



CALIFORNIA  
CAPITAL & INVESTMENT  
GROUP

# 2635 W A Street Dixon, CA 95620

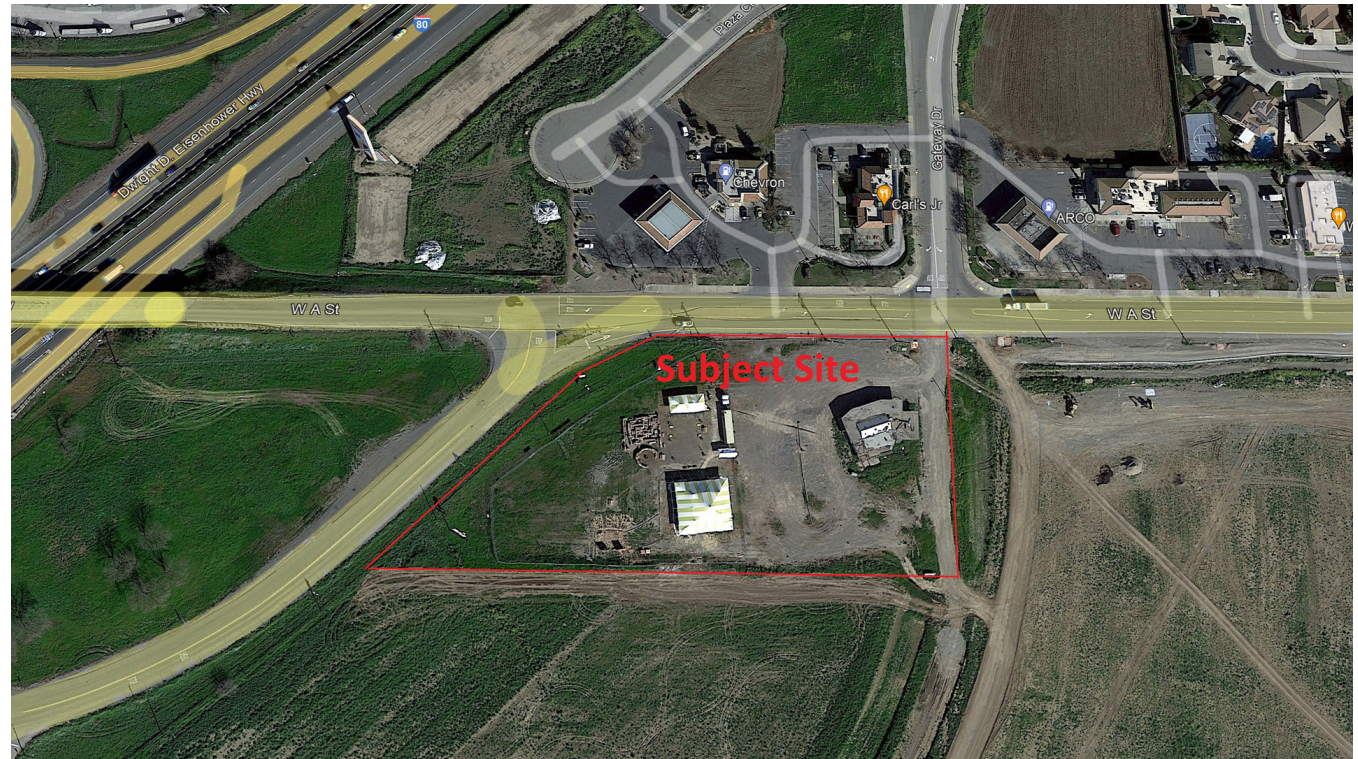


**Land Site for Development Available with Excellent Visibility from I-80**

Development  
Opportunity

\$2,700,000

Approximately +/- 2.48 Acres  
+ \$25/SF Land



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



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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  
Dixon, CA 95620

**County:** Solano

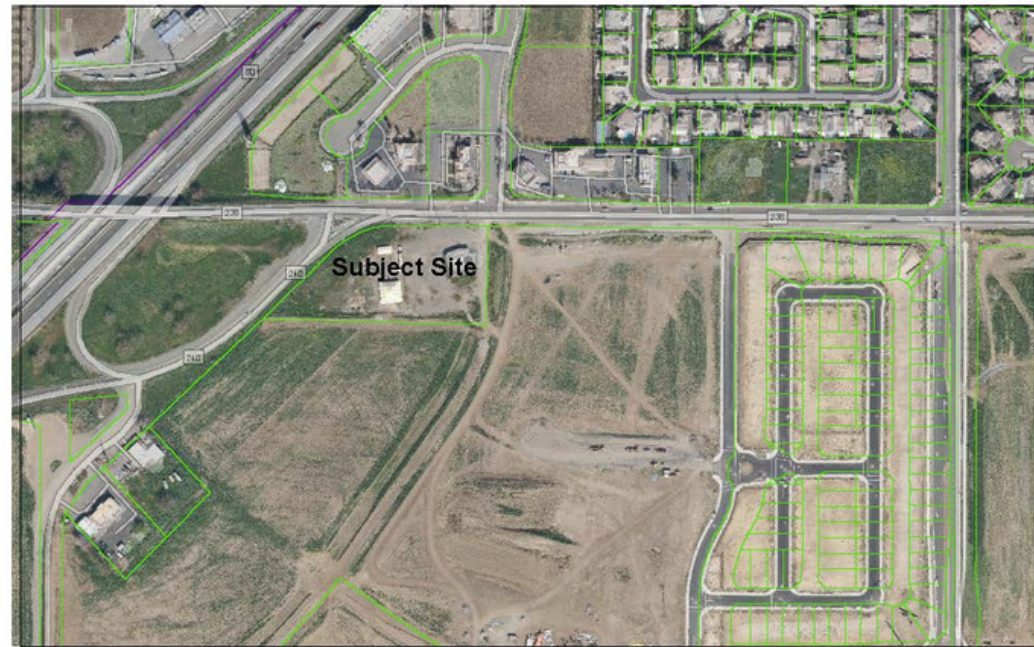
**APN:** 0114-011-050

**Year Built:** ±1917

**Lot Size:** +/- 2.48 Acres (+/- 108,063 SF)

**Zoning:** Corridor Mixed Use (CMX)

Solano County Web Map



2/14/2023, 2:58:25 PM

City Boundary  
Solano County Boundary

1:4,514  
0 0.03 0.06 0.12 mi  
0 0.05 0.1 0.19 km

This data is made available by Geographic Technologies Group under the guidance of Solano County. | This data is made available by Solano County GIS data stewardship in partnership with LAFCO. | This data is made available by Geographic Technologies Group under the guidance of Solano County.



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# 2635 W A Street

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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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# 2635 W A Street

\$2,700,000

## 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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