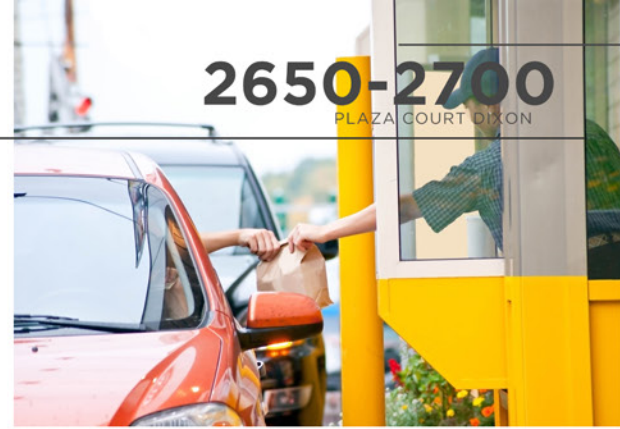
2650-2700
PLAZA COURT DIXON



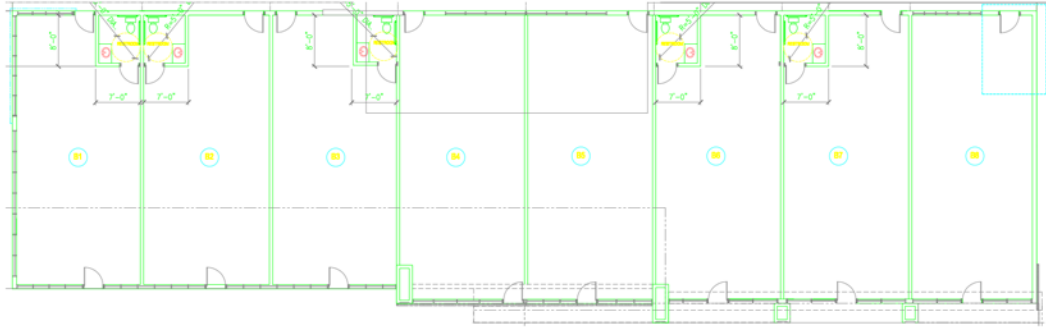
SITE PLAN



BUILDING	SHOP SPACE	SQ FT
A	AVAILABLE	+/- 1,000 - 8,000
B	AVAILABLE	+/- 1,000 - 8,000
C	AVAILABLE DRIVE THRU	DRIVE THRU +/- 1,500 - 5,000



+/- 1,000 - 8,000 SQ FT SHOP SPACE



SOUTHEAST ELEVATION

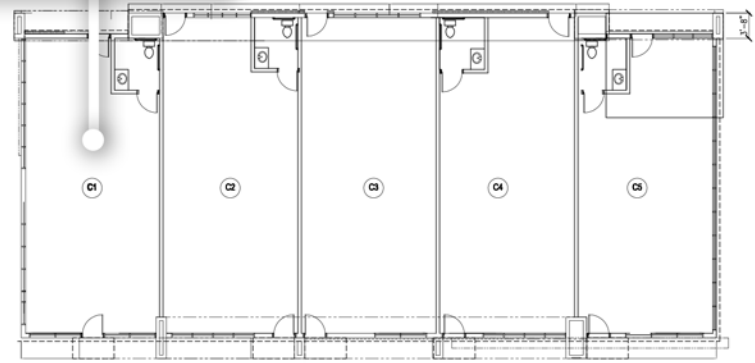


NORTHWEST ELEVATION (FACING I-80)

BUILDING "B" FLOOR PLAN AND ELEVATIONS

+/- 1500 SQ FT DRIVE THRU

2650-2700
PLAZA COURT DIXON



EAST ELEVATION



WEST ELEVATION (FACING I-80)

BUILDING "C" FLOOR PLAN AND ELEVATIONS DRIVE THRU

2650-2700

PLAZA COURT DIXON



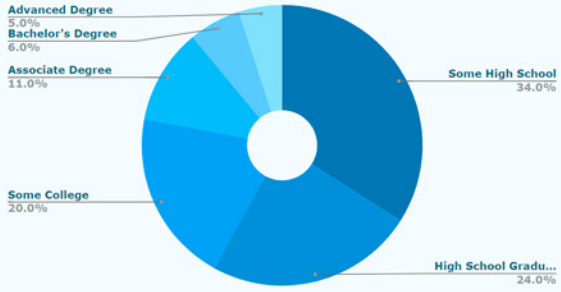
THE PROPERTY

The Plaza Court Expansion project will construct 21,000 square feet of new commercial space on an empty lot west of Plaza Court. The project will construct three new buildings, with access coming off of Plaza Court.

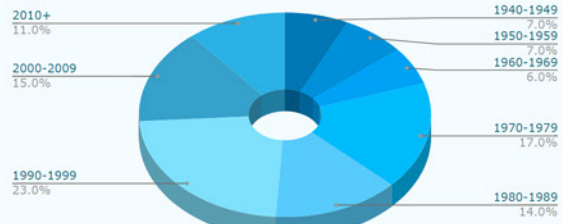
Buildings A and B will allow for a mix of up to eight different tenants, with each building having a square footage of 8,000 square feet. Building C will have space for up to five tenants, with one being a fast-food restaurant with a drive-thru.



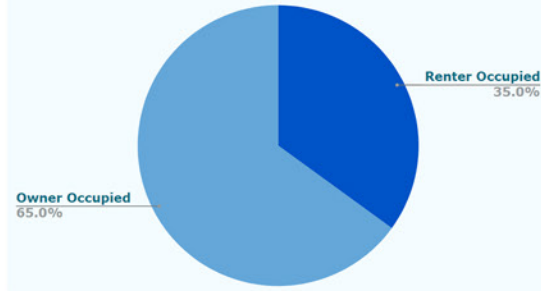
Educational Attainment



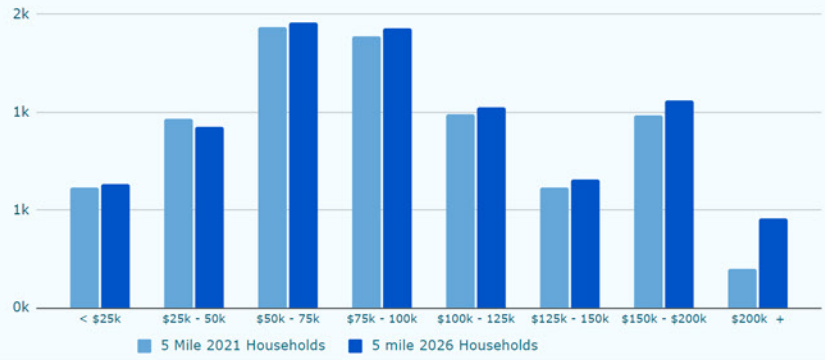
Homes Built By Year



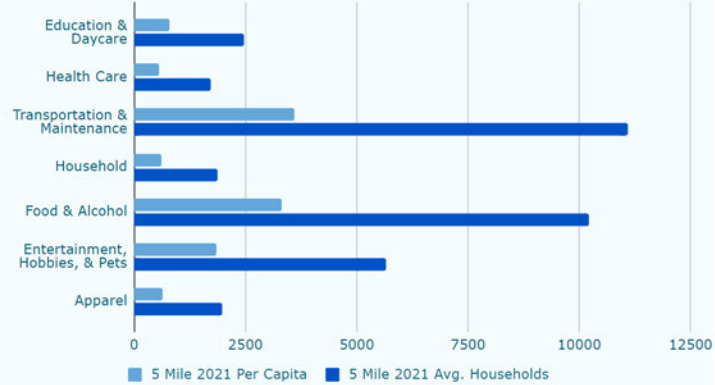
Housing Occupancy



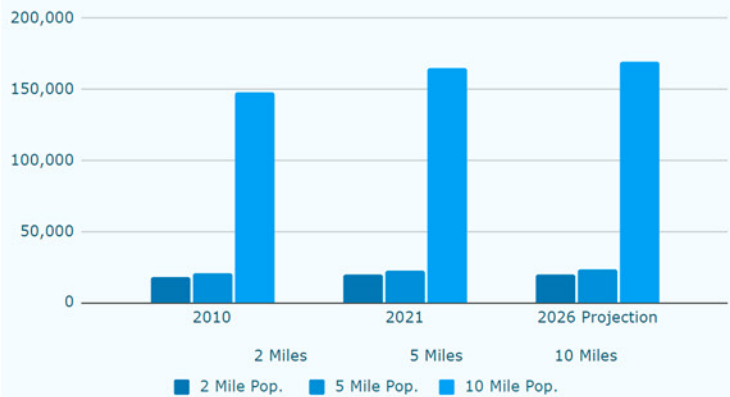
Monthly House Hold Income



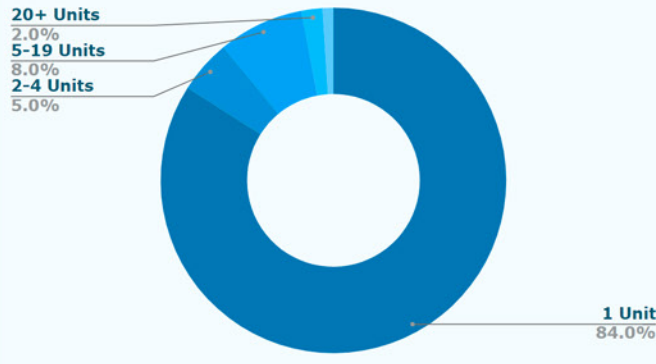
Per Capita & Avg. Household Spending



Population



Housing Type



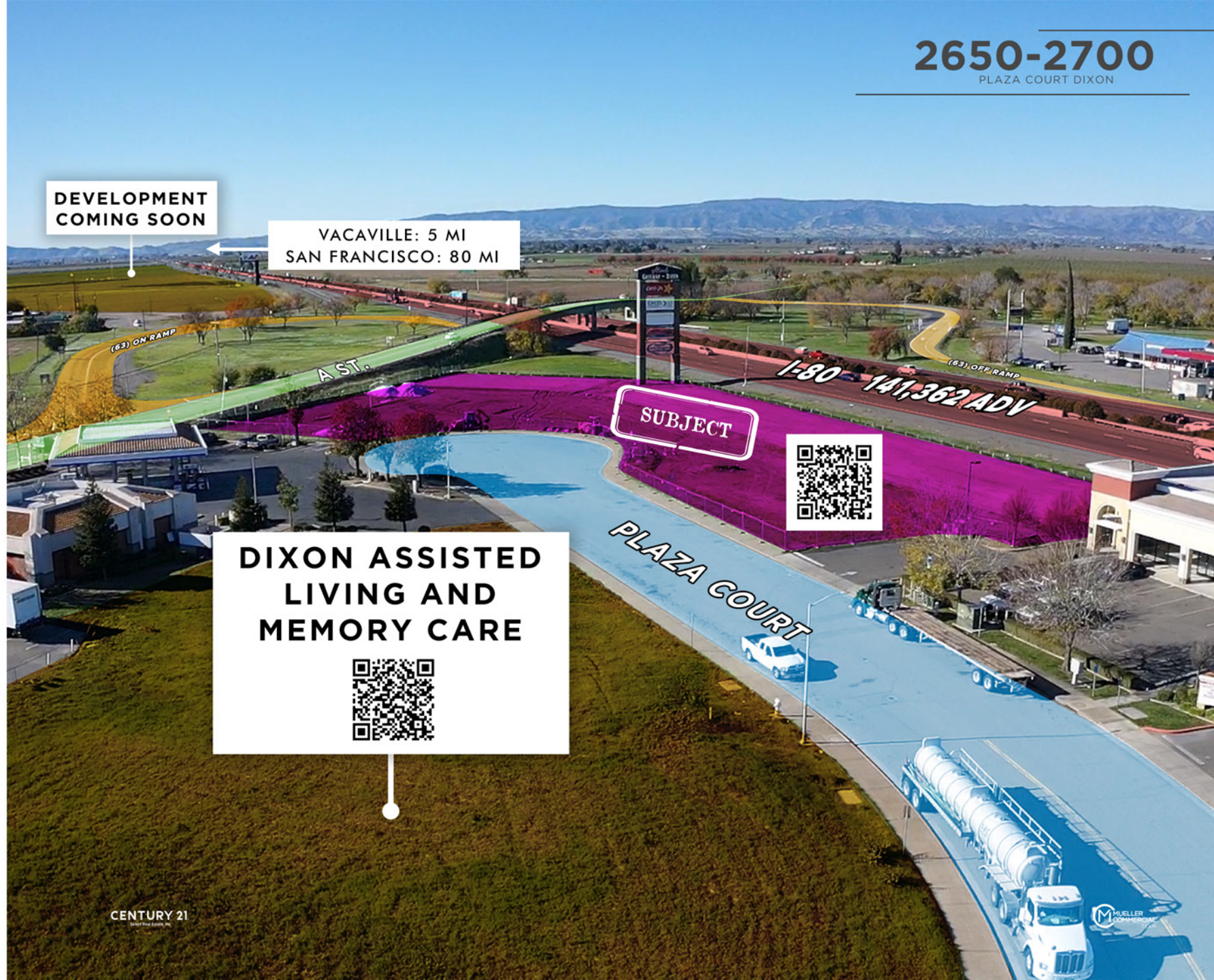


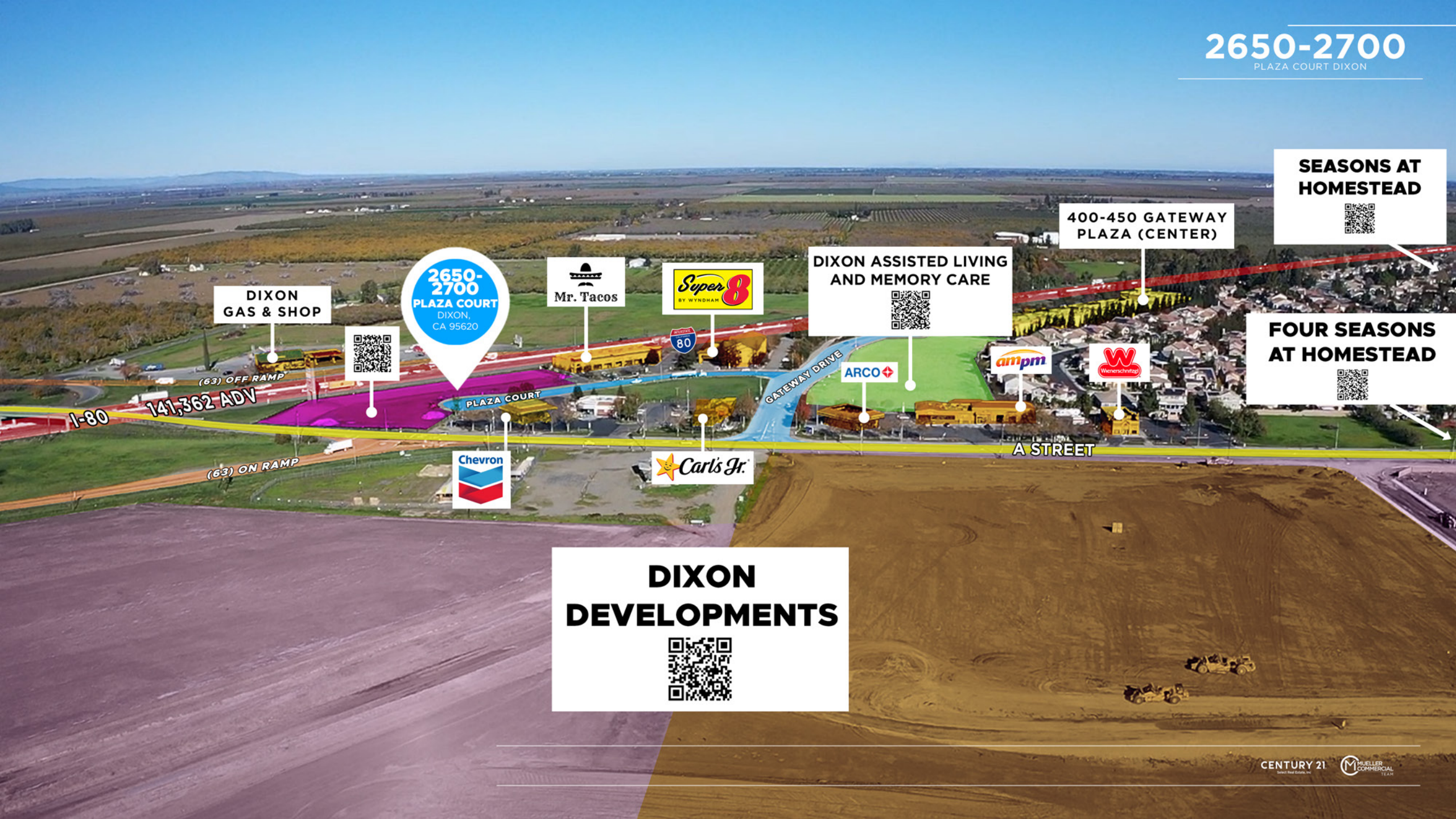
2650-2700

PLAZA COURT DIXON

THE AREA

Ideally situated between Sacramento and the San Francisco Bay Area is the beautiful business friendly community of Dixon. The City of Dixon offers abundant affordable land, easy freeway access, rail, and new infrastructure improvements designed to accommodate both residential and commercial projects. Dixon is on Interstate 80 and State Highway 113, close to both Sacramento and the Bay Area regions. The city features reasonable land prices, expedited permitting, an educated workforce (UC Davis is 5 miles away), a new high school, and low crime. Dixon is a perfect place for an expanding company to relocate to, or an out of state business looking to establish business in the California marketplace.





DIXON
GAS & SHOP



2650-2700
PLAZA COURT
DIXON,
CA 95620

Mr. Tacos

Super 8
BY WYNDHAM

DIXON ASSISTED LIVING
AND MEMORY CARE



400-450 GATEWAY
PLAZA (CENTER)

SEASONS AT
HOMESTEAD



FOUR SEASONS
AT HOMESTEAD



Chevron

Carl's Jr.

ARCO

ampm

W
Wenerschütz

I-80

141,362 ADV

(63) ON RAMP

(63) OFF RAMP

PLAZA COURT

GATEWAY DRIVE

A STREET

DIXON
DEVELOPMENTS



CONCEPTUAL PLAN



- Highway Comm./Light Industrial /Professional Adm. Office
- Highway Commercial
- Neighborhood Commercial
- Single Family Residential District
- Planned Multiple Residential District
- Multiple Family District
- Public Service



**DIXON
DEVELOPMENT**



W A STREET

(63) ON RAMP

I-80

(63) OFF RAMP

141,362 ADV

SUBJECT

PLAZA COURT

GATEWAY DRIVE

DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

dmueller@muellercommercial.com

Cal DRE# 01829919

CENTURY 21

Select Real Estate, Inc



**MUELLER
COMMERCIAL
TEAM**

LEASE

CENTURY 21
Select Real Estate, Inc.



2022 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 0101224