

1520 N Lincoln St, Dixon, CA 95620

■ Off Market

* Sold Date: 3/20/2014
* Public Record

Closed Price
\$1,600,000

Closed Date: 3/20/2014

Property Facts

Property Facts	Public Facts	Listing Facts
Property Type	Retail	—
Property Subtype	Day care	—
Number of Units	0	—
Building Area (sq ft)	11,456	—
Lot Size	1.36 acres	—
Lot Dimensions	1.360 AC	—
Year Built	2001	—
Garage (spaces)	0	—

Extended Property Facts

Interior Details

1st Floor 11456 sq ft

Exterior Details

Lot Size - Square Feet 59,241 sq ft

Lot Size - Acres 1.36 acres

Schools (based on location)

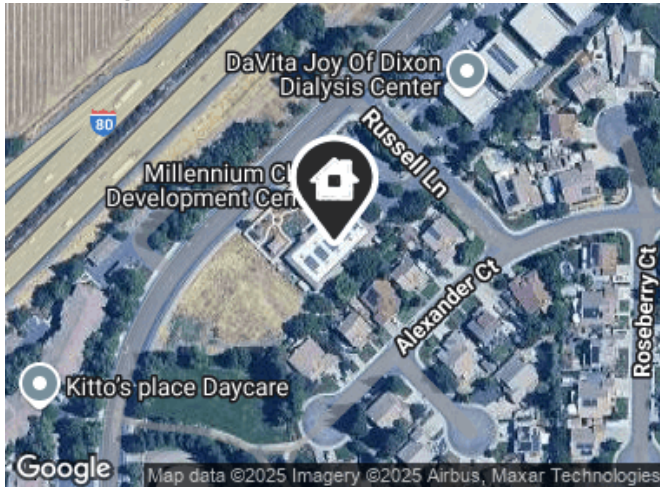
Elementary School	Gretchen Higgins Elementary School
Middle School	John Knight Middle School
High School	Dixon High School
School District	Dixon Unified School District

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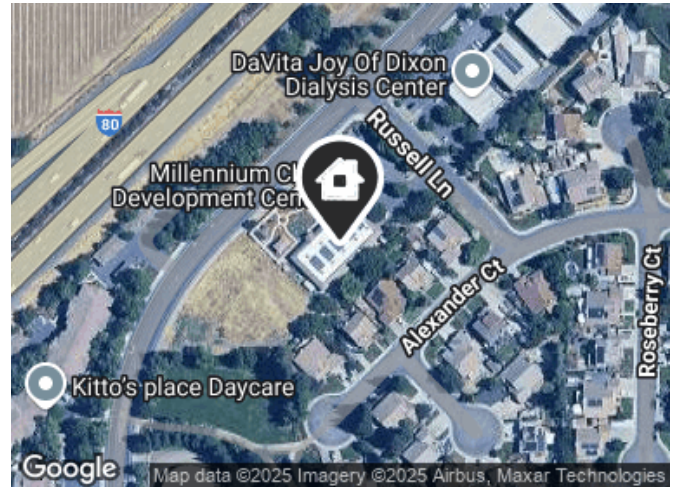
Maps



Legend:  Subject Property

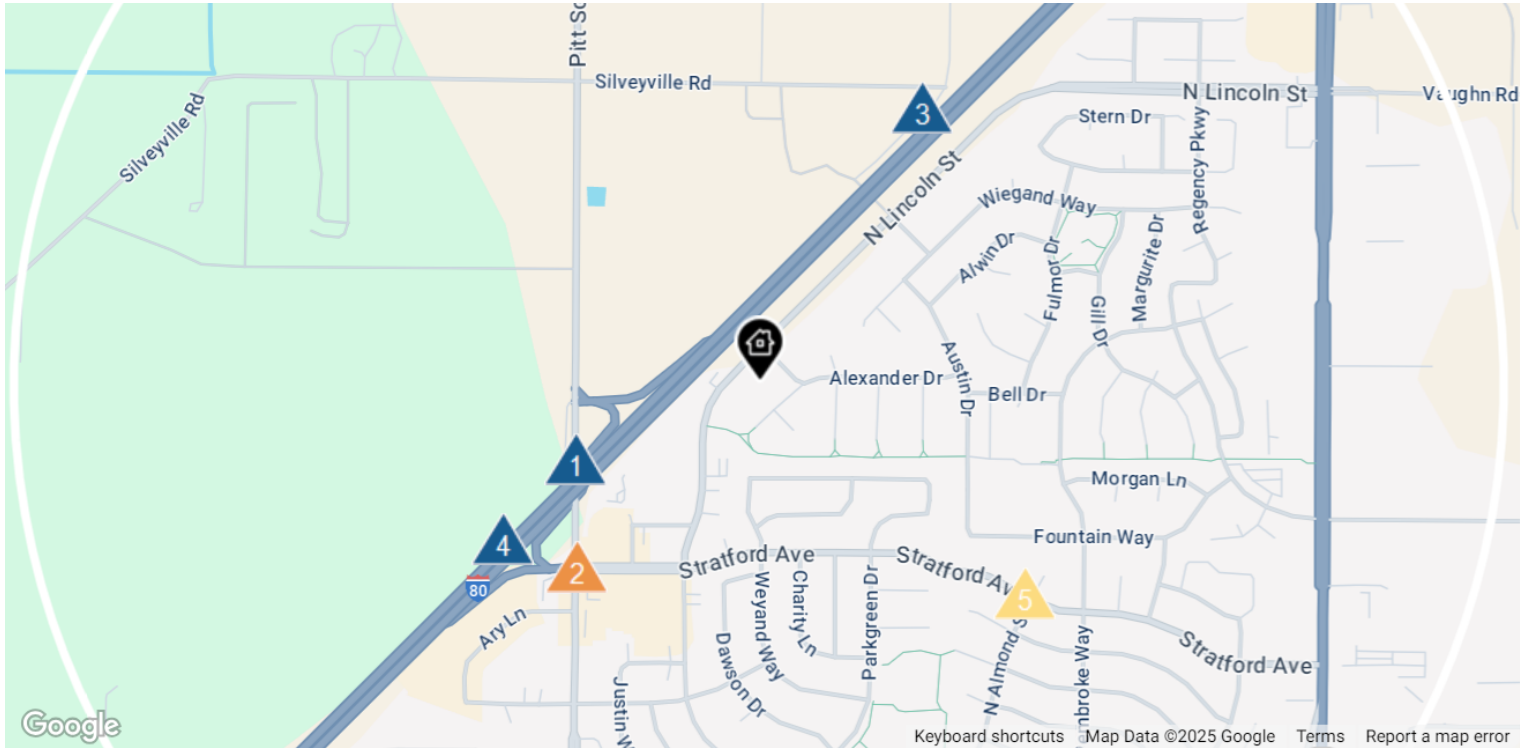


Legend:  Subject Property



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Traffic Counts



Daily Traffic Counts:  Up 6,000 / day  6,001 – 15,000  15,001 – 30,000  30,001 – 50,000  50,001 – 100,000  Over 100,000 / day

1

116,117

2024 Est. daily traffic counts

Street: **Pitt School Road**
Cross: **I- 80**
Cross Dir: **S**
Dist: **-**

Historical counts

Year	Count	Type
2022	116,000	AADT
2021	116,000	AADT

2

8,638

2024 Est. daily traffic counts

Street: **Pitt School Rd**
Cross: **Ary Ln**
Cross Dir: **S**
Dist: **-**

Historical counts

Year	Count	Type
2004	8,566	ADT

3

133,545

2024 Est. daily traffic counts

Street: **80**
Cross: **-**
Cross Dir: **-**
Dist: **-**

Historical counts

Year	Count	Type
2018	131,000	AADT

4

133,545

2024 Est. daily traffic counts

Street: **80**
Cross: **-**
Cross Dir: **-**
Dist: **-**

Historical counts

Year	Count	Type
2018	131,000	AADT

5

2,608

2024 Est. daily traffic counts

Street: **N Almond St**
Cross: **McKenzie Ct**
Cross Dir: **SW**
Dist: **-**

Historical counts

Year	Count	Type
2004	2,637	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)