

MAYOR JACK BATCHELOR, JR.
VICE MAYOR RICK C. FULLER
COUNCILMEMBER DANE BESNEATTE



COUNCILMEMBER KAY FULFS CAYLER
COUNCILMEMBER MICHAEL CEREMELLO, JR.
CITY TREASURER DAVID DINGMAN

MARKET AREA PROFILE

As of September 2009

Contacts:

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Dixon is a growing community of 17,644 committed to sustaining a high quality of life. Our historic town center and May Fair fairgrounds complex are reflective of a 19th century rail-stop, agricultural center, and early 20th century "Lincoln Highway" crossroads community.

The local economy maintains agricultural roots, but is an emerging contemporary suburban community with a rapidly diversifying economy. Light industrial and commercial uses have expanded in recent years. There is abundant commercial and industrial property near four Interstate 80 interchanges. Access via Interstate 80, State Highway 113, and the Union Pacific main rail line, have facilitated the community's emergence and viability as an economic competitor in the San Francisco Bay Area - Sacramento Capital corridor development.

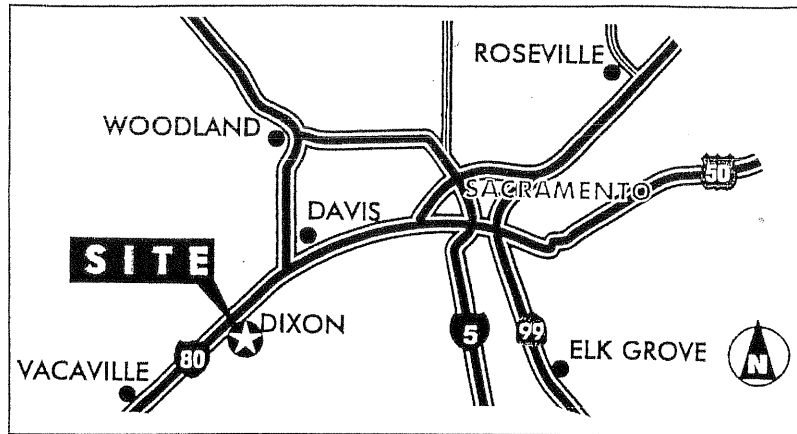
Proximity to the University of California, Davis, (5 miles) is a major asset and a source of employment for the community. New residential growth areas are planned to add about 2,000 new housing units over the next decade.

Dixon has laid the groundwork for economic development through comprehensive land planning and infrastructure improvements. The City's staff is accessible and responsive and the community and local government pride themselves on being business friendly.

City of Dixon

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DEMOGRAPHICS (2009 est.):



Population

3-mile ring	± 17,000
5-mile ring	± 20,000
10-mile ring	± 120,000

Median Household Income

City of Dixon (2007)	\$67,341
3-mile ring	\$63,165
5-mile ring	\$62,964
Solano County (includes incorporated cities)	\$79,400

Traffic (1/2009)

I-80	124,000 ADT
Hwy 113 (N. 1 st St.)	18,930 ADT
West A / I-80	11,400 ADT
Pitt School Rd. / I-80	12,400 ADT

Major Employers

Gymboree	419
Wal-Mart	288
Cardinal Health	203
Dixon Canning (Campbell's)	180
Basalite	180
Superior Packing	140
First Northern Bank	109
Altec Industries	105

Recent Activity

- Approval of Flying J Travel Plaza (I-80/Pedrick Road)
- Completion of Comfort Suites Hotel
- Major rehab of 10,000 sf dental office/restaurant (Redevelopment Agency)
- Approval of Housing Element (August 2009)
- Streamlining Planning Approvals (August 2009)