

OFFERING MEMORANDUM



North Point Shopping Center

1700 N 1st St, Dixon, CA 95620

Marcus & Millichap

100% Leased Multi-Tenant Retail

±20,000 SF



EXCLUSIVELY LISTED BY

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Marcus & Millichap

OFFERING SUMMARY



Listing Price
\$4,100,000



Cap Rate
6.16%



of Suites
4

FINANCIAL

Listing Price	\$4,100,000
NOI	\$252,676
Cap Rate	6.16%
Price/SF	\$205.00

OPERATIONAL

Gross SF	20,000 SF
Lease Type	NNN
# of Tenants	5
Lot Size	1.84 Acres (80,150 SF)
Occupancy	100%
Year Built	2007
APN	0111-090-980
Zoning	CS: Service Commerical





Cattlemens
STEAKHOUSES

POPEYE'S
Jack
In the box
76
Quick Quack
CAR WASH

Walmart

Starbucks
verizon
GROCERY OUTLET
Bargain Market

GE APPLIANCES
a Haier company

Dutch Bros
SUNRISE & PLACERVILLE

Chevron

Wendy's

INTERSTATE CALIFORNIA 80

INTERSTATE 80 | 130,000+ VPD

COUNTRY
INN & SUITES
BY HILTON

CHIPOTLE
BURRITOS

TSC TRACTOR SUPPLY CO.

Dixon Commerce Center
447,052 SF Distribution Building

Rotten Robbie

Tires LES SCHWAB

Lincoln Square
186 Single Family Dwellings
EST. Completion 2026

Atkinson
SELF STORAGE
1800

Future Development

NORTH FIRST STREET
19,000+ VPD

AutoZone

NORTH POINT SHOPPING CENTER

1700 N 1st St, Dixon, CA 95620

INVESTMENT OVERVIEW

Marcus & Millichap proudly presents a 20,000-square-foot, multi-tenant retail investment opportunity in Dixon, California. Built in 2007, the property is 100% leased, with a solar tenant on the roof generating additional income—all tenants are on NNN leases, ensuring a stable revenue stream.

Strategically located on North 1st Street (19,000 VPD), the property offers excellent visibility along Dixon's busiest thoroughfare. Its prime location is further enhanced by its proximity to Interstate 80, just one mile away, providing convenient access for over 135,000 vehicles per day traveling toward major markets such as Sacramento and San Francisco.

Two significant leases have recently been signed: a 10-year NNN lease with a strong Mountain Mike's franchisee and a 10-year lease with King Energy, which utilizes the expansive roof area. These leases add additional stability and income to the property.

Dixon has experienced substantial growth in recent years, driven by numerous new residential developments that have added hundreds of homes. The Lincoln Square housing development, located just across the street, will add 186 single-family homes by 2026. This growth reflects the town's expanding population and positions the property within a thriving, dynamic community. Residents benefit from local amenities and convenient access to major metropolitan areas like Sacramento and the Bay Area.

Acquiring this property offers a unique blend of stability, strategic location, and growth potential. With a prime position, a strong tenant mix, and Dixon's flourishing community, this opportunity is poised for continued success.

INVESTMENT HIGHLIGHTS

- 100% LEASED- Each Tenant is on a NNN Lease with Staggered Lease Expirations | Many Leases Include Annual Rent Increases, Providing Year-Over-Year Income Growth.
- NEW HOME DEVELOPMENT - The Lincoln Square is a 13.5-acre, mixed-use community located across the street, consisting of 186 single-family homes, new retail, and a community park.
- 20,000-Square-Foot, Retail Center in the growing City of Dixon, CA offered below replacement cost at \$205 a SQ FT.
- Positioned directly off North 1st Street (19,000 VPD) and minutes from I-5 (130,000 VPD). Located in Dixons busiest retail corridor, attracting high traffic from surrounding national retailers. The property tenants benefit from highly visible monumental street signage.
- Noteworthy Retailers in Close Proximity Include Walmart, Tractor Supply, AutoZone, Chipotle, Starbucks, Panda Express, O'Reilly and Wendys.





TENANT OVERVIEW

Company:	-Dollar Tree
Founded:	-1986
Locations:	-16,775+
Total Revenue:	-7.38 Billion
Net Income:	-132.4 Million
Headquarters:	-Chesapeake, VA
Website:	-www.dollartree.com
Tenant Description:	-Dollar Tree, Inc., a Fortune 200 company, is a leading operator of discount variety stores that has served North America for more than thirty years. With an ever-changing assortment of products in categories such as seasonal celebrations, party supplies, crafts, snacks, cleaning supplies, and more.

TENANT OVERVIEW

Company:	-Mountain Mikes Pizza
Founded:	-1978
Locations:	-300+
Headquarters:	-Newport Beach, CA
Website:	-www.mountainmikespizza.com
Tenant Description:	-It all started with a single pizzeria and a dream of creating a place where families, friends, and sports enthusiasts could gather over the perfect pizza. Over 45 years, that dream has blossomed into Mountain Mike's Pizza, a PIZZA LEGEND and a beloved brand with nearly 300 locations in the western United States including California, Arizona, Nevada, Oregon, Utah, Idaho, Texas, Colorado, Washington and Wisconsin.

TENANT PROFILES // North Point Shopping Center



TENANT OVERVIEW

Company:	-Allied Propane Service
Founded:	-1967
Locations:	-3
Headquarters:	-Richmond, CA
Website:	-www.alliedpropaneservice.com
Tenant Description:	-Founded in 1967, Allied Propane Service has provided a broad range of services to customers in the Northern California Bay Area for over 55 years, with facilities in Napa, Richmond and Dixon.



TENANT OVERVIEW

Company:	-Exquisite Beauty Salon
Founded:	-2013
Locations:	-1
Headquarters:	-Dixon, CA
Website:	-www.exquisitebeautysalon.com
Tenant Description:	-Exquisite Beauty Salon is a premier beauty destination located in Dixon. Our team of highly-trained technicians and beauty professionals are dedicated to providing the highest level of service for Ombre Powder Brows, Manicures/Pedicures, and other services. We are committed to helping you achieve your beauty goals and feel confident. Come visit us and discover the Exquisite difference.

North Point Shopping Center // RENT ROLL

TENANT NAME	SUITE	SQUARE FEET	% BLDG SHARE	LEASE DATES		Monthly RENT PER SQ. FT.	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	CHANGES ON	CHANGES TO	LEASE TYPE	RENEWAL OPTIONS AND OPTION YEAR RENTAL INFORMATION
				COMM.	EXP.							
Dollar Tree	Suite A	9,000	45.0%	9/4/12	9/30/27	\$0.83	\$7,500	\$90,000	Oct-2027	\$7,875	NNN	5% Increase Every 5 Years One 5-Year Option
Allied Propane Services	Suite B	3,818	19.1%	1/1/14	6/30/26	\$1.09	\$4,153	\$49,833	Jul-2025	\$4,277	NNN	Annual 3% Increases No Option
Exquisite Nails	Suite B1	1,525	7.6%	5/1/13	7/31/28	\$1.37	\$2,085	\$25,019	Aug-2025	\$2,141	NNN	Annual 3% Increases No Option
Mountain Mikes	Suite C	5,657	28.3%	5/24/24	5/24/34	\$1.00	\$5,657	\$67,884	N/A	N/A	NNN	Annual 3% Increases Two 5-Year Options
King Energy	Rooftop	0	0.0%	4/1/23	9/31/2033	\$0.00	\$945	\$11,340	Aug-2025	\$973	NNN	Annual 3% Increases Three 5-Year Options
Total		20,000				\$1.02	\$20,340	\$244,075				
Occupied Tenants: 5			Unoccupied Tenants: 0			Occupied GLA: 100.00%			Unoccupied GLA: 0.00%			



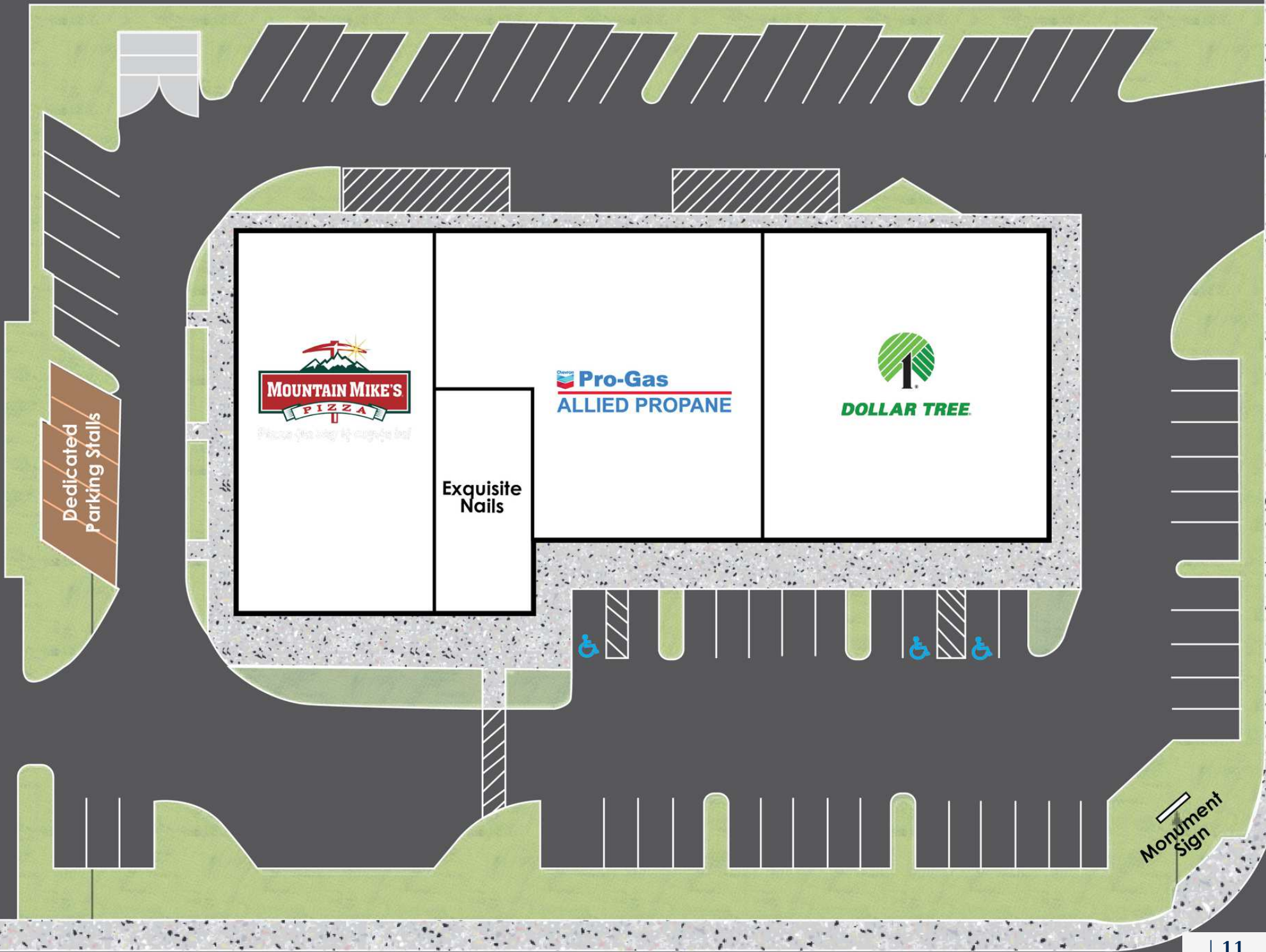
INCOME & EXPENSES // North Point Shopping Center

INCOME	Year 1	PER SF	Year 2	PER SF	NOTES
Scheduled Base Rental Income	245,463	12.27	246,877	12.34	
Expense Reimbursement Income					
CAM	43,878	2.19	44,756	2.24	
Insurance	5,123	0.26	5,225	0.26	
Real Estate Taxes	46,248	2.31	46,248	2.31	[2]
Total Reimbursement Income	\$95,249	\$4.76	\$96,229	\$4.81	
10% Admin Fee	7,213	0.36	7,358	0.37	[4]
Effective Gross Revenue	\$347,925	\$17.40	\$350,464	\$17.52	

OPERATING EXPENSES	Year 1	PER SF	Year 2	PER SF	NOTES
Common Area Maintenance (CAM)					
Landscaping	10,447	0.52	10,656	0.53	
Management Fee	9,600	0.48	9,792	0.49	
Bookkeeping	6,900	0.35	7,038	0.35	
Trash Removal	871	0.04	888	0.04	
PG&E	4,205	0.21	4,289	0.21	
Water	3,493	0.17	3,563	0.18	
Parking Lot Maintenance	5,181	0.26	5,285	0.26	
Fire Alarm Monitoring	1,020	0.05	1,040	0.05	
Security	770	0.04	785	0.04	
Repairs and Maintenance	1,391	0.07	1,419	0.07	
Insurance	5,123	0.26	5,225	0.26	
Real Estate Taxes	46,248	2.31	46,248	2.31	[2]
Total Expenses	\$95,249	\$4.76	\$96,229	\$4.81	
Expenses as % of EGR	27.4%		27.5%		
Net Operating Income	\$252,676	\$12.63	\$254,235	\$12.71	

NOTES

- [1] Based Off 2023 Operating Expenses
- [2] Property Tax Adjusted To List Price
- [3] All Tenants Are On NNN Leases
- [4] 10% Admin Fee Reimbursement
- [5] Increase Year 2 Expenses By 2%



Dedicated
Parking Stalls



Please enjoy it responsibly

Exquisite
Nails

Pro-Gas
ALLIED PROPANE



DOLLAR TREE

Monument
Sign

N 1ST STREET

PITT SCHOOL RD.

VAUGHN RD.

PEDRICK RD.

INTERSTATE 80

CALIFORNIA 113

H ST.

SUBJECT PROPERTY
1700 N 1st Street

Little Caesars

Habit Burger Grill

McDonald's

Subway

Dutch Bros Caffe

Taco Bell

Pizza Guys

Starbucks

76

6

CATTLEMEN'S STEAK HOUSE

California BURRITO

Quick Quack CAR WASH

Jack in the box

POPEYES

76

Chevron

COUNTRY INN & SUITES

DUTCH BROS Caffe

SUBWAY

KIKI'S

Walmart

Mayfair Vet Care

LA CONCINA MEXICAN

metro by T Mobile

Wendy's

Starbucks

verizon

GROCERY OUTLET Bargain Market

GE APPLIANCES a Haier company

Shell

Tires LES SCHWAB

CHIPOTLE MEXICAN GRILL

TRACTOR SUPPLY CO.

DOLLAR TREE

AutoZone

ACE Hardware

O'Reilly AUTO PARTS

NAPA

ExtraSpace Storage

SAFeway

THE UPS STORE

CHASE

ROUND TABLE PIZZA ROYALTY

LA FAVORITA MEAT MARKET

7 ELEVEN

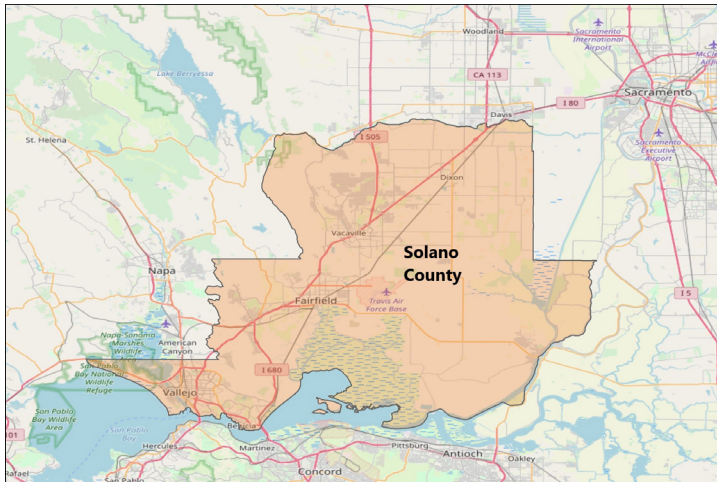
CVS pharmacy



NORTH FIRST STREET 19,000+ VPD

SOLANO COUNTY, CA

Solano County is located between San Francisco, Oakland, and Sacramento, and is situated within the Napa Valley and Suisun Valley wine regions. As such, the county is adorned with numerous wineries, contributing to the area's vibrant agricultural scene that also includes the cultivation of crops like tomatoes, prunes, and walnuts. Interstate 80 traverses the region, and port access is available in Benicia, supporting a number of industrial parks that are scattered throughout the county and offer lower costs than larger, nearby metros. Solano County is also home to Travis Air Force Base, a major military installation known for its strategic airlift capabilities and logistical support. Beyond contributing to the nation's defense and providing critical aid in disaster response, Travis Air Force base is also a source for local employment opportunities. Other households commute out of the county for employment, as more affordable single-family home prices attract households and individuals to the area. Vallejo is the most populated city, followed by Fairfield, each close to 120,000 residents.



* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



DIVERSE ECONOMIC BASE

In addition to Travis Air Force Base, other economic drivers include advanced materials, logistics, food and beverage, as well as life science companies.



LOWER COST-OF-LIVING

More affordable home and land prices than in nearby San Francisco, San Jose and Oakland attract companies and residents.



SKILLED LABOR POOL

Cal Maritime, Touro University and Solano Community College are among the many institutions of higher learning within the county that help provide an educated workforce. While not in the county, UC Davis and UC Berkeley are located nearby.

ECONOMY

- Advanced materials employers include Dunlop Manufacturing, Meyer Cookware, M&G DuraVent and Petrochem Insulation.
- Among the county's many biotech and biomedical companies are Genentech, Novici Biotech, MuriGenics, Hemostat Laboratories and Janssen Pharmaceuticals.
- The food and beverage sector is supported by firms like Jelly Belly Candy, Guittard Chocolate Co., Mariani Packing Co., Superior Farms and Valley Fine Foods.
- Other major employers are Kaiser Permanente, NorthBay Health and Sutter Health.

DEMOGRAPHICS



POPULATION

443K

Growth 2023-2028*
1.9%



HOUSEHOLDS

158K

Growth 2023-2028*
2.3%



MEDIAN AGE

38.8

U.S. Median
38.7



MEDIAN HOUSEHOLD INCOME

\$84,400

U.S. Median
\$68,500

DEMOGRAPHICS // North Point Shopping Center

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	8,248	22,372	22,999
2023 Estimate			
Total Population	7,728	20,961	21,581
2020 Census			
Total Population	7,204	19,874	20,507
2010 Census			
Total Population	7,566	18,855	19,535
Daytime Population			
2023 Estimate	6,782	17,199	17,992
HOUSEHOLDS			
2028 Projection			
Total Households	2,726	7,467	7,702
2023 Estimate			
Total Households	2,544	6,972	7,205
Average (Mean) Household Size	3.1	3.0	3.0
2010 Census			
Total Households	2,432	6,672	6,903
2010 Census			
Total Households	2,392	6,041	6,287
Occupied Units			
2028 Projection	2,799	7,669	7,924
2023 Estimate	2,617	7,181	7,434
HOUSEHOLDS BY INCOME			
2023 Estimate			
\$150,000 or More	17.2%	17.7%	18.0%
\$100,000-\$149,999	20.7%	22.3%	22.2%
\$75,000-\$99,999	19.3%	18.8%	18.7%
\$50,000-\$74,999	15.0%	14.5%	14.7%
\$35,000-\$49,999	10.3%	11.1%	10.9%
Under \$35,000	17.3%	15.6%	15.5%
Average Household Income	\$102,512	\$109,611	\$110,877
Median Household Income	\$84,822	\$86,735	\$86,818
Per Capita Income	\$33,744	\$36,464	\$37,022

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$83,537	\$85,021	\$85,069
Consumer Expenditure Top 10 Categories			
Housing	\$30,787	\$31,420	\$31,437
Transportation	\$14,222	\$14,346	\$14,348
Food	\$10,355	\$10,536	\$10,528
Personal Insurance and Pensions	\$9,729	\$9,942	\$9,948
Healthcare	\$5,814	\$5,959	\$5,971
Entertainment	\$3,466	\$3,542	\$3,542
Cash Contributions	\$2,456	\$2,458	\$2,473
Apparel	\$2,045	\$2,102	\$2,100
Gifts	\$1,796	\$1,707	\$1,717
Education	\$1,426	\$1,431	\$1,435
POPULATION PROFILE			
Population By Age			
2023 Estimate Total Population	7,728	20,961	21,581
Under 20	27.9%	27.6%	27.4%
20 to 34 Years	20.5%	20.6%	20.5%
35 to 39 Years	7.6%	8.0%	7.9%
40 to 49 Years	13.4%	13.0%	13.0%
50 to 64 Years	17.6%	17.2%	17.3%
Age 65+	13.2%	13.7%	13.8%
Median Age	36.1	36.2	36.3
Population 25+ by Education Level			
2023 Estimate Population Age 25+	5,089	13,919	14,359
Elementary (0-8)	12.0%	12.4%	12.5%
Some High School (9-11)	5.8%	6.0%	6.0%
High School Graduate (12)	25.7%	25.5%	25.4%
Some College (13-15)	26.6%	25.6%	25.5%
Associate Degree Only	7.3%	7.6%	7.5%
Bachelor's Degree Only	15.7%	15.3%	15.2%
Graduate Degree	6.9%	7.6%	7.8%



POPULATION

In 2023, the population in your selected geography is 21,581. The population has changed by 10.47 since 2010. It is estimated that the population in your area will be 22,999 five years from now, which represents a change of 6.6 percent from the current year. The current population is 49.8 percent male and 50.2 percent female. The median age of the population in your area is 36.3, compared with the U.S. average, which is 38.7. The population density in your area is 274 people per square mile.



EMPLOYMENT

In 2023, 11,999 people in your selected area were employed. The 2010 Census revealed that 58.7 percent of employees are in white-collar occupations in this geography, and 22 percent are in blue-collar occupations. In 2023, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



HOUSEHOLDS

There are currently 7,205 households in your selected geography. The number of households has changed by 14.60 since 2010. It is estimated that the number of households in your area will be 7,702 five years from now, which represents a change of 6.9 percent from the current year. The average household size in your area is 3.0 people.



HOUSING

The median housing value in your area was \$456,303 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 4,123.00 owner-occupied housing units and 2,164.00 renter-occupied housing units in your area.



INCOME

In 2023, the median household income for your selected geography is \$86,818, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 32.50 since 2010. It is estimated that the median household income in your area will be \$99,057 five years from now, which represents a change of 14.1 percent from the current year.

The current year per capita income in your area is \$37,022, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$110,877, compared with the U.S. average, which is \$100,106.



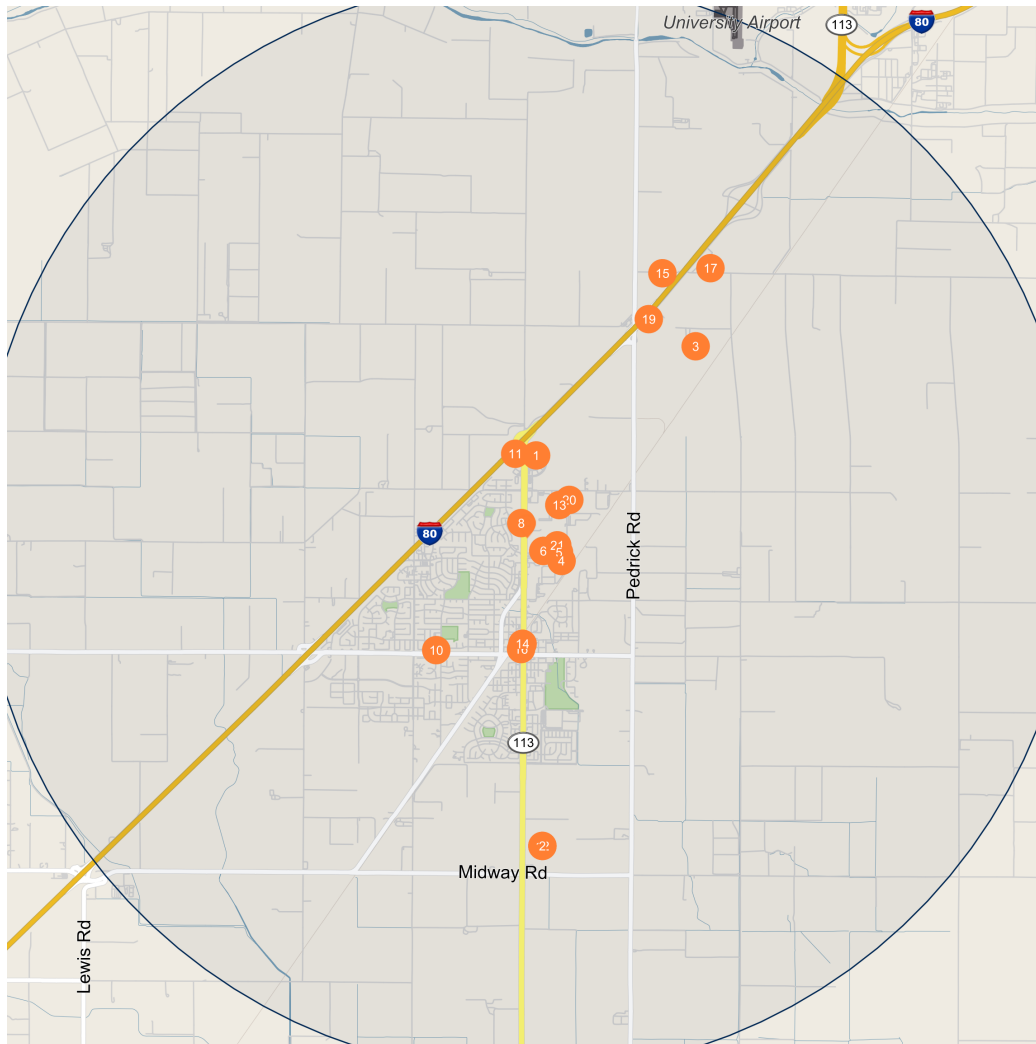
EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 7.8 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 15.2 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 7.5 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 25.4 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 25.5 percent in the selected area compared with the 20.1 percent in the U.S.

DEMOGRAPHICS // North Point Shopping Center



Major Employers

Employees

1	Walmart Inc-Walmart	260
2	Transhumance Holding Co Inc-Superior Farms	200
3	Button Transportation Inc	175
4	Cardinal Glass Industries Inc-Cardinal CT Company	161
5	Henkel Corporation	135
6	Global Rental Co Inc-Global Equipment Rental Co	120
7	Milgard Manufacturing LLC-Milgard-Dixon	108
8	Isec Incorporated	101
9	Altec Industries Inc	98
10	Fresenius Med Care Slano Cnty-Fresenius Med Care Solano Cnty	94
11	Cattlemens-Cattlemens Steakhouse	84
12	Ellensburg Lamb Company Inc-Superior Packing Co	80
13	Frank M Booth Inc	78
14	Recology Inc	63
15	Fremouw Environmental Svcs Inc	60
16	First Northern Bank of Dixon	59
17	Cemex Materials LLC	58
18	Recology Vallejo	57
19	California Department Trnsp	56
20	Cardinal Health Inc	55
21	J & A Jeffery Inc-Western Stabilization	50

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