

59 ACRE DEVELOPMENT OPPORTUNITY

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



DIXON, CA 95620



**FOR MORE
INFORMATION,
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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

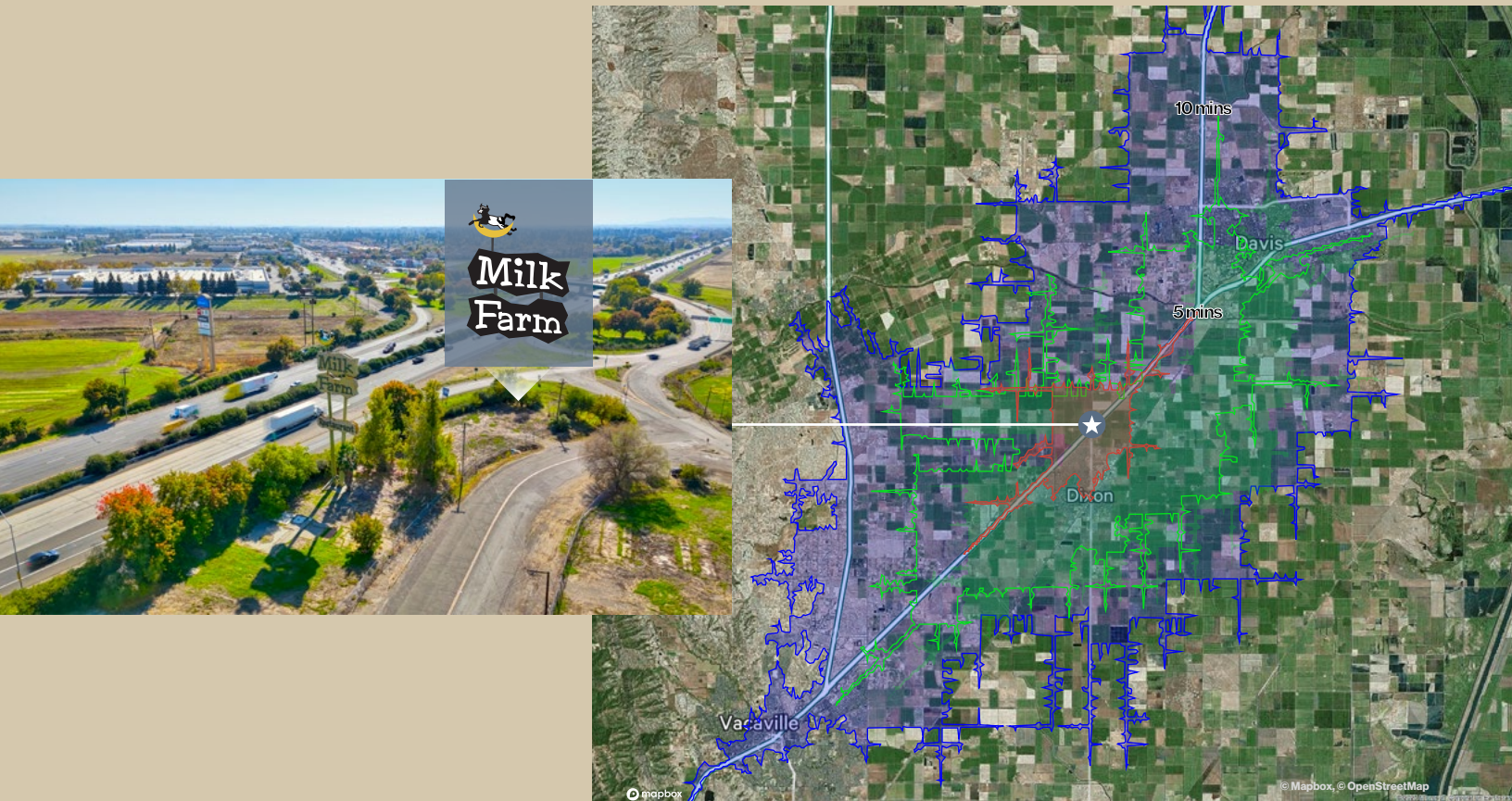
Not to scale. All dimensions are
approximate.





DEMOGRAPHICS

| | 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% |





Milk Farm

DIXON, CA



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CMPM Milk Farm_Brochure 12/26/25