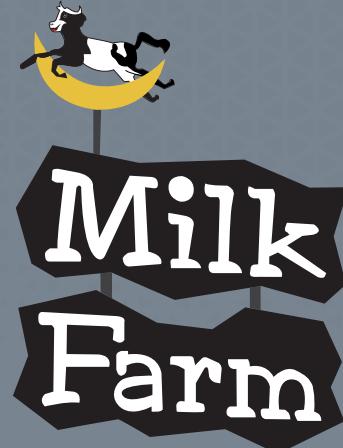


59 ACRE DEVELOPMENT OPPORTUNITY

I-80 FRONTING WITH DEDICATED OFF-RAMP VIA CURREY RD



DIXON, CA 95620



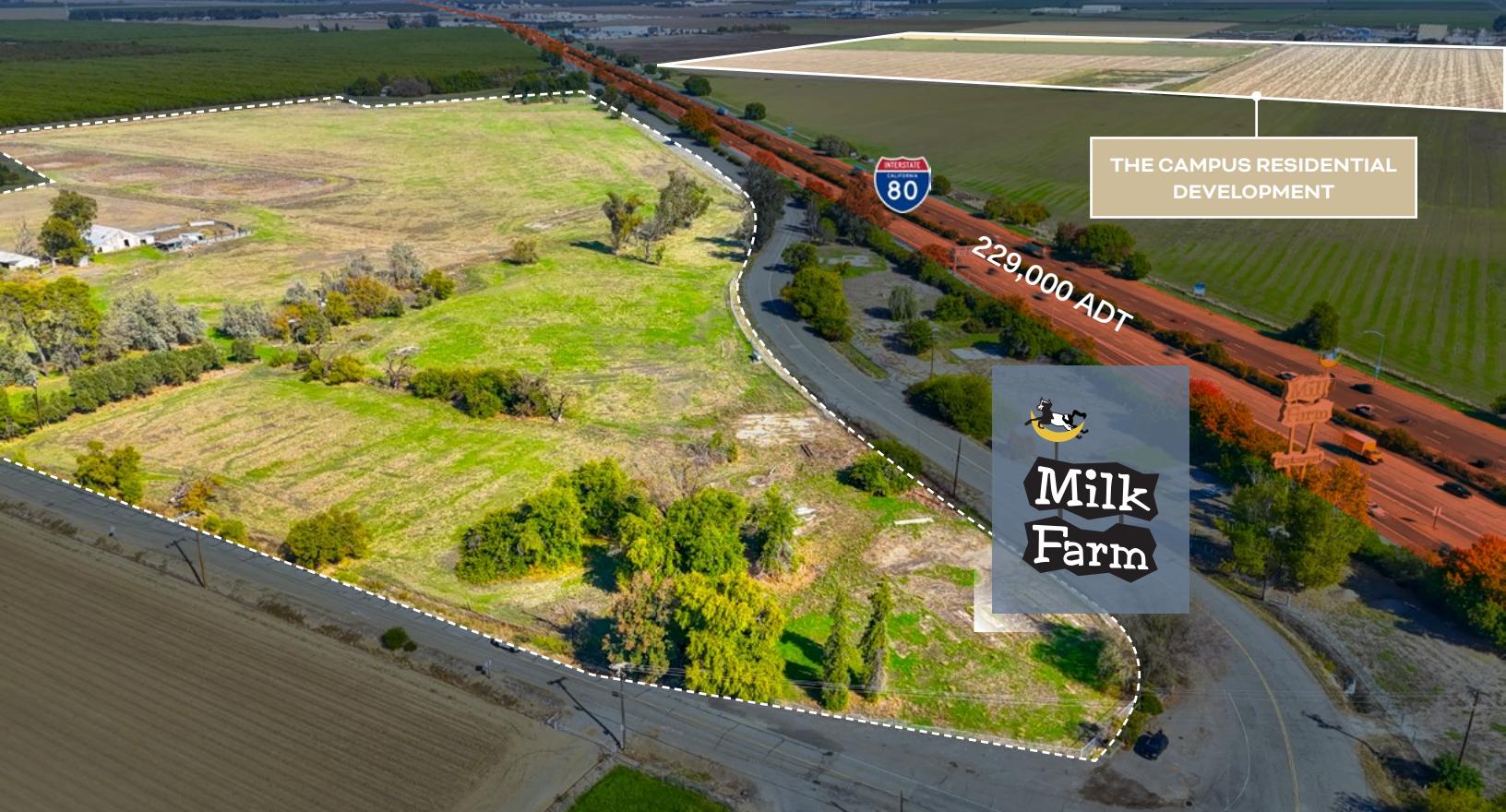
FOR MORE INFORMATION, CONTACT:

CHRIS CAMPBELL
Executive Vice President
+1 916 446 8760
chris.campbell@cbre.com
Lic. 01204114

JASON READ
Senior Vice President
+1 916 446 8273
jason.read@cbre.com
Lic. 01341972

SCOTT CARRUTH
Senior Vice President
+1 916 446 8717
scott.carruth@cbre.com
Lic. 01372285

CBRE



SITE OVERVIEW

Situated along busy Interstate 80 with great visibility and the iconic Milk Farm sign known to generations of locals and regional travelers.

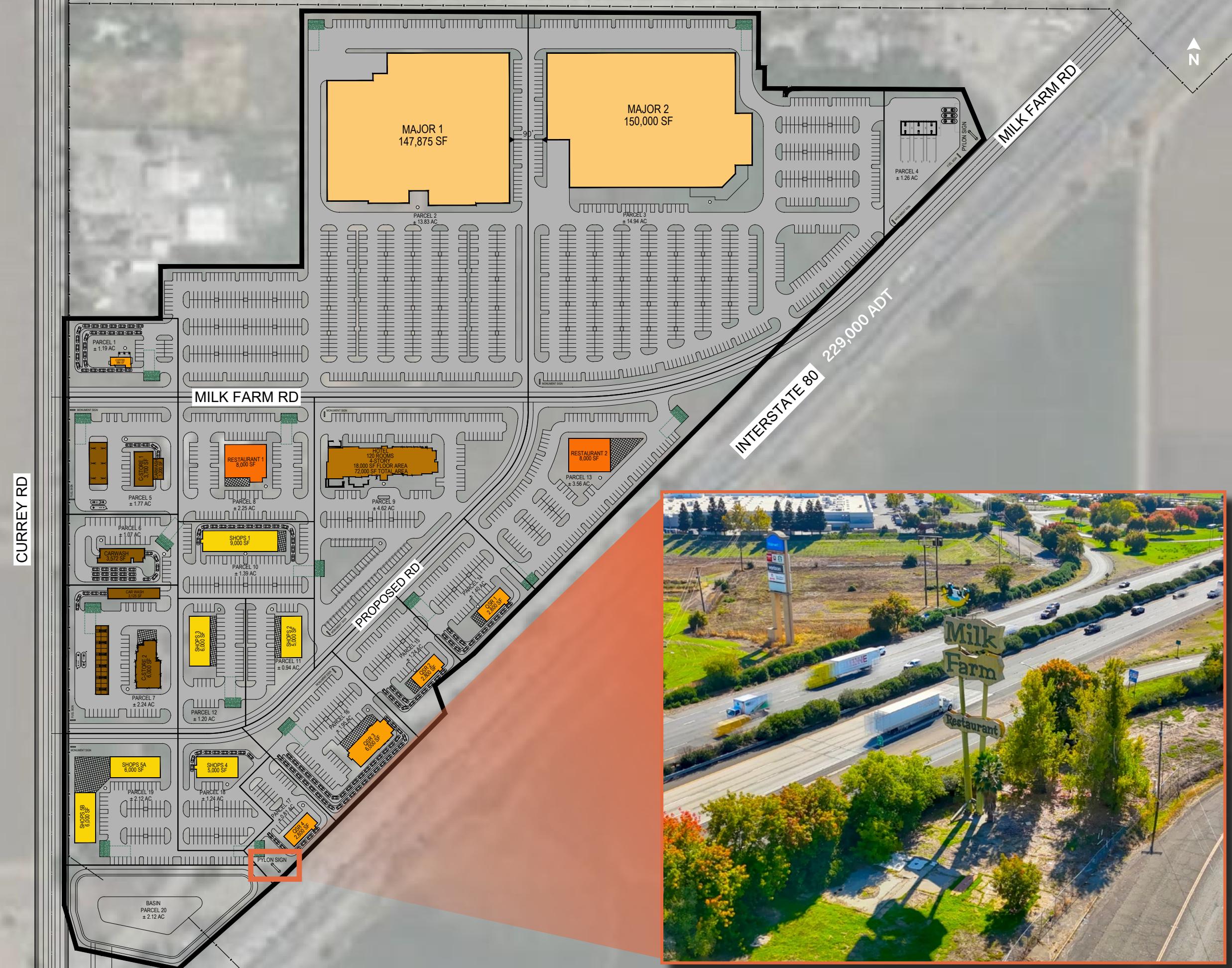
The 59-acre property was once the site of the Milk Farm Restaurant. Opened in 1924 and then moved closer to Interstate 80 in 1939 (then Highway 40), it served locals and travelers in the region until a big storm in 1986 tore a hole in the roof which eventually lead to the restaurant being closed for good. While the buildings have since been torn down, the iconic 100-foot high Milk Farm sign still stands today, easily seen by passersby.

The property presents a unique opportunity to build a freeway commercial service center on the north side of Interstate 80.



**THE PROPERTY PRESENTS A UNIQUE
OPPORTUNITY FOR LARGE ANCHORS AND
SMALLER HIGHWAY ORIENTED/PAD USERS**

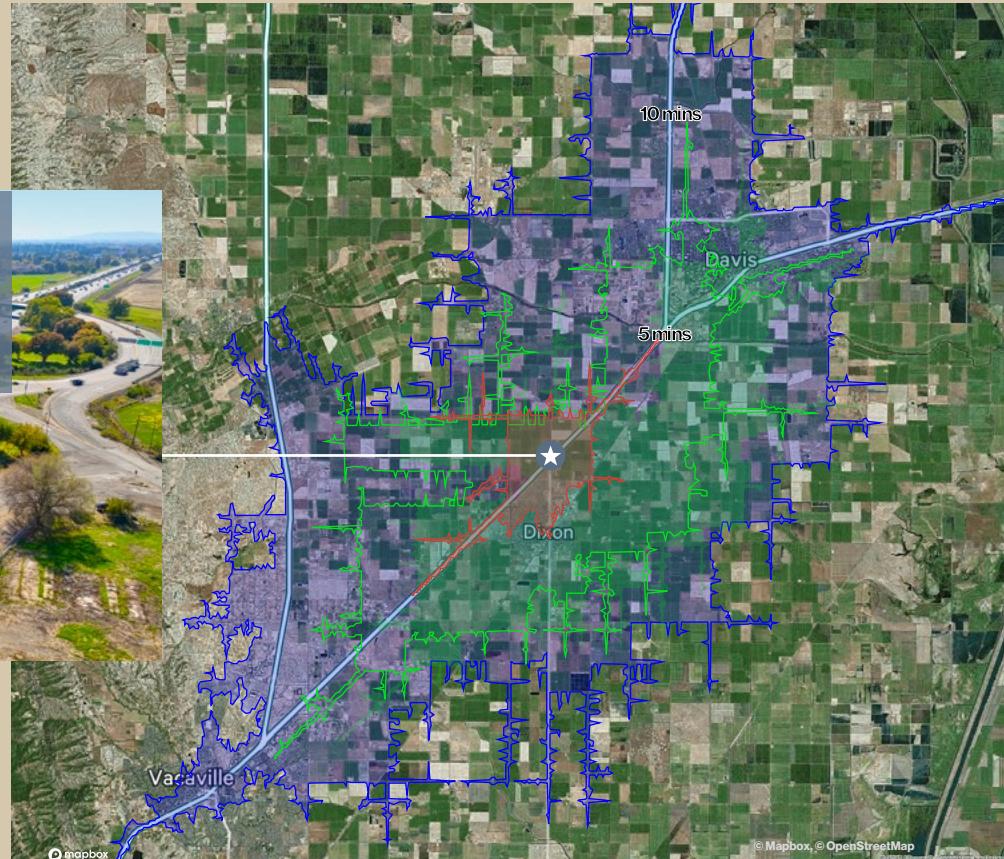
CONCEPTUAL SITE PLAN





DEMOCRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES			
PLACE OF WORK						
2024 Businesses	446	1,745	5,499			
POPULATION						
2024 Population - Current Year Estimate	10,771	59,666	150,691			
HOUSEHOLD						
2024 Households - Current Year Estimate	3,619	18,696	54,131			
HOUSEHOLD INCOME						
2024 Average Household Income	\$116,762	\$112,353	\$133,033			
DAYTIME POPULATION						
Daytime Workers	4,639	49.3%	21,114	37.9%	83,423	51.4%
Daytime Residents	4,778	50.7%	34,576	62.1%	78,772	48.6%



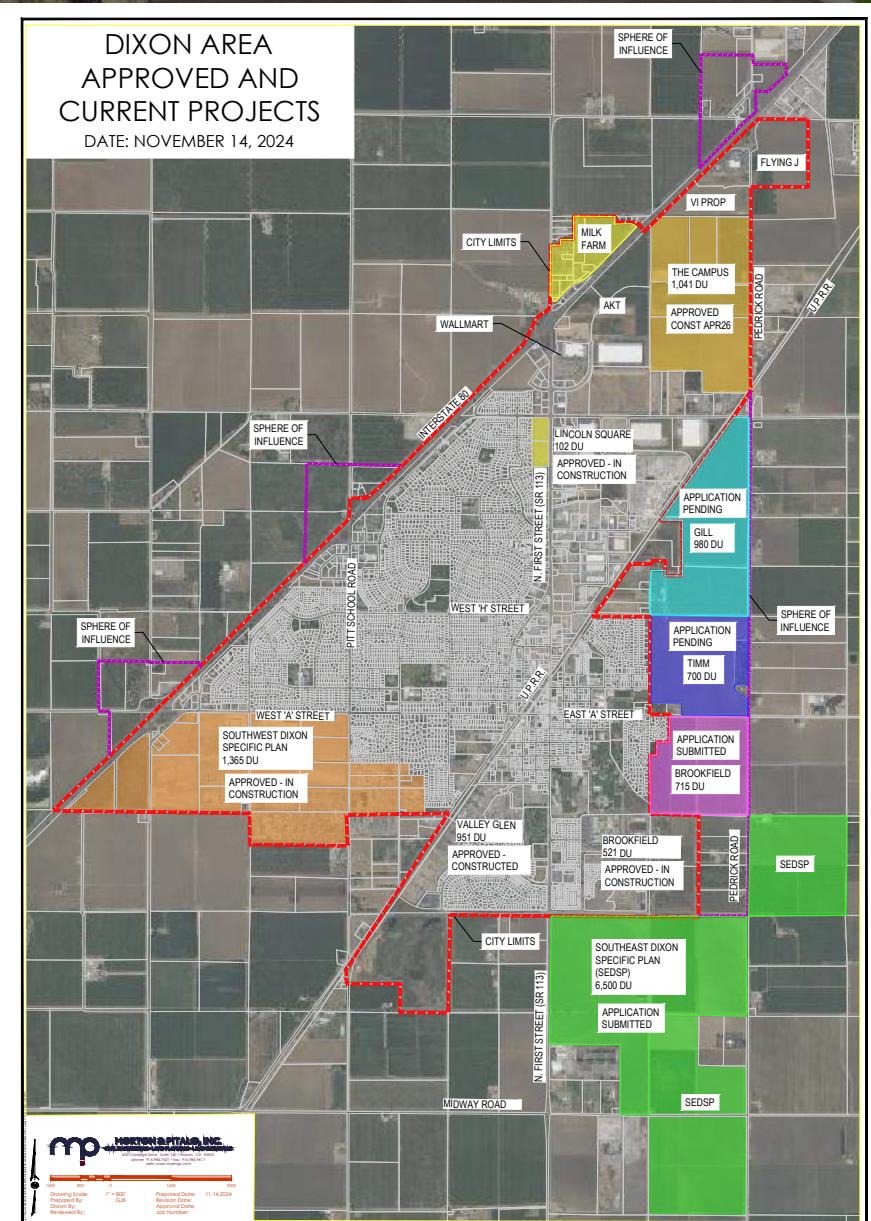


DIXON OVERVIEW

Dixon is an up-and-coming town in charming Solano County. Positioned close to Sacramento, it serves as a bedroom community for commuters to the state capital. With a rich farming history, the town puts on the Dixon May Fair in the spring and the Lambtown Festival in the fall of each year to celebrate its agricultural roots.

Interstate 80 is the main east/west thoroughfare connecting the San Francisco Bay Area and Lake Tahoe/Sierra Nevada mountains.

A new residential development named The Campus, a ± 260 acre project with approximately 1,041 housing units planned, will be located just south and east of the Milk Farm property off Pedrick Road.





Milk Farm

DIXON, CA



CHRIS CAMPBELL
Executive Vice President
+1 916 446 8760
chris.campbell@cbre.com
Lic. 01204114

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Senior Vice President
+1 916 446 8273
jason.read@cbre.com
Lic. 01341972

SCOTT CARRUTH
Senior Vice President
+1 916 446 8717
scott.carruth@cbre.com
Lic. 01372285

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CMPM Milk Farm_Brochure 12/26/25