



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

2635 W A Street

Dixon, CA 95620

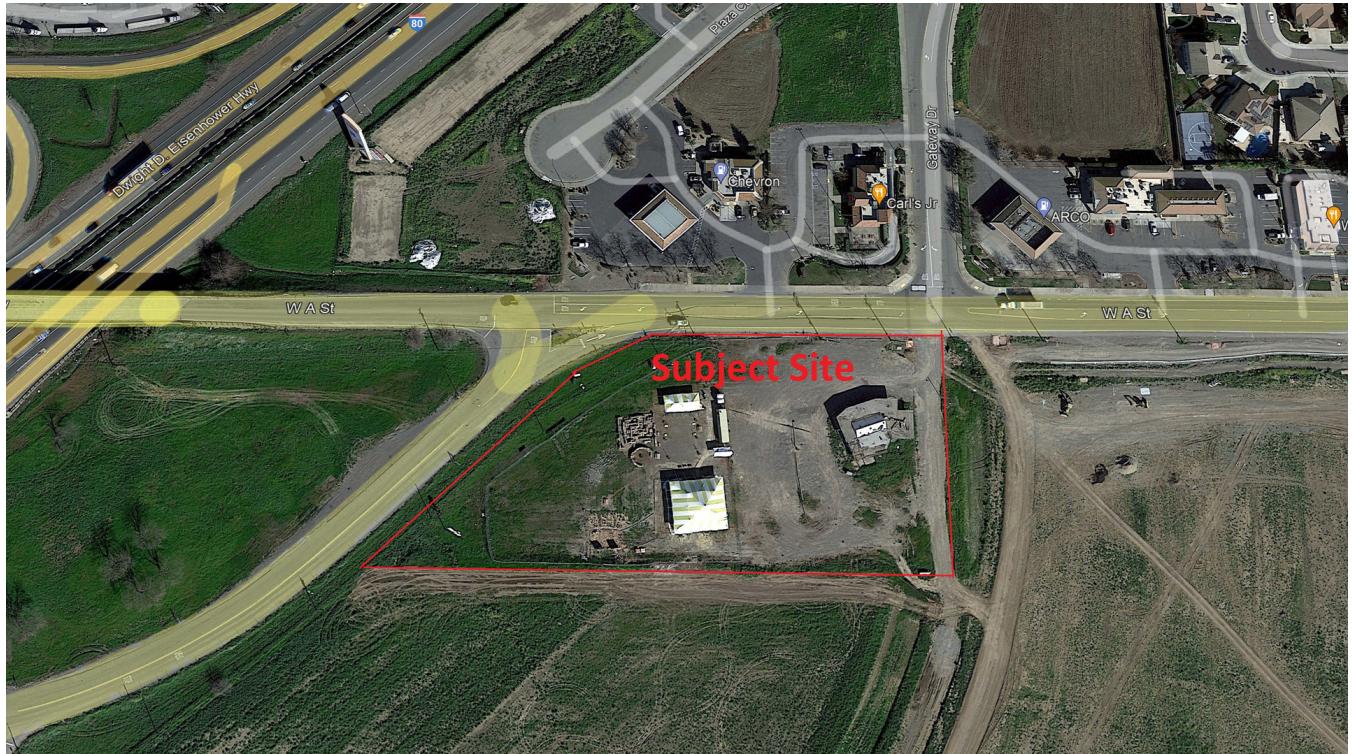


Land Site for Development Available with Excellent Visibility from I-80

Development
Opportunity

\$1,450,000

Approximately +/- 2.48 Acres
± \$13.41/SF Land



Square footages were obtained from public record. Square footage should be verified independently by buyer.



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The 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. Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628

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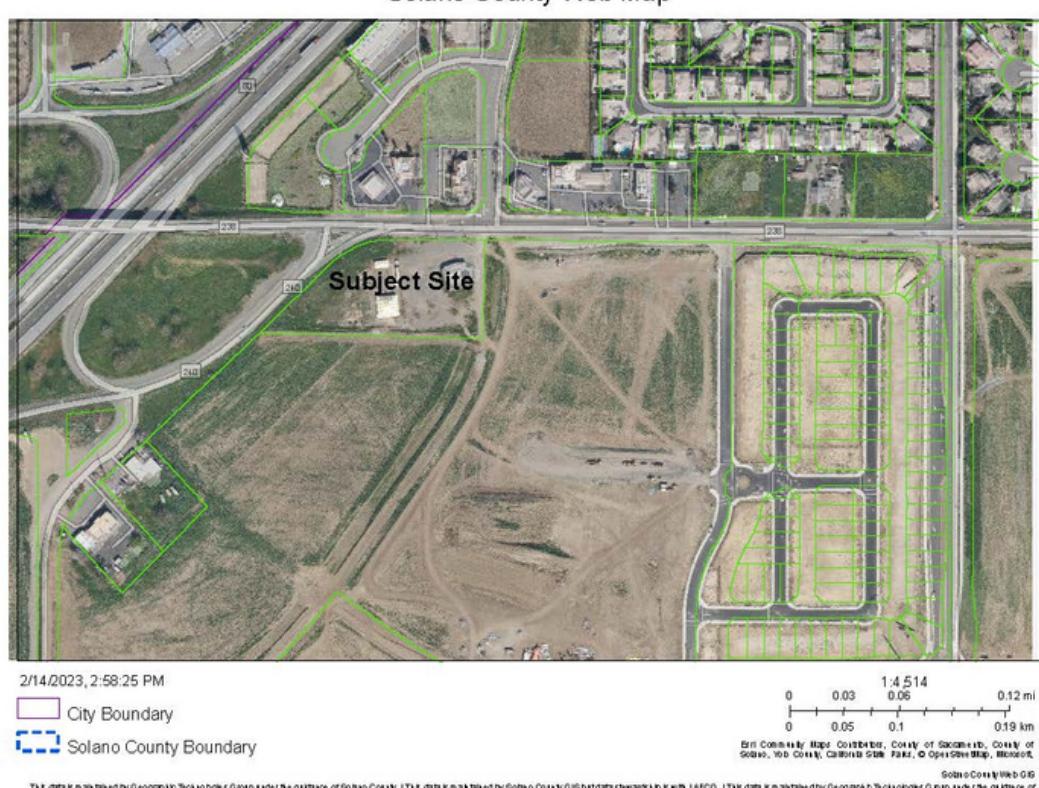
DRE Lic 01790296



California Capital & Investment Group is pleased to present this opportunity to purchase a potential development site immediately off of the 80 Freeway in Dixon California. 2635 W A Street offers incredible development potential with exceptional traffic volume of approximately 120,000 ADT on Eastbound, I-80. This will be the first commercial development that highway travelers will encounter upon reaching the city. This site has exceptional visibility from the freeway and is located on the off-ramp. As part of the Southwest Dixon Specific Plan, this commercial development is aligned with and will complement the 1,100 residential homes currently being constructed on the surrounding land.

Property Details

Address: 2635 W A Street
County: Solano
APN: 0114-011-050
Year Built: ±1917
Lot Size: +/- 2.48 Acres (+/- 108,063 SF)
Zoning: Corridor Mixed Use (CMX)



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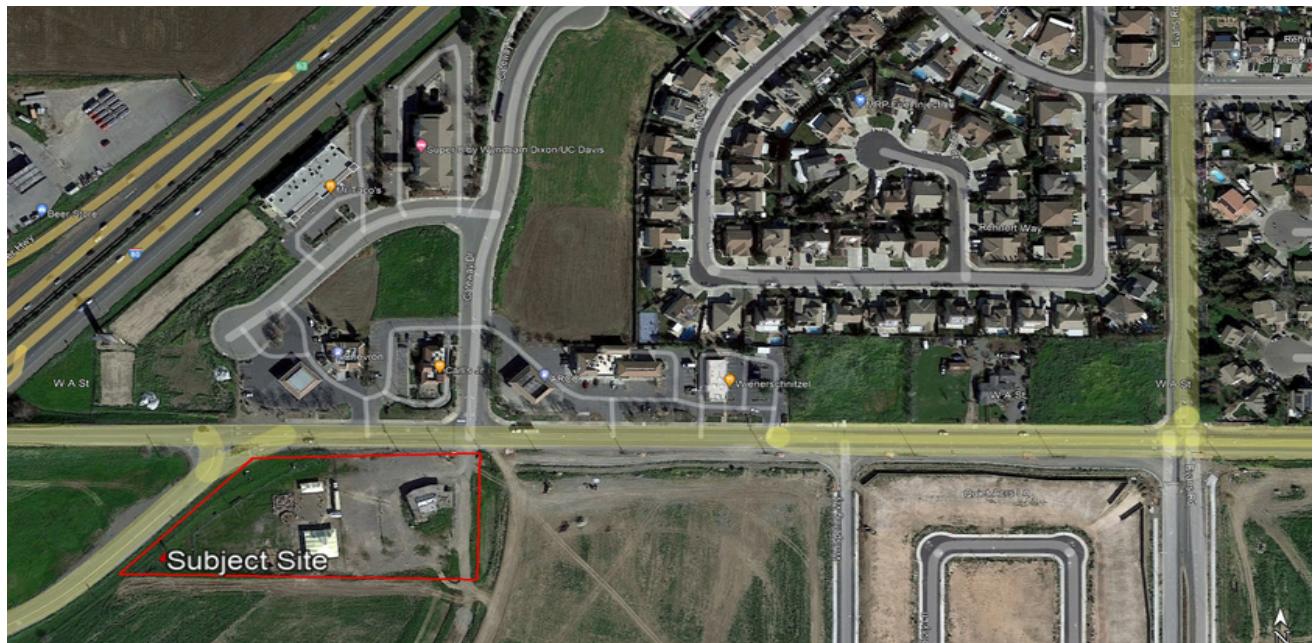


- **Minimum Multi-Use FAR: 0.80. Max Multi-Use FAR: 2.40**
- **Max Density: 28 dwelling units per acre = +/- 69 units.**
- **Max Height: 40 ft (an additional 10 ft in height may be allowed in areas located more than 50 ft from a Residential District through approval of a CUP.**

Links

[Aerial Map](#)

[Assessor's Map](#)



Buyer should verify any potential historic designation for the property with the City of Dixon and any other appropriate governmental agencies.

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Location Highlights:

- Eastbound Interstate-80 | ±120,000 ADT
- West A St | ±1,500 ADT

PROPERTY HIGHLIGHTS

- Prominent corner location in a rapidly growing retail area
- Heavily trafficked area along West A Street with close access to I-80 and downtown Dixon
- 20 minutes away from Sacramento
- Across the street from a plethora of gas stations, fast food restaurants, and residential developments



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