



THE NUT TREE

VACAVILLE, CA



EAST MONTE VISTA AVE & NUT TREE RD
VACAVILLE, CA 95688



PROPERTY INFORMATION

NUT TREE is an iconic ±370,000 SF development that is anchored by strong national tenants such as Petsmart, Nordstrom Rack, Kirklands, Ulta, Old Navy, Best Buy and Home Goods.

Stemming from humble beginnings as a road side fruit stand in 1921, Nut Tree grew into a major interstate road stop between San Francisco and Sacramento with a restaurant, shopping, and iconic carousel.

Centrally located in the heart of Vacaville, Nut Tree has strong visibility and access from Interstate 80. The new state of the art LED monument sign offers tenants maximum exposure along the I-80 corridor (175,482 ADT).

The ownership is committed to the growth and development of the project while still maintaining the symbolic history and sense of community that has made Nut Tree famous.



SITE PLAN



NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

SPACE LIST

| BLDG | SPACE# | TENANT | SIZE (±SF) |
|------|--------|----------------------|------------|
| A | | Best Buy | 30,038 |
| B | | PetSmart | 20,112 |
| C1 | | Nordstrom Rack | 41,620 |
| C2 | | Five Below | 13,176 |
| D | | BevMo! | 10,005 |
| E | | Daiso | 6,854 |
| F | | Tilly's | 7,960 |
| G | | HomeGoods | 25,376 |
| H | | Old Navy | 18,768 |
| I | 101 | Kirkland's | 9,499 |
| I | 102 | Ulta | 10,320 |
| J | | Work World | 4,283 |
| K | 101 | Sports Clips | 1,220 |
| | 102 | See's Candies | 1,222 |
| | 103 | Vitality Bowl | 1,188 |
| | 104 | Vaporium | 1,222 |
| | 105 | Top Coat Salon & Spa | 1,738 |
| | 106 | L&L Hawaiian BBQ | 1,832 |
| L | 101 | T-Mobile | 1,827 |

| BLDG | SPACE# | TENANT | SIZE (±SF) |
|----------|------------|------------------------|----------------|
| S | 101 | AVAILABLE | 1,891 |
| | 102 | Lim's Thai Cuisine | 1,056 |
| T | 104 | Fenton's Creamery | 7,417 |
| | | TOTAL | 282,097 |
| V | | Michael's | 22,162 |
| U | | Cost Plus World Market | 18,301 |
| | | TOTAL | 40,463 |

| BLDG | SPACE# | TENANT | SIZE (±SF) |
|------|----------------------|-----------------------|--------------|
| | 102 | Eyebrow Art | 610 |
| | 103 | T-4 Boba | 1,168 |
| | 104 | AVAILABLE | 1,022 |
| | 105 | 88 Baobao | 1,600 |
| | 106 | AVAILABLE | 2,200 |
| M | 101 | Optometrist | 1,548 |
| | 102 | AAA | 3,782 |
| N | 101 | Peets | 1,725 |
| | 102 | Club Pilates | 1,891 |
| | 103 | Le Nails | 1,502 |
| | 104 | Caramel Sweets & More | 1,524 |
| | 105 | AVAILABLE | 1,847 |
| | 106 | Mathnasium | 1,019 |
| | 107 | AVAILABLE | 1,673 |
| | 108 & 109 | AVAILABLE | 2,988 |
| | 110 | Visit Vacaville | 1,463 |
| | 111 | AVAILABLE | 2,965 |
| | 112 | AVAILABLE | 697 |
| O | 101 | Fuji Sushi | 3,511 |
| | 103 | AVAILABLE | 1,590 |

| BLDG | SPACE# | TENANT | SIZE (±SF) |
|-------------|------------|---------------------------|--------------|
| N 2nd Floor | | | |
| | 200 | Children's Choice Dental | 3,030 |
| | 201 | Wowza Concepts | 262 |
| | 203 | AVAILABLE | 1,451 |
| | 208 | Re/Max Gold | 4,748 |
| | 211 | Extended Family Care | 1,289 |
| | 213 | Spring Medical Management | 1,449 |
| | 214 | Children's Care Dental | 6,405 |
| | 218 | Fidelity National Title | 5,857 |
| O 2nd Floor | | | |
| | 200 | Milan Institute | 18,107 |

| BLDG | SPACE# | TENANT | SIZE (±SF) |
|------|------------|----------------------|--------------|
| | 104 | Northbay Urgent Care | 4,132 |
| | 108 | Nick the Greek | 2,449 |
| | 110 | Amici's Pizza | 3,826 |
| P | 101 | Thornton & Sons | 2,307 |
| | 102 | Yumee Katsu | 1,236 |
| | 103 | Edible Arrangements | 1,446 |
| | 104 | Neverland Creations | 1,498 |
| | 105 | Villa Corona | 1,206 |
| Q | 101 | Show De Carnes | 1,295 |
| | 102 | Silver Spoon Yogurt | 1,279 |
| | 103 | Kiki's Chicken | 1,857 |
| R1 | | Buffalo Wild Wings | 6,685 |
| R2 | 101 | Sleep Number | 3,063 |
| | 102 | Angel Nails | 1,225 |
| | 103 | Vitamin Shoppe | 3,052 |
| R3 | 101 | Panera | 4,025 |
| | 103 | Ramen 101 | 1,519 |
| R4 | 101 | Jamba Juice | 1,222 |
| | 102 | Five Guys | 2,560 |
| | 103 | AVAILABLE | 2,505 |



AREA INFO



DEMOGRAPHICS (5 MI.)

 92,300
DAYTIME POPULATION

 \$130,020
AVG. HOUSEHOLD INCOME

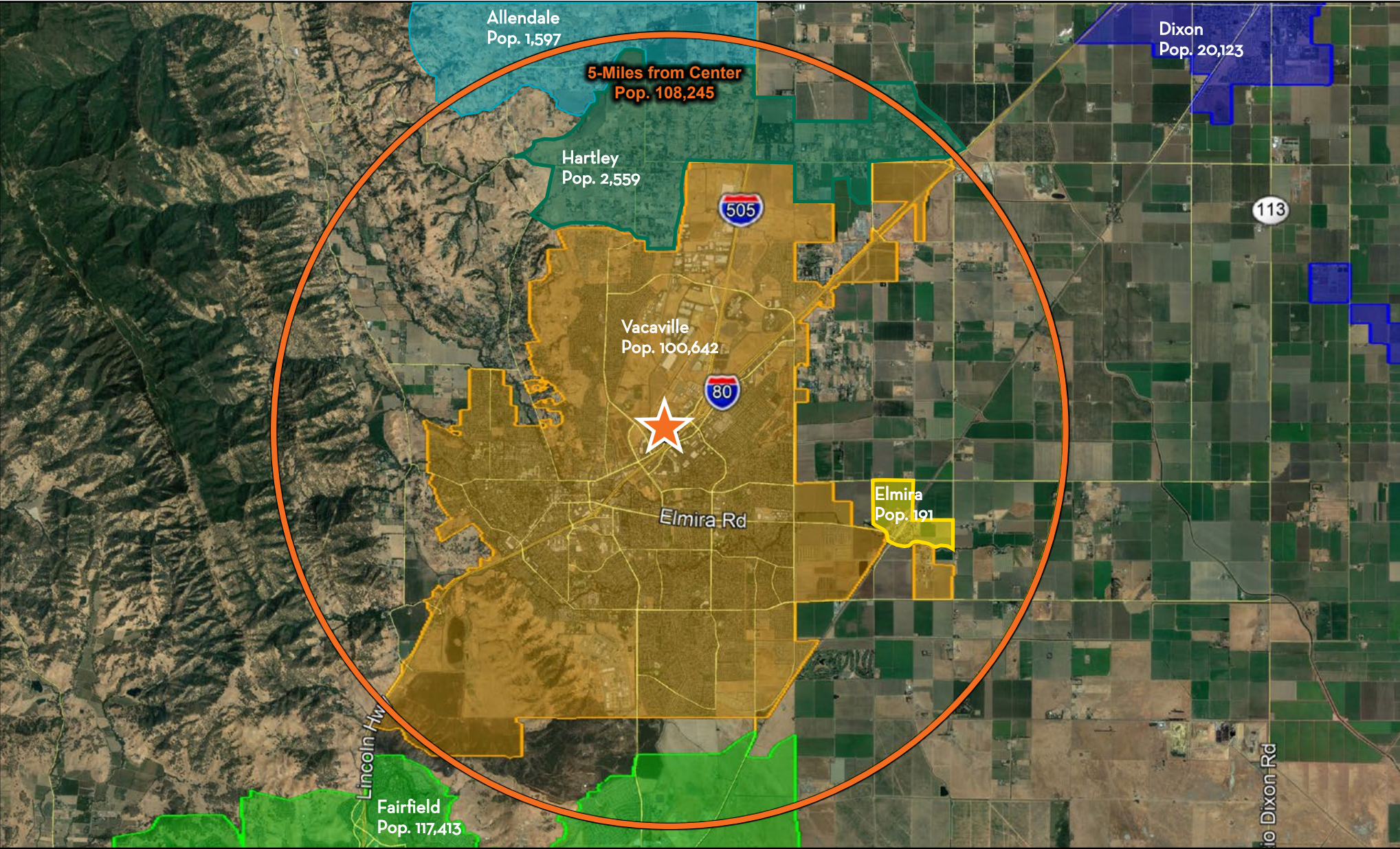
 \$541,736
AVG. VALUE OF OWNER OCC.
HOUSING UNITS

 52,801
COLLEGE EDUCATED

 3,093
BUSINESSES



REGION OVERVIEW

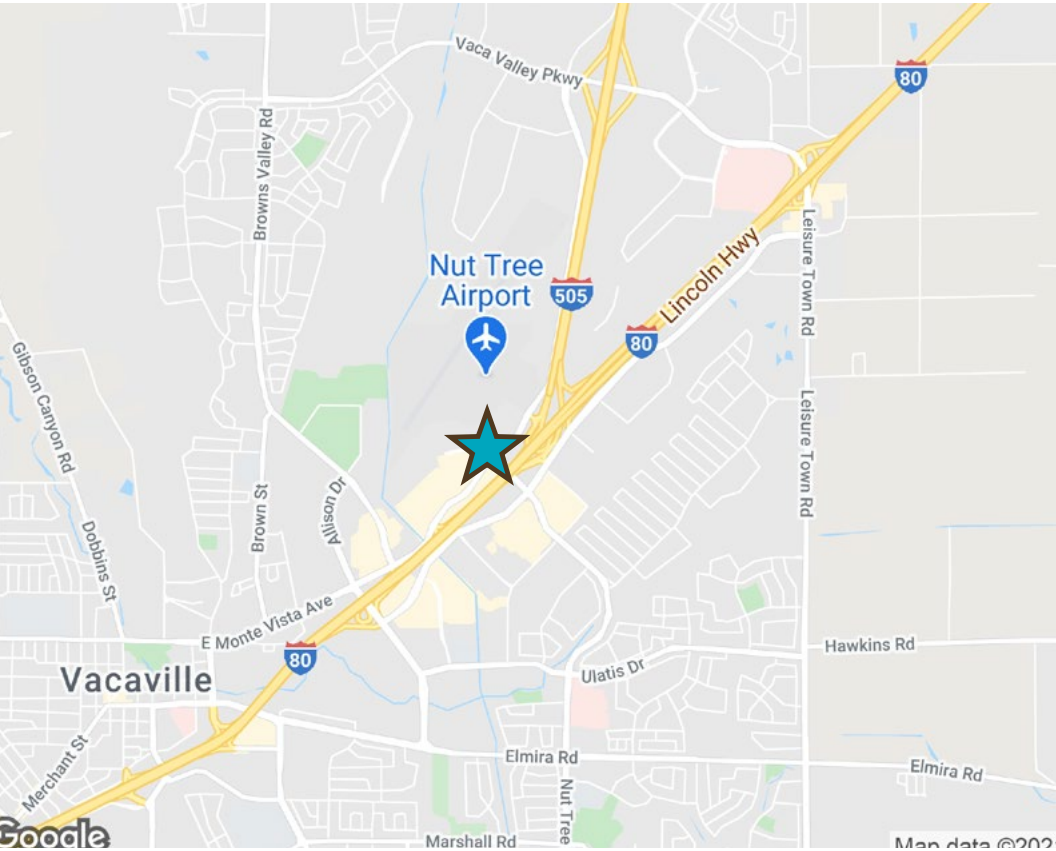


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AERIAL VIEW



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CBRE