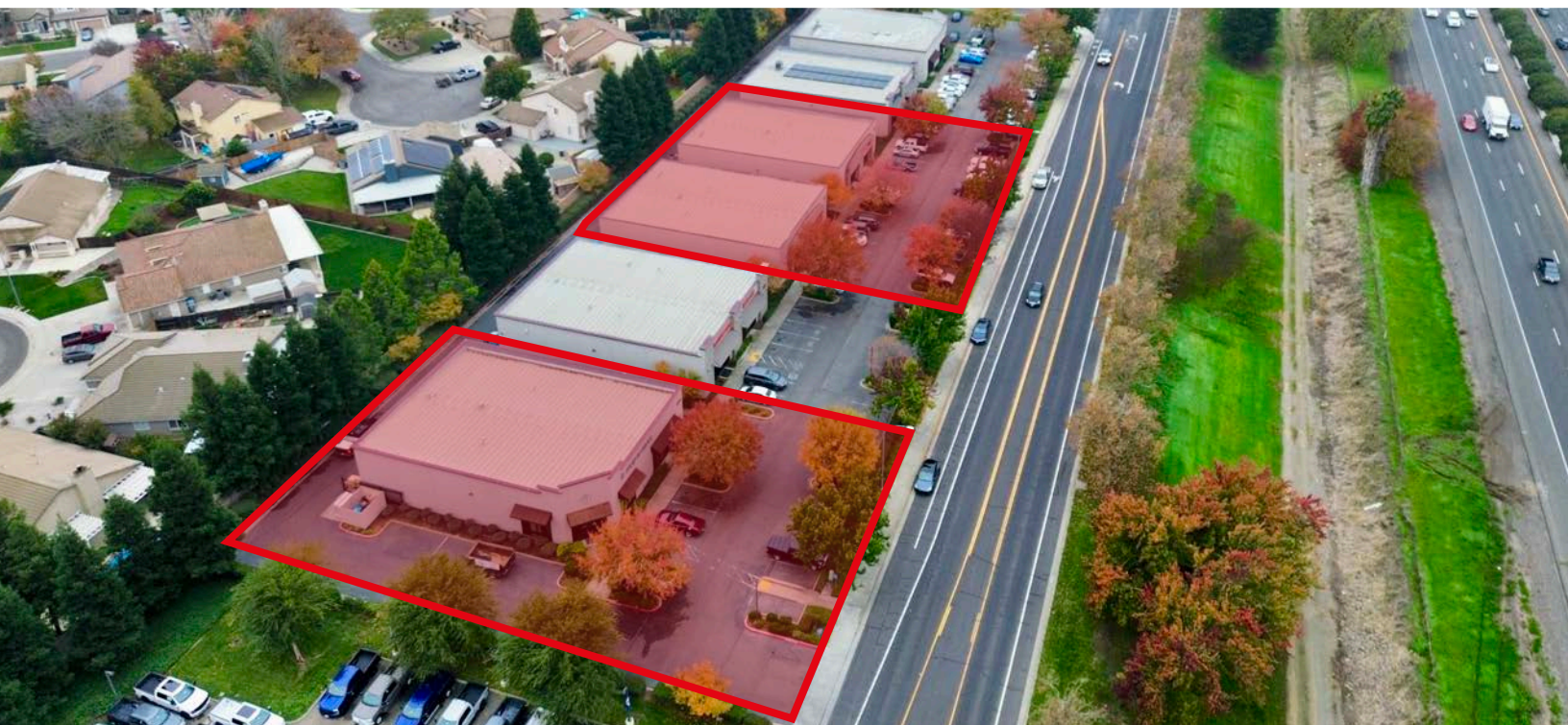




# NORTH LINCOLN COMMERCE CENTER

1660, 1670 & 1690 N. LINCOLN STREET  
DIXON, CA 95620

## INVESTMENT | OFFERING MEMORANDUM



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## **LIMITING CONDITIONS**

This Offering Memorandum is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of, or investment in, the subject Property (the "Property").

The potential investor is urged to perform its own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this brochure or any materials, statements or information contained herein or otherwise provided.

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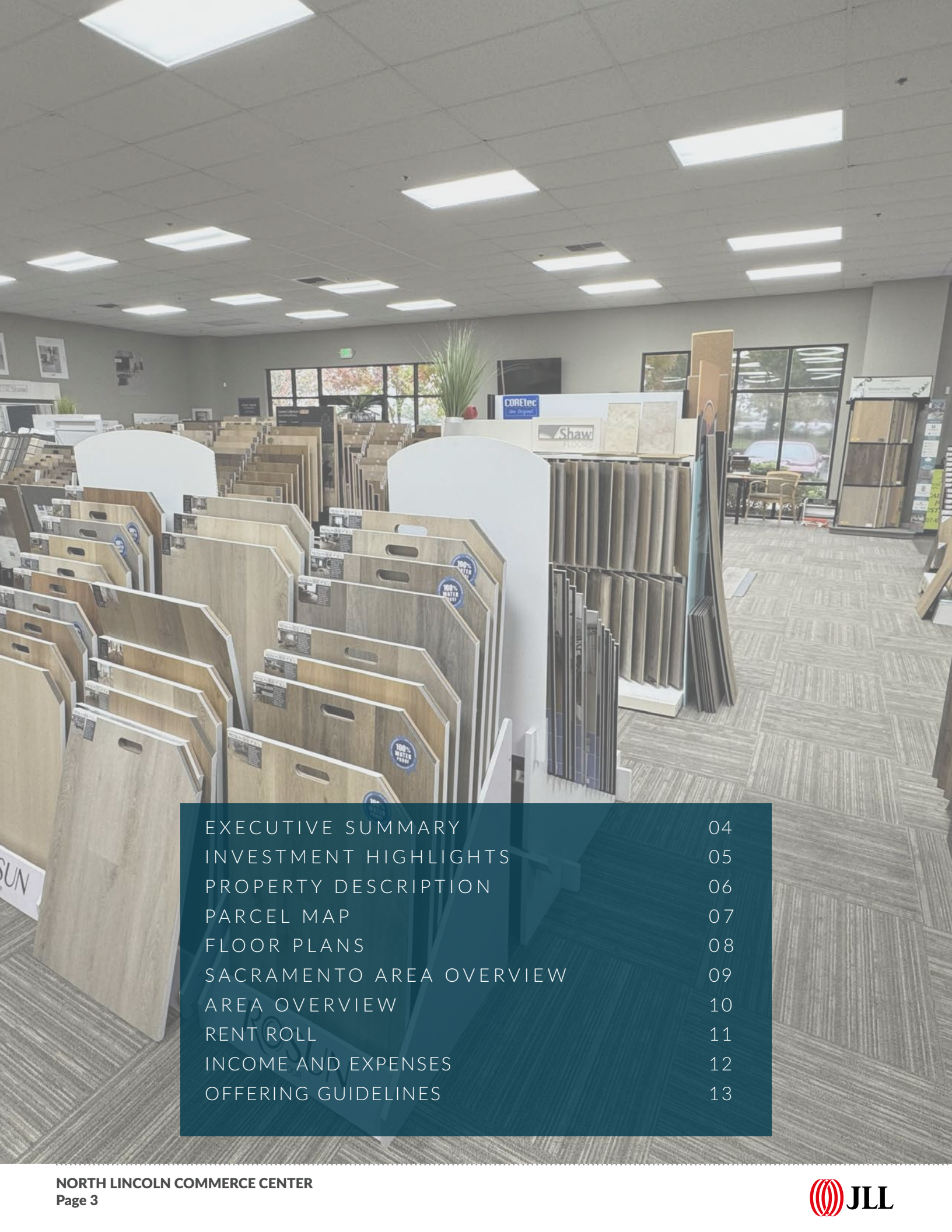
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# EXECUTIVE SUMMARY

JLL is pleased to present 1660, 1670, & 1690 N Lincoln Street, comprising three of the six buildings within the North Lincoln Commerce Center project. This value-add investment opportunity boasts a 77% occupancy rate, offering significant upside potential through additional lease-up and renewals. The property presents a secure NNN leased investment, providing investors with a stable income stream and growth prospects in a prime location.

## 1660, 1670, & 1690 N. LINCOLN STREET

<b>PRICE</b>	\$3,050,000 (\$184/SF)
<b>IN-PLACE NOI</b>	\$172,594
<b>PROFORMA NOI</b>	\$249,936
<b>BUILDING SF</b>	±16,575 SF (each building is ±5,525 SF)
<b>LAND SF</b>	±58,370 SF (1.34 acres)
<b>YEAR BUILT</b>	2006



# INVESTMENT HIGHLIGHTS

- 77% leased
- Three (3) ±5,525 SF Buildings
- Three (3) APN's
- Diverse rent roll
- Flexible buildings (office, retail or flex)
- Freeway visible signage (134,000 cars per day)
- Balance of project is 100% occupied





# PROPERTY DESCRIPTION

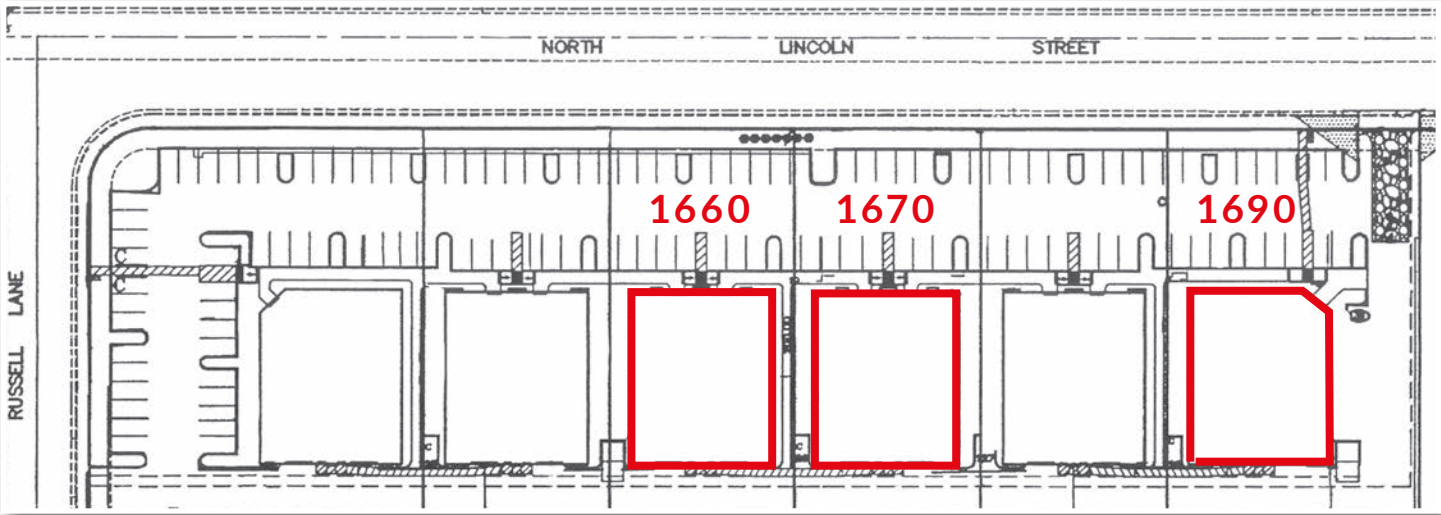
GENERAL INFORMATION	
BUILDING SF	±16,575 SF (3 BUILDINGS EACH ±5,525 SF)
PARCEL SIZE	±1.34 acres (±58,370 SF)
ASSESSOR PARCEL NUMBER	0108-330-030
	0108-330-040
	0108-330-060
COUNTY	Solano
ZONING	CMX (Corridor Mixed-Use)
YEAR BUILT	2006
PARKING	3.6 parking spaces per 1,000 rentable square feet



# PARCEL MAP



# SITE PLAN

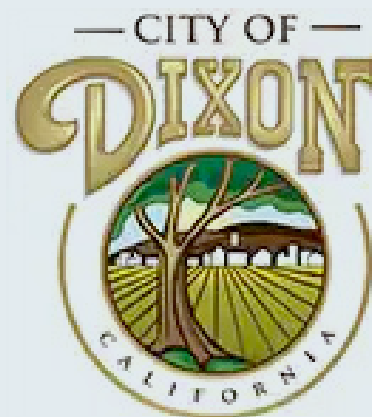


# DIXON AREA OVERVIEW

Dixon, California is a charming agricultural city located in Solano County, approximately 60 miles northeast of San Francisco and 23 miles southwest of Sacramento. With a population of around 20,000 residents, Dixon sits strategically along Interstate 80, providing convenient access to major Bay Area and Central Valley markets. The city maintains its small-town character while benefiting from proximity to major metropolitan areas and transportation corridors.

The local economy centers heavily on agriculture, with Dixon serving as a hub for farming operations throughout the surrounding fertile valleys. The area is particularly known for livestock, dairy farming, and crop production including almonds, tomatoes, and other specialty crops. This agricultural foundation has shaped Dixon's identity and continues to drive economic activity, though the city has also seen growth in logistics and distribution centers due to its strategic location along major transportation routes.

Dixon offers residents a quiet suburban lifestyle with access to parks, recreational facilities, and community events while maintaining relatively affordable housing compared to nearby Bay Area communities. Its location provides residents easy commuter access to employment centers in Sacramento, the Bay Area, and Davis, making it attractive to families seeking small-town living with urban job opportunities.





# AREA OVERVIEW



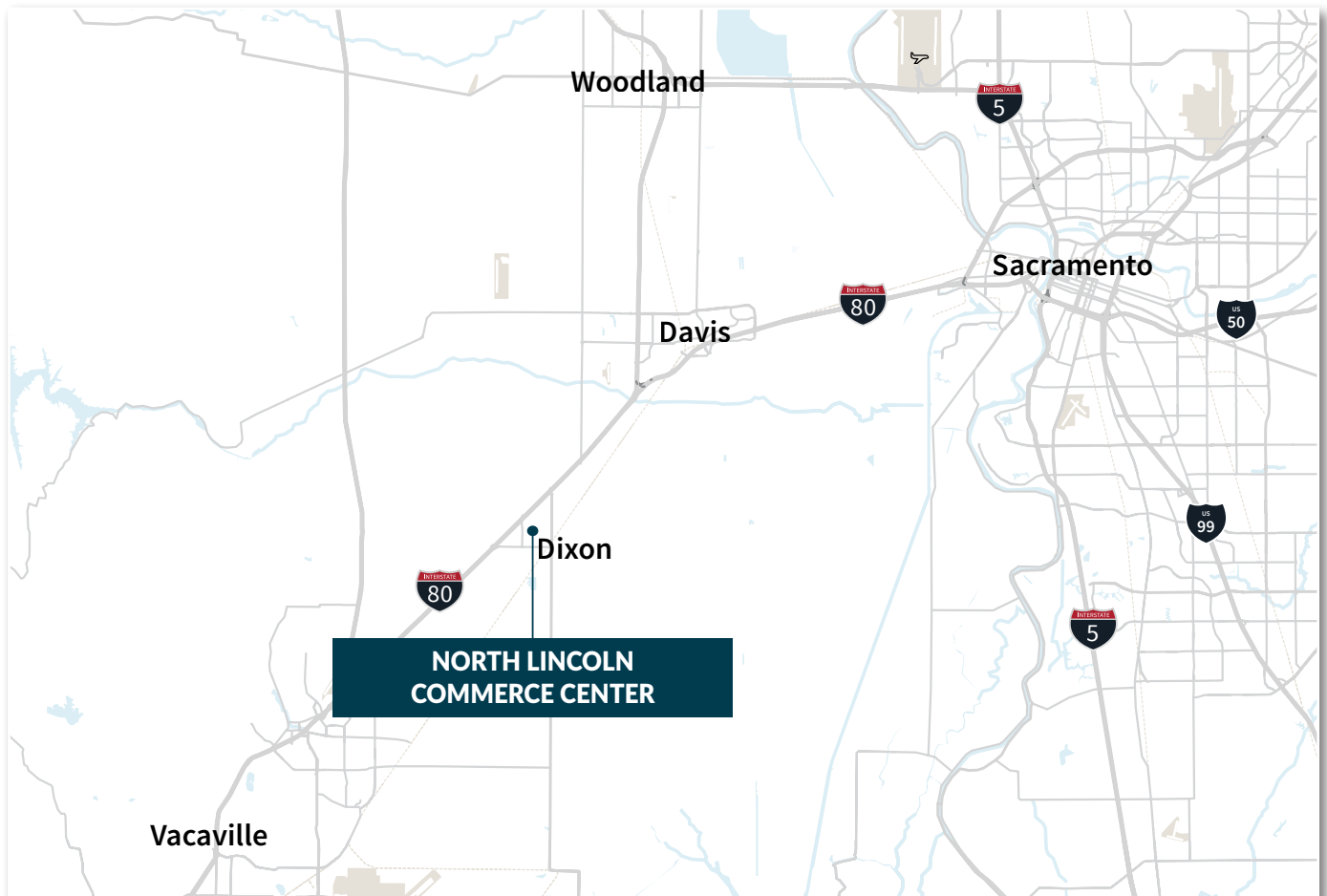
POPULATION  
**19,309**



MEDIAN HOUSING VALUE  
**\$575,600**

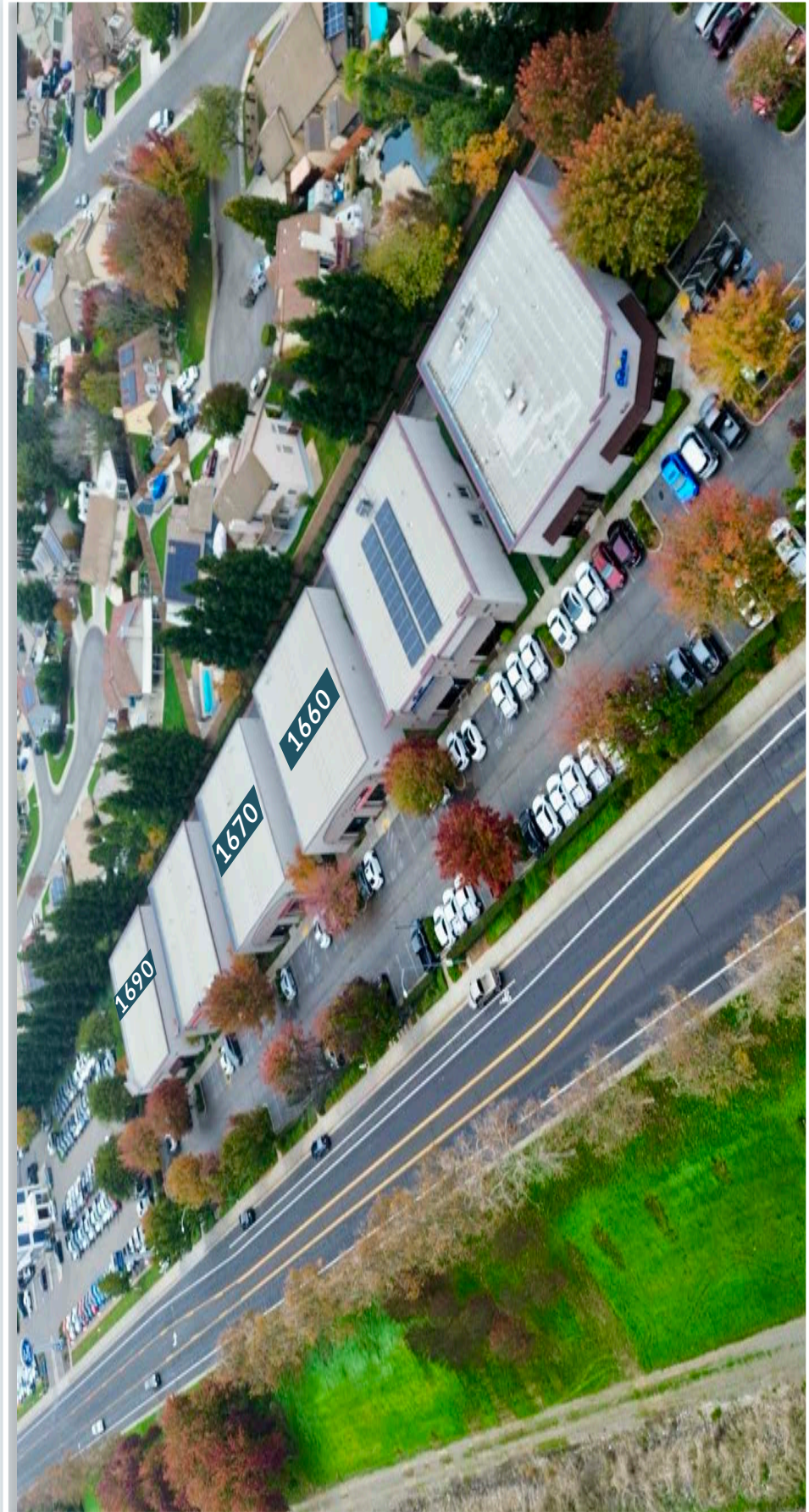


MEDIAN HOUSEHOLD INCOME  
**\$98,798**



# RENT ROLL

**FOR DETAILS:  
PLEASE CONTACT LISTING BROKER**





# INCOME AND EXPENSES

**FOR DETAILS:  
PLEASE CONTACT LISTING BROKER**



## OFFERING GUIDELINES

The offering of 1660, 1670 & 1690 N. Lincoln Street is being distributed exclusively by JLL. The prospective investor will be selected by the Seller in its sole and absolute discretion. JLL is available to answer questions relative to information contained within this Offering Memorandum.

We recommend the following information to be submitted with your offer:

- Offer should be in a non-binding letter form
- Purchase price
- Source(s) of capital (including debt and equity and relative ratios)
- Deposit structure, to include timing and amount of non-refundable deposits
- Outline of proposed schedule for due diligence and closing
- List of contingencies, including buyer's internal approval process required to close



# CONFIDENTIALITY & DISCLAIMER

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