

For Sale or Lease

±1,965 RSF - ±4,366 RSF

Office/Medical/Dialysis Clinic Available

Seller Financing Available | Lease to Purchase Options Available

125 N Lincoln Street, Dixon, CA



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Accelerating success.



Combined Sale Price

\$1,397,120

\$320 PSF

Suite B: ±2,401 RSF

\$804,335

\$335 PSF

Suite C: ±1,965 RSF

\$658,275

\$335 PSF

- 2nd generation dialysis clinic
- Located in prominent Dixon Medical Center
- Single-story
- Ample parking
- Centrally located
- Seller financing available
- Lease to purchase options available



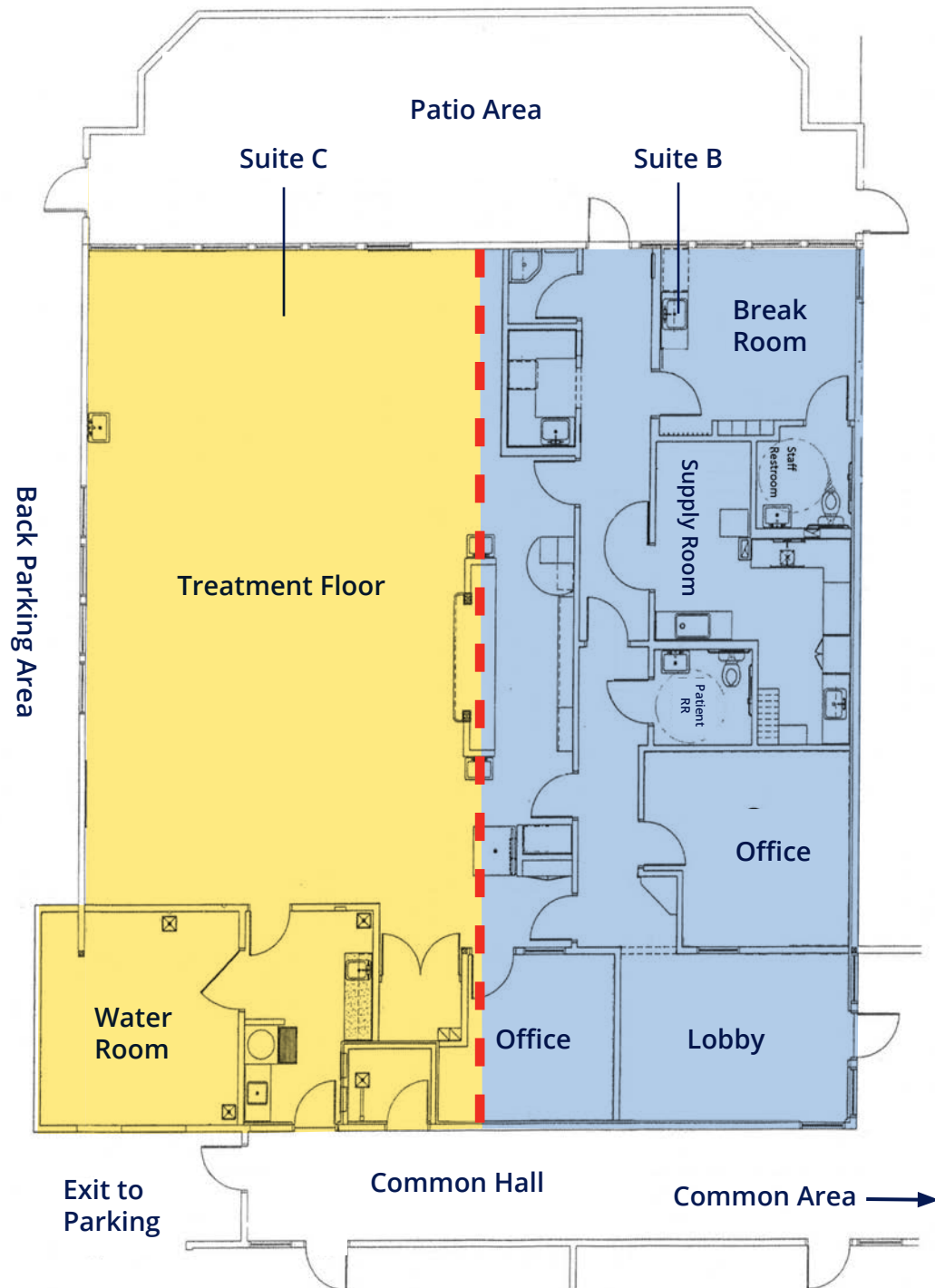
Lease Rate: Call Broker

Existing Floor Plan

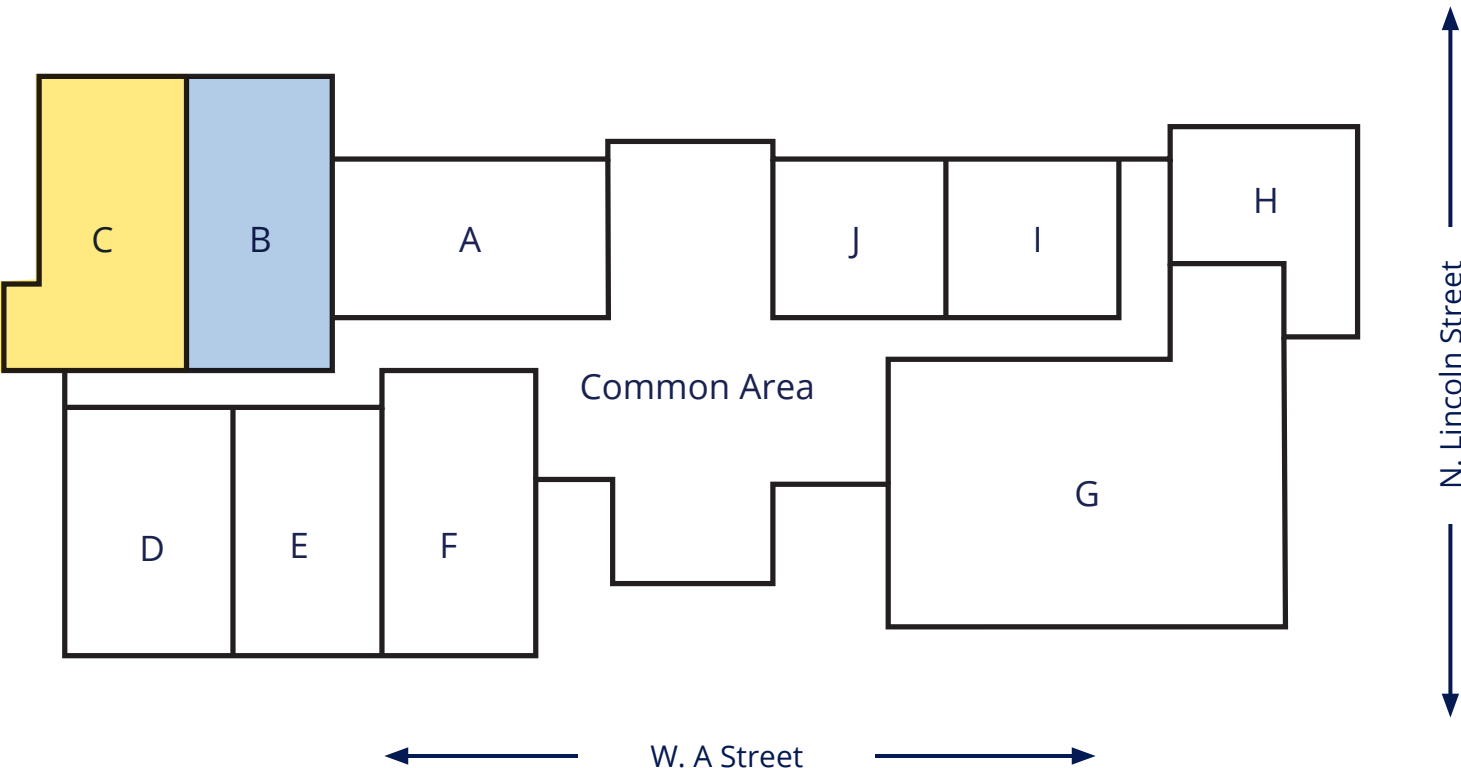
Can be demised to:

- Suite B: $\pm 2,401$ RSF | Suite C: $\pm 1,965$ RSF

 Demising Line



Building Plan



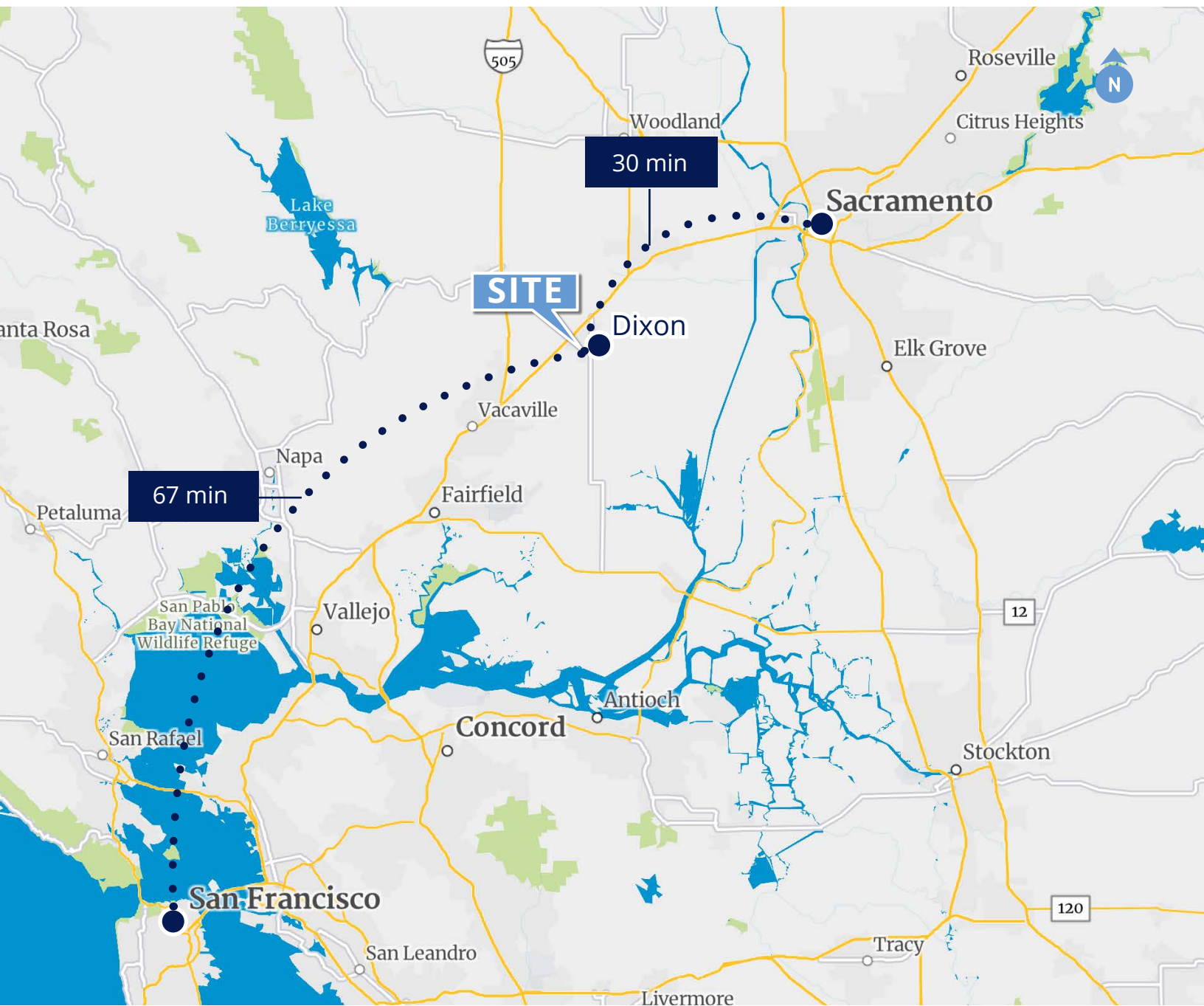
Dixon Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|-----------|-----------|-----------|
| 2023 Total Population | 15,098 | 21,569 | 22,727 |
| 2028 Total Population | 15,641 | 22,260 | 23,429 |
| 2023 Households | 5,004 | 7,318 | 7,732 |
| Average Household Income | \$116,419 | \$115,929 | \$117,743 |
| Median Home Value | \$546,352 | \$564,125 | \$574,092 |
| Median Age | 35.2 | 35.3 | 35.5 |

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Regional Overview



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