PREMIER Commercial

OFFICE + BUSINESS OPPORTUNITY
FOR SALE

Established professional office at the corner of N Lincoln St & Stratford Ave, conveniently located minutes from I-80 in growing Dixon, halfway between Sacramento and the Bay Area.

1330 N LINCOLN ST. DIXON, CA 95620

SIZE - 1,489 **SF** ASKING PRICE **$595,000 + $159,900 Biz. Op.**

PREMIER COMMERCIAL REAL ESTATE SERVICES
1300 Oliver Rd, #300 Fairfield, CA 94534 | 707-436-7300

INAM KHAN
Lic # 01206896
inam@pcres.net
707-436-7300

PREMIER Commercial

OFFICE + BUSINESS OPPORTUNITY FOR SALE

BUILDING HIGHLIGHTS

- Charming craftsman-style professional building
- Prime corner location at N Lincoln St & Stratford Ave
- Established medical/professional use since 1991
- Est. daily traffic of ±8,800 vehicles at Lincoln & Stratford
- Quick I-80 access via Pitt School Rd
- Four-lane arterial frontage
- 0.08 AC lot with tons of parking
- Surrounded by dental, dialysis & professional users
- 31 minutes to Sacramento International Airport
- Growing market: Dixon population up 8.8% since 2020

1330 N LINCOLN ST. DIXON, CA 95620

SIZE - 1,489 **SF** ASKING PRICE **$595,000 + $159,900 Biz. Op.**

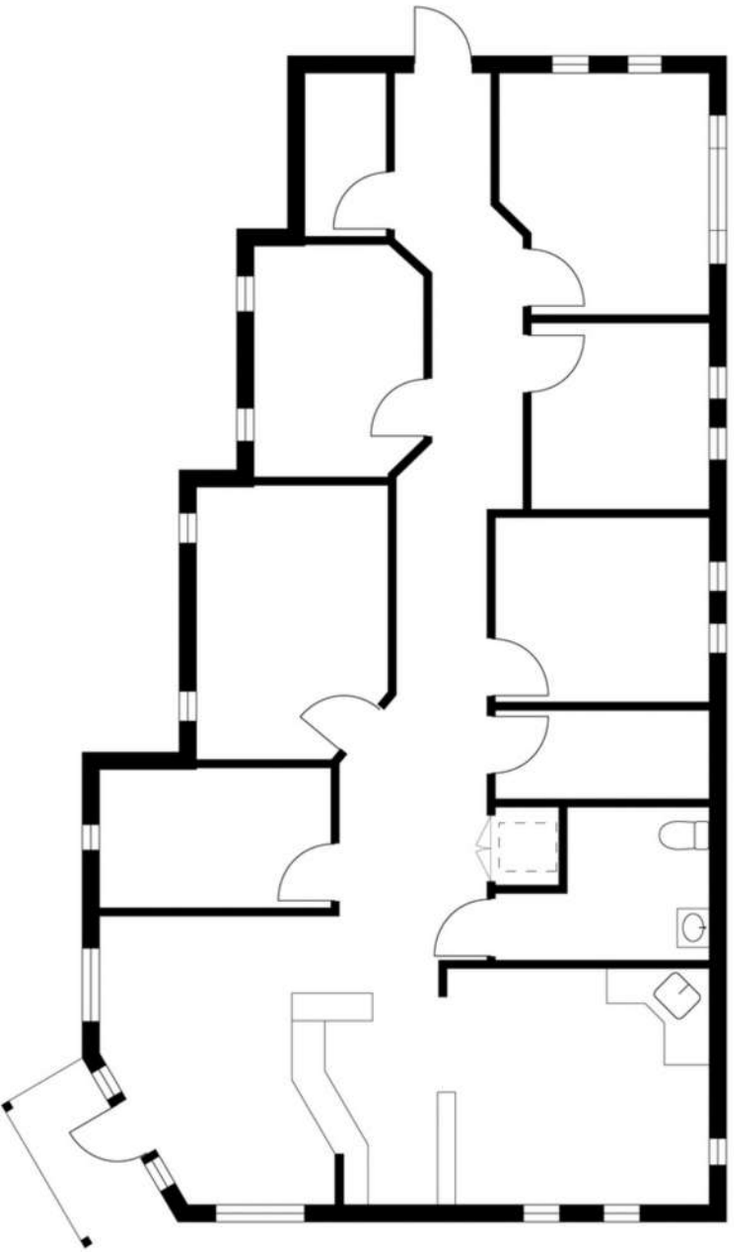
PREMIER COMMERCIAL REAL ESTATE SERVICES
1300 Oliver Rd, #300 Fairfield, CA 94534 | 707-436-7300

INAM KHAN
Lic # 01206896
inam@pcres.net
707-436-7300

PREMIER Commercial

OFFICE + BUSINESS OPPORTUNITY FOR SALE

FLOOR PLAN (not to scale)



DEMOGRAPHICS

RADIUS	NIGHTTIME	DAYTIME
1 mile	10,261	8,568*
3 miles	21,894	18,281*
5 miles	22,717	18,969*

*Estimated. Nighttime: 2025 residential population (LoopNet / CoStar). Daytime: nighttime adjusted −16.5% for net commuting (City-Data / ACS).

1330 N LINCOLN ST. DIXON, CA 95620

SIZE - 1,489 **SF** ASKING PRICE **$595,000 + $159,900 Biz. Op.**

PREMIER COMMERCIAL REAL ESTATE SERVICES
1300 Oliver Rd, #300 Fairfield, CA 94534 | 707-436-7300

INAM KHAN
Lic # 01206896
inam@pcres.net
707-436-7300

PREMIER Commercial

OFFICE + BUSINESS OPPORTUNITY
FOR SALE

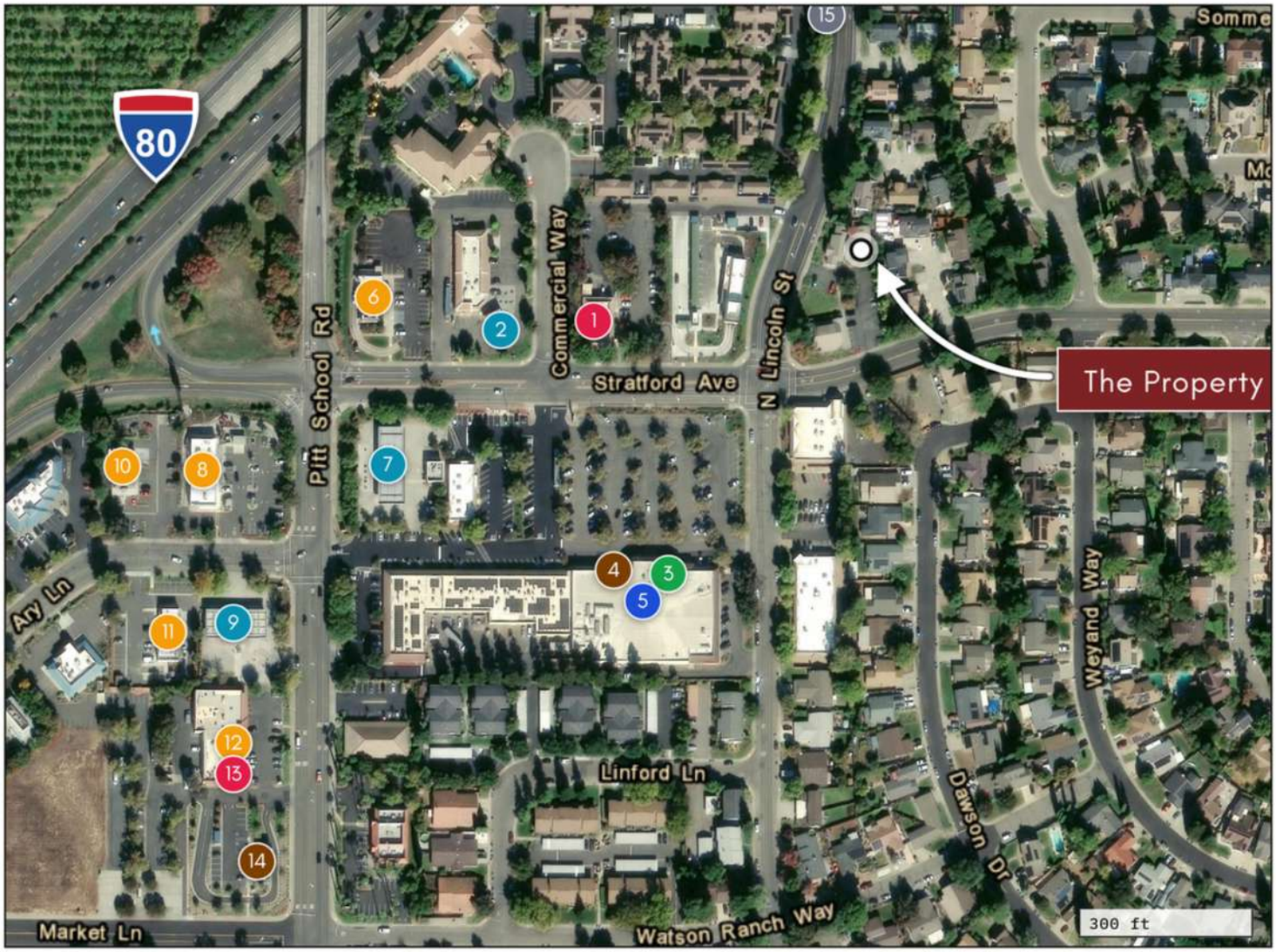
1330 N LINCOLN ST. DIXON, CA 95620

SIZE - 1,489 **SF** ASKING PRICE **$595,000 + $159,900 Biz. Op.**

PREMIER COMMERCIAL REAL ESTATE SERVICES
1300 Oliver Rd, #300 Fairfield, CA 94534 | 707-436-7300

INAM KHAN
Lic # 01206896
inam@pcres.net
707-436-7300

PREMIER Commercial



● Restaurants ● Fast food ● Cafés ● Groceries ● Banks ● Gas ● Car wash

1	Denny's	6	Burger King	11	The Habit Burger Grill
2	Chevron	7	Safeway Fuel	12	Little Caesars
3	Wells Fargo	8	McDonald's	13	Asian Garden
4	Starbucks	9	76	14	Dutch Bros. Coffee
5	Safeway	10	Taco Bell	15	Quick Quack Car Wash

1330 N LINCOLN ST. DIXON, CA 95620

SIZE - 1,489 **SF** ASKING PRICE **$595,000 + $159,900 Biz. Op.**

PREMIER COMMERCIAL REAL ESTATE SERVICES
1300 Oliver Rd, #300 Fairfield, CA 94534 | 707-436-7300

INAM KHAN
Lic # 01206896
inam@pcres.net
707-436-7300