

128 Vaughn Road

SEC Vaughn Road & 1st Street | Dixon,

±1,500–3,000 SF



HIGH PROFILE RETAIL SPACE AVAILABLE **FOR LEASE**

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LEASING PRICE	Contact Brokers
SIZE	±1,500 - 3,000 SF
ZONING	Service Commercial



Prominent corner location in a rapidly growing retail area of Dixon.



Highly trafficked area along N 1st Street (Hwy 113) with close access to I-80 and Downtown Dixon.



Co-Tenants include:
Tractor Supply Co., Chipotle, Bank of Stockton, Les Schwab Tires, U-Haul, Dollar Tree, Verizon, Grocery Outlet, Starbucks, Panda Express, Dutch Bros. Coffee, & Walmart Supercenter.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,278	21,445	22,618
Daytime Population	4,396	16,413	17,623
Average Household Income	\$104,275	\$123,742	\$125,399

TRAFFIC COUNTS

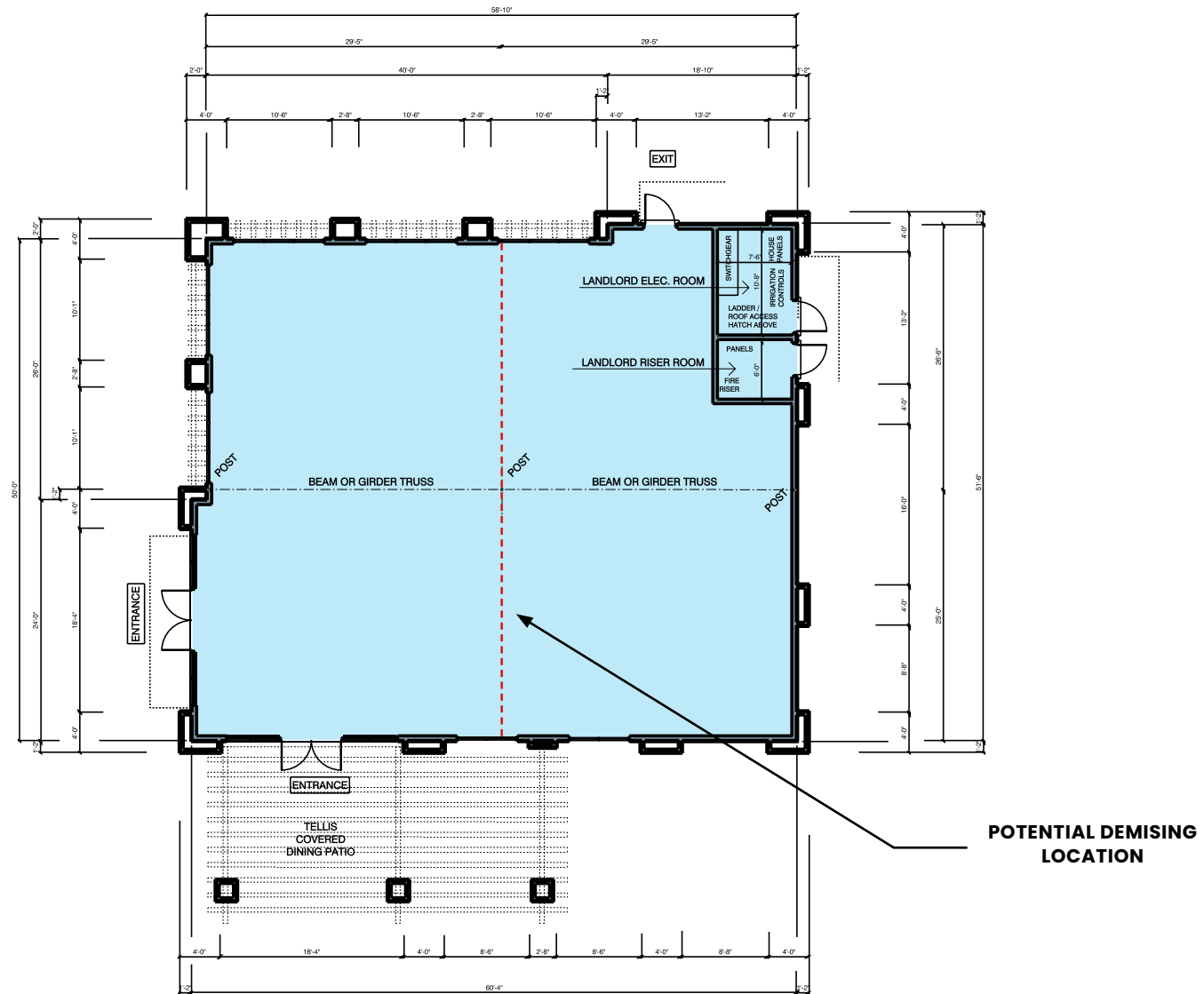
CA Hwy 80	130,200 ADT
N 1ST STREET	19,200 ADT
VAUGHN RD	2,256 ADT

Source: 2025 Esri.



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Available









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