



100% Occupied | Well-Established Tenants | Self-Managed Since 1985

**Corner of 120 N. Jackson and 160 W. A Street Dixon, CA 95620
(1,400+ New Residential Developments within a 1-Mile Radius)**

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\$1,461,000

ASKING PRICE

7.00%

CAP RATE

\$205

PRICE PER SQUARE FOOT

\$102,251

EST. NET OPERATING INCOME

1905 / 2022

EST. YEAR BUILT / RENOVATED

7,139 SF

EST. BUILDING SQUARE FOOTAGE

NOTE: Building Size, Year Built/Renovated are estimates only. Net Operating Income shown above is an estimate and does not include the cost of property insurance. Tenant must conduct their own due diligence to verify the accuracy of all information in this offering memorandum.

INVESTMENT HIGHLIGHTS

- ❖ Busy Downtown hard-corner location (North Jackson and W. A Street) in the rapidly growing city of Dixon
- ❖ Over 1,400 new residential developments currently being built within 1-mile of the subject property
- ❖ Low \$205 price per square feet | Below replacement cost
- ❖ Historically strong tenant base: 3 out of 6 tenants have been at this location for over 12 years
- ❖ Nino's Barber Shop (anchor tenant since 2013) signed a new 5-year lease in August 2025 with 3% annual rent increases
- ❖ Inflation hedge with each lease having annual rent increases of 3% or 5%
- ❖ Major capital improvements include a new roof (2019-2022), parking striping & sealing (2022) and two new HVAC units (2019 & 2020)
- ❖ Direct visibility and frontage along main road from Interstate 80 leading into Downtown Dixon (9,917 average daily traffic counts)
- ❖ Ownership has self-managed the property remotely since 1985 | Historically low turnover with spaces leasing out quickly



CURRENT RENT ROLL *

Tenant	Unit	Occupied SF	Rent Per SF	Original Lease Date	Lease Start Date	Lease End Date	Monthly Rent	Annual Rent	Rent Increases
Jaden Taylor Photography	120	1,630	\$14.72	9/1/2025	9/1/2025	08/31/2027	\$2,000	\$24,000	5% Annually
Make Up & Brow Artistry by April	120B	459	\$20.92	5/1/2025	5/1/2025	04/30/2028	\$800	\$9,600	3% Annually
Nino's Barber Shop (new lease extension)	120	900	\$24.00	12/23/2013	8/1/2025	07/31/2030	\$1,800	\$21,600	3% Annually
Dream Home RE	170	550	\$17.45	4/1/2013	5/1/2024	4/30/2027	\$824	\$9,888	3% Annually
Taqueria Panchita	162 & 164	800	\$22.28	4/2/2008	6/1/2025	05/31/2028	\$1,485	\$17,820	3% Annually
The Vine Workshop & Event Space	160A & B	2,800	\$13.71	3/1/2022	3/1/2025	2/28/2030	\$3,200	\$38,400	3% Annually
Est. Totals / Averages:		7,139	\$18.93				\$10,109	\$121,308	

PROPERTY NOTES

Same ownership since 1985. Rent from Jaden Taylor Photography and Make Up & Brow Artistry by April includes the common area. Seller bills back the utilities to these tenants. The Vine Workshop & Creative Space and Taqueria Panchita split water and sewers costs directly between them. Nino's Barber Shop and Dream Home RE split water costs directly between them. The Vine Workshop and Creative Space maintains the parking lot (12 spaces) and per a verbal agreement with ownership has exclusive use. Please contact listing agent for details.

In 2024, Tenant Dream Home RE agreed to an early, 3-year lease extension to April 30, 2027. Monthly rent increased to \$824 starting on May 1, 2025.

In 2025, Nino's Barber Shop and Taqueria Panchita agreed to new leases with increased rents. Both leases also have annual 3.00% rent increases. Jayden Taylor Photography and Make Up & Brow Artistry by April are new tenants. Ownership leased out both spaces quickly without the need for much advertising.

The subject property has 8 separate units. Taqueria Panchita occupies two spaces (450 SF and 350 SF). They expanded into the neighboring unit to keep up with growing demand. The Vine Workshop & Creative Space occupies two spaces that are 1,400 SF each. They also installed a grease trap (at their expense) to offer food services and cooking events.

MAJOR PROPERTY UPGRADES

New roof installed over the entire property beginning in October 2019 and completed in December 2022. Entire parking lot asphalt was sealed and striped in April 2022. New 5-ton HVAC unit (for units occupied by Jaden Taylor Photography and Make Up & Brow Artistry by April) installed in March 2020. New 7.5-ton HVAC unit installed in 2019 for unit occupied by The Vine Workshop and Event Space.

*Buyer must verify the accuracy of the rent roll and occupied square footages for each tenant shown above during their Due Diligence Period.

PRICING DETAIL

Summary	
List Price	\$1,461,000
Total Number of Tenants	Six
CAP Rate	7.00%
Price Per Square Ft.	\$204.65
Est. Building Sq. Ft.	7,139 SF*
Est. Lot Size	0.34 Acres*
Est. Year Built/Renovated	1905/ Renovated 2022*
Occupancy	100%

*Building Square Footage, Lot Size and Year Built/Renovated figures shown above are estimates only. Buyer must verify the accuracy of these figures during their Due Diligence Period.



Operating Data	
Estimated Income**	Current
Total Annual Rental Income	\$121,308
Other Income	None
Total Gross Income	\$121,308
Est. Operating Expenses	(\$19,057)
Est. Net Operating Income**	\$102,251
Estimated Operating Expenses**	
Est. Repairs / Maintenance	\$2,000
Est. Insurance Premium (liability insurance only)	\$578
Est. Real Estate Taxes (calculated using the list price)**	\$16,479
Total Estimated Expenses	\$19,057
Expenses/SF	\$2.67

**Estimated Net Operating Income shown above does not include the cost of property insurance. Please contact listing agent for details.

Real estate taxes shown above were calculated using a tax rate of 1.1279032%. Income and expenses shown above are estimates only. Buyer must verify the accuracy of these figures during their Due Diligence Period.





DEMOGRAPHICS

DIXON, CA

	2-Mile	5-Mile	10-Mile
2010 Population	18,583	19,859	130,747
2024 Population	19,482	20,460	145,912
2010 Households	5,944	6,371	46,995
2024 Households	6,534	6,868	51,299
Consumer Spending	\$242M	\$256M	\$1.9B
Median Household Income	\$89,021	\$88,882	\$87,379
Average Household Income	\$106,996	\$107,856	\$116,858

51,299



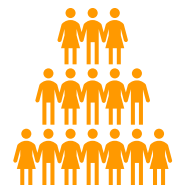
Total Households in a 10-Mile Radius of the Subject Property



\$116,858

Average Household Income Within a 10-Mile Radius of the subject property

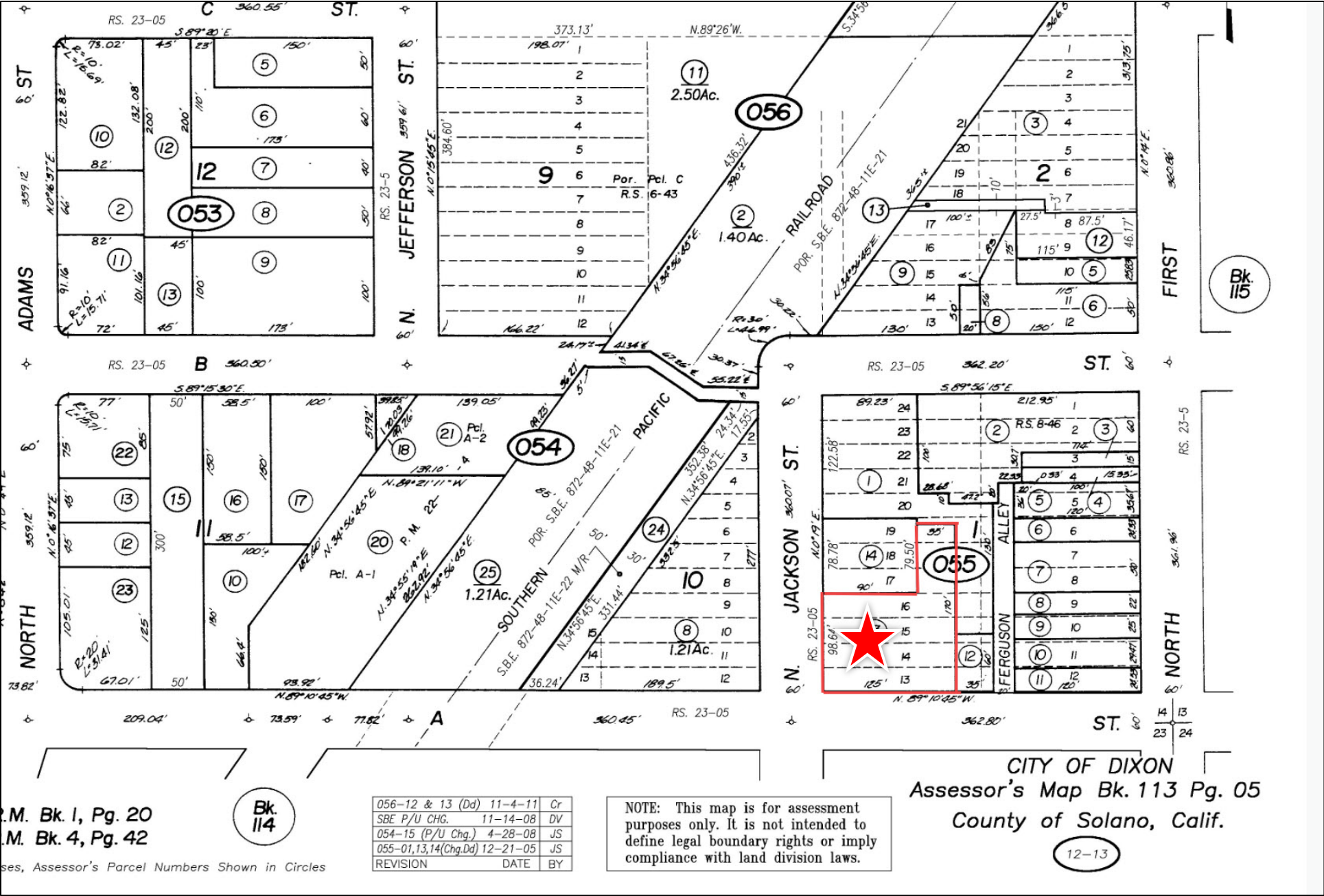
145,912



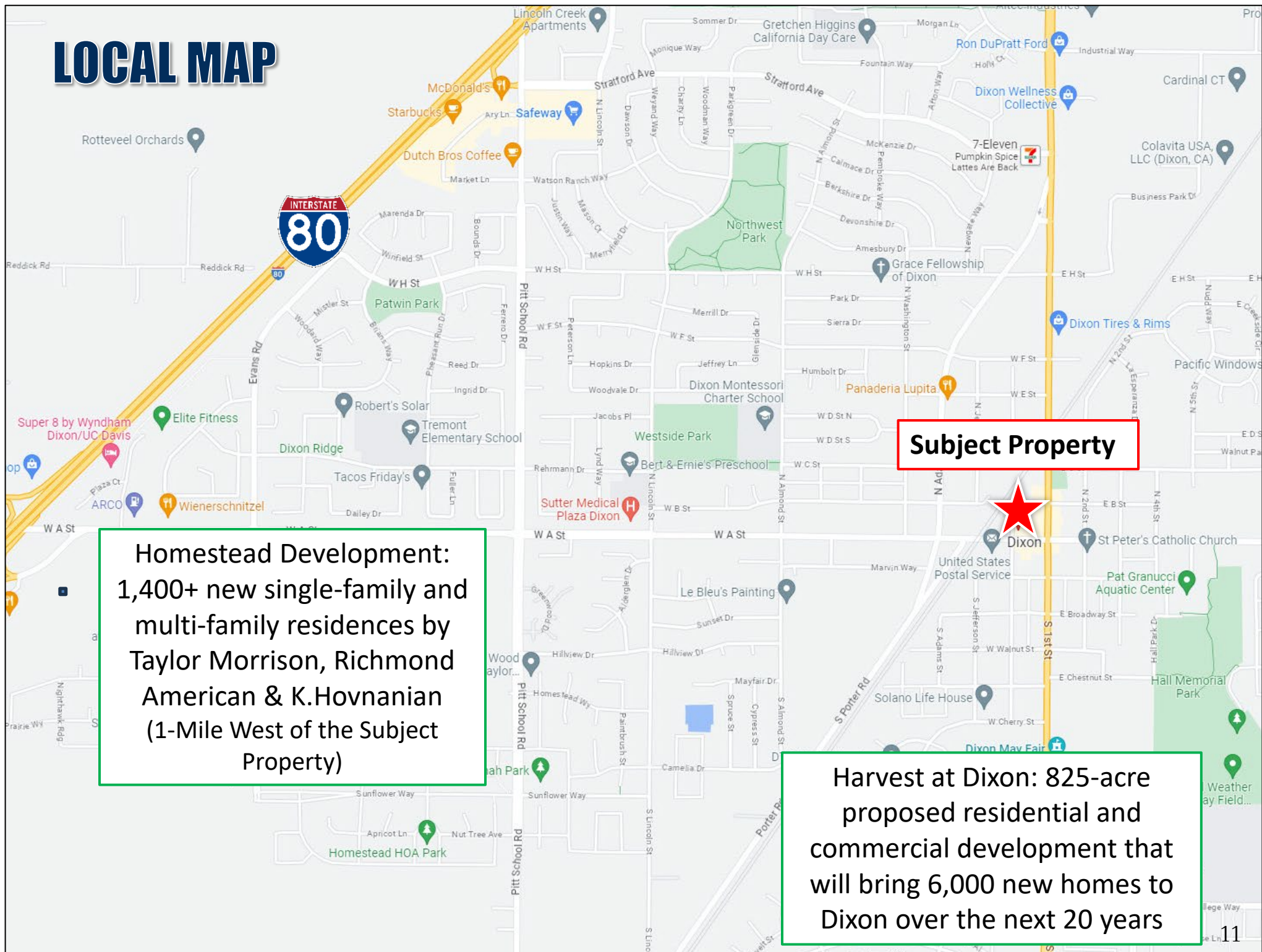
Total Population Within a 10-Mile Radius of the Subject Property



Site Plan (lot outline is approximate)



LOCAL MAP



REGIONAL MAP

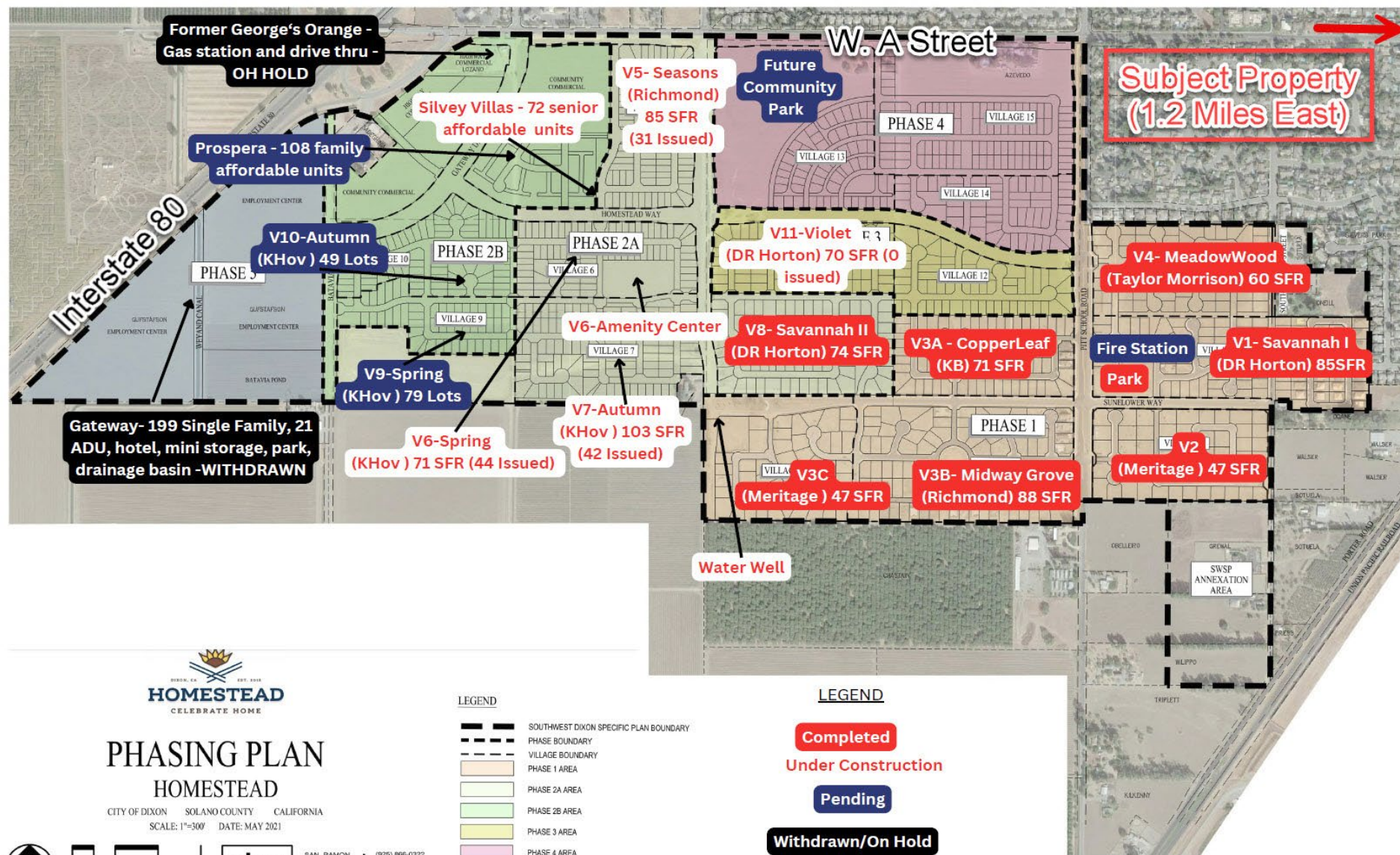
The map displays the regional context of the Subject Property. Key locations include:

- Cities:** Sacramento, Davis, Dixon, Vacaville, Fairfield.
- Highways:** I-5, I-80, SR-99, SR-160, SR-128, SR-113, SR-12.
- Geographical Features:** Putah Creek State Wildlife Area, Suisun Bay National Estuarine.
- Subject Property:** Marked by a red star near Dixon.

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Homestead Residential & Commercial Development (Located 1.2 Miles East of the Subject Property)

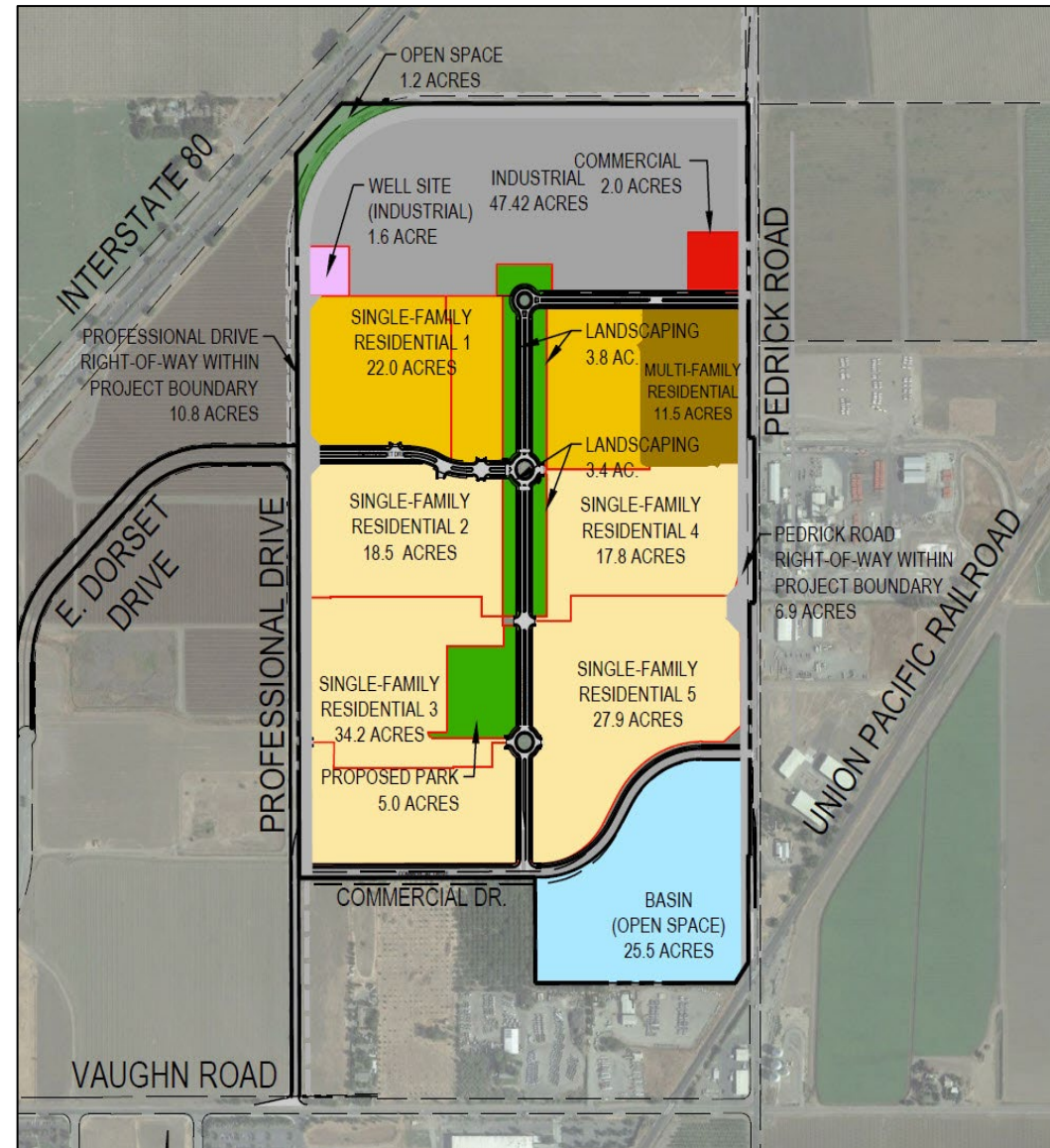
SOUTHWEST DIXON - HOMESTEAD AREA

*Source: <https://homesteaddixon.com/>

Dixon City Council Approves New Mixed-Use Development Called The Campus

March 25, 2025: Dixon City Council unanimously approved The Campus mixed-use development. Proposed by Dixon Venture, LLC the project would construct up to 1,041 residential units and a Dixon Opportunity Center, a technical campus consisting of warehouses, office space and other commercial uses. Parks, paseos and greens spaces would interconnect the site with the intention of creating a walkable neighborhood where residents both live and work.

The project was filed under the protections of Senate Bill (SB) 330, the Housing Accountability Act. The plan also includes a partnership obligation between the city and the owners' group that the industrial area be marketed for development with ongoing input and oversight by City Council. The cost of infrastructure improvements will be supported by the residential component of the project, making the commercial area shovel-ready and highly attractive to new developers. A \$2-million Public Benefit Fee will be paid to the City of Dixon from building permit fees collected from the first 80 residential units, funds which the city has already earmarked for a new fire station.



Dixon Development Project Could Bring 6,000 Homes, Expand City Limits If Approved

September 5, 2024: Dixon could see its city limits expanded and around 6,000 new homes built if a proposed new housing development is approved by city leaders. Harvest at Dixon would sit on 825 acres of agriculturally zoned land already owned by the project's developers. They hope to bring 300 housing units per year to Dixon over the next 20 years, a 10-12 acre neighborhood shopping center, a new elementary school, and over 75 acres of new community parks, trails and recreation space. The proposed community is not far from Dixon High School, just south of E Parkway Boulevard, down to Midway Road and over to Pedrick Road.

"To move forward, the project area will need to be annexed into the City. It will also require an amendment to the City's General Plan to change city limits," a spokesperson for the City of Dixon told CBS13 in a statement. Harvest at Dixon's developers plan to submit their proposal to the city in early October after what they say has been 15 months of extensive planning and conversations with city stakeholders.

But before they move forward, the developers wanted to host a series of community meetings asking for input from Dixon community members. The third meeting was hosted on Wednesday. "Think about a neighborhood you've not seen in Dixon, think of a neighborhood you like to visit somewhere else. That's what we are headed towards," said Rob White, vice president of planned communities for Lewis Group of Companies. White says building their proposed new community would include fulfilling a series of promises to help the city of Dixon grow.



Dixon's Strategic Development

August 21, 2024- A diverse set of services is pivotal in economic development. That is the answer from Dixon's Economic Development Manager when asked why the city strategically develops different regional businesses. "In a town like Dixon, the inclusion of various services such as car washes, gas stations, hotels, and fast-food restaurants can significantly bolster the local economy and provide resources to residents and visitors," Madeline Graf said.

The Economic Development Plan, published in October 2023, lists dozens of projects townwide. North/Northeast Dixon has dozens of projects with current planning applications under review, approved pending a building permit, and under construction projects, including Rotten Robbie's gas station, which is opening soon. We continue to see new businesses open in Dixon," Graf said. "In recent months, we have seen new businesses open, like Quick Quack Carwash and Sourdough & Co. Just last week, we saw Chipotle opening on Highway 113."

South/Southeast Dixon, a current application on hold, includes the Lombardo/Brookfield residential subdivision/annexation. The Whiskey Barrell lounge on North 1st Street has been approved pending a permit. "Planning helps to balance residential, commercial, and recreational spaces in new and existing neighborhoods, fostering a vibrant community," Graf said. "By integrating various housing options, such as single-family homes, apartments, and affordable housing units, we can provide housing to meet all needs." Among those housing options, the southeast section of Dixon includes Parkway Blvd., overcrossing to Pitt School Rd., which the city seeks funding to build. Close by, central Dixon, around Pitt School Road, has no approved projects now except for the pending Buckhorn BBQ + Grill permit. Southwest Dixon sees affordable housing options.



New Bank of Stockton and Chipotle Anchored Retail Center



New Rotten Robbie Gas Station & Car Wash

*Summary only. For full article, please visit: <https://www.independentvoice.com/2024/08/21/502283/dixon-s-strategic-development>

GE Appliances Opens Energy Efficient Distribution Center to Better Serve Customers in Northern California, Oregon, and Nevada

June 16, 2022 - GE Appliances (GEA), a Haier company, today announced the opening of its newest West Coast area distribution center (ADC) in Dixon, California near Sacramento. This addition to GEA's distribution network will help ease supply chain congestion in the company's ADC near the Port of Los Angeles and reduce delivery times by half for customers in northern California, southern Oregon and western Nevada, allowing for next day delivery.

The energy efficient, LEED®-certified warehouse also houses GEA Air & Water Solutions' newest training facility where professional contractors and distributors can learn about the latest HVAC technology developments such as high-efficiency ductless systems and how to install these and other HVAC products that will reduce homeowners' energy costs.

"Strengthening relationships with our customers is at the forefront of our decision-making at GE Appliances," said Marcia Brey, vice president of distribution at GEA. "We're excited to be able to better serve them with this new facility, which will allow us to reach local customers in half the time while supporting operational efficiency and our sustainability goals."

The Dixon site is also home to a new technician training center for the management and installation of high-efficiency ductless and variable refrigerant flow (VRF) HVAC systems. A more energy efficient solution, these systems provide temperature control for individual rooms rather than forcing air through an entire home or commercial building. Ductless and VRF systems are not currently included in traditional trade school HVAC curriculum, leaving a knowledge gap for skilled technicians.



*Source: <https://pressroom.geappliances.com/news/ge-appliances-opens-energy-efficient-distribution-center-to-better-serve-customers-in-northern-california-oregon-and-nevada>



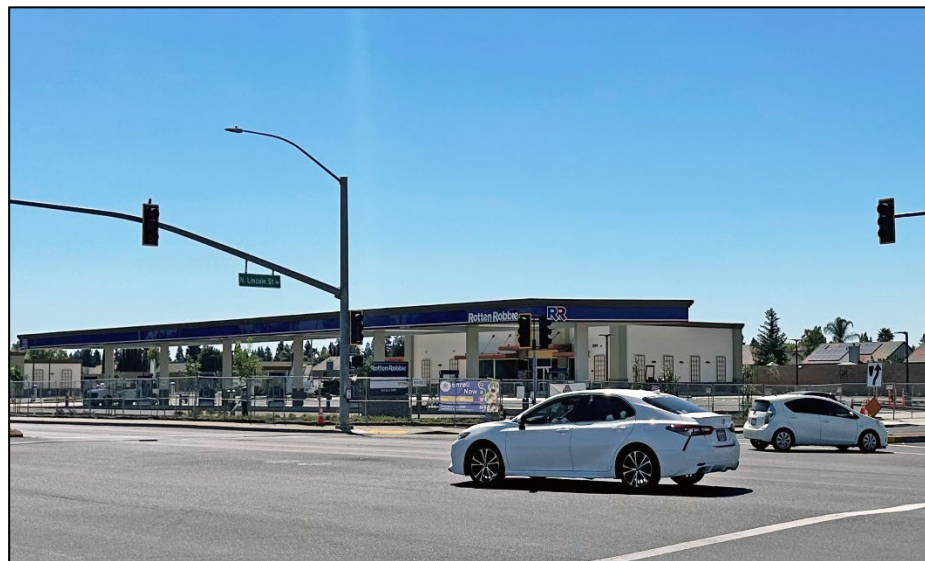
**Corner of 120 N. Jackson and 160 W. A Street Dixon, CA 95620
(100% Occupied Retail Strip Center)**



New Bank of Stockton and Chipotle Anchored Retail Center



Grocery Outlet, Verizon, Panda Express & Starbucks



New Rotten Robbie Gas Station & Car Wash



GE Appliance LEED-Certified Distribution Warehouse (Opened June 2022)

**Corner of 120 N. Jackson and 160 W. A Street Dixon, CA 95620
(100% Occupied Retail Strip Center)**

Busy Downtown Hard-Corner Location with 1,400+ New Residential Developments within a 1-Mile Radius



**Corner of 120 N. Jackson and 160 W. A Street Dixon, CA 95620
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