

For Lease Gateway to Dixon

400-B Gateway Drive | Dixon | California | 95620



PROPERTY HIGHLIGHTS

- Year built 2006
- 9,800± square feet
- Currently configured as a fitness center
- 600 AMP electrical panels (400+200+200)
- Five ton HVAC (need to verify)
- Interior security system
- Wired for cable - ATT & WAIDE
- 4:1000 parking = 39 spaces non- dedicated
- Sprinkler and gas lines to space
- \$1.25 PSF, Gross
- Built-in reception area
- Weight room with rubberized floor
- Equipment room with 31 dedicated outlets
- Class exercise room has hardwood floors and mirrors measuring approximately 40' x 60'
- Two individual private office with doors
- ADA restrooms, men and women's with showers/lockers

Retail Space



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MERIDIAN
COMMERCIAL

Radius	1 mile	3 mile	5 mile
Population	5,277	20,185	21,800
Median Household Income	\$79,593	\$67,785	\$68,947
Average Age	36	36	36
Median Home Value	\$310,516	\$310,875	\$319,073

MAJOR EMPLOYERS – SOLANO COUNTY

EMPLOYER	# OF EMPLOYEES
TRAVIS AIR FORCE BASE, FAIRFIELD	14,353
KAISER PERMANENTE, VALLEJO AND VACAVILLE	5,000
COUNTY OF SOLANO	2,850
SIX FLAGS, VALLEJO	1,600
CALIFORNIA MEDICAL FACILITY	1,400
GENENTECH, VACAVILLE	850



TRAFFIC COUNTS

INTERSTATE 80	128,000 ADT (source City of Dixon website)
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