



# THE NUT TREE

VACAVILLE, CA



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

| **CBRE**

# PROPERTY INFORMATION

NUT TREE is an iconic ±333,000 SF development that is anchored by strong national tenants such as Petsmart, Nordstrom Rack, Tuesday Morning, 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.

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	10,768
I	<b>101</b>	<b>AVAILABLE</b>	<b>9,499</b>
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)
	102	EyeBrow Art	610
	<b>103</b>	<b>AVAILABLE</b>	<b>1,168</b>
	<b>104</b>	<b>AVAILABLE</b>	<b>1,022</b>
	105	True Rest	2,200
	106	88 Baobao	1,600
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
	<b>105</b>	<b>AVAILABLE</b>	<b>2,965</b>
	107	StretchLab	1,673
	<b>108</b>	<b>AVAILABLE</b>	<b>2,988</b>
	110	Visit Vacaville	1,463
	111	Zothex Flooring	2,965
	<b>112</b>	<b>AVAILABLE</b>	<b>697</b>
O	101	Fuji Sushi	3,511
	103	Okashi Desserts	1,590

BLDG	SPACE#	TENANT	SIZE (±SF)
	104	Northbay Urgent Care	4,132
	107	Nick the Greek	2,449
	110	Amici's Pizza	3,826
P	101	Thornton & Sons	2,307
	102	Mochi Nut	1,236
	103	Edible Arrangements	1,446
	104	Apricot Lane	1,498
	105	Villa Corona	1,206
Q	101	Show De Carnes	1,295
	102	Eco Chic	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
	<b>103</b>	<b>AVAILABLE</b>	<b>2,505</b>

BLDG	SPACE#	TENANT	SIZE (±SF)
S	101	Jelly Belly	1,891
	102	Chicken Hawkers	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)
N 2nd Floor			
	200	Children's Choice Dental	3,030
	201	Wowza Concepts	262
	203	The Academy of 21st Century Learning	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
	215	Fidelity National Title	5,857
O 2nd Floor			
	200	Milan Institute	18,107



# AREA INFO



## DEMOGRAPHICS (5 MI.)

 92,300  
DAYTIME POPULATION

 \$130,020  
AVG. HOUSEHOLD INCOME

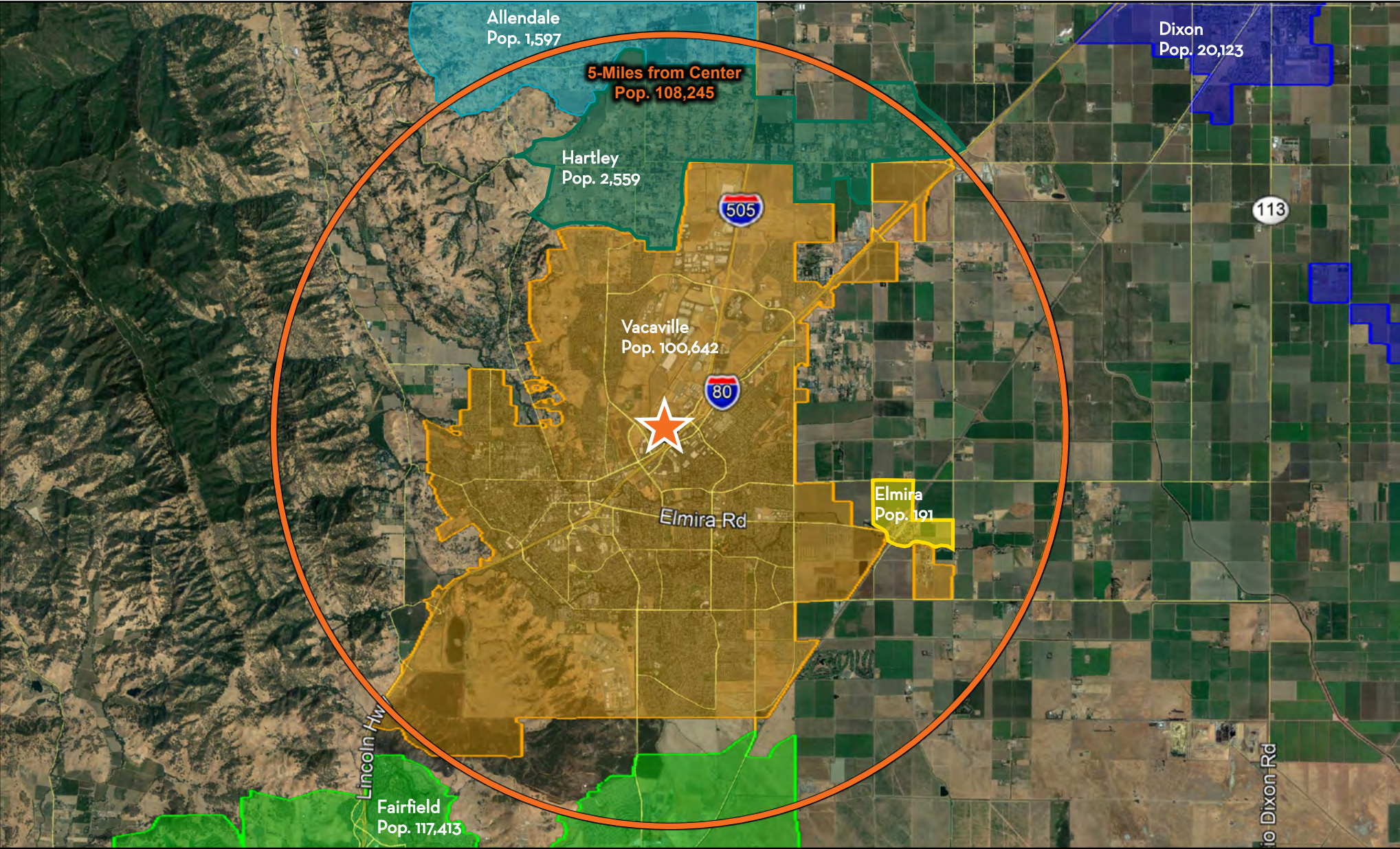
 \$541,736  
AVG. VALUE OF OWNER OCC.  
HOUSING UNITS

 52,801  
COLLEGE EDUCATED

 3,093  
BUSINESSES



# REGION OVERVIEW

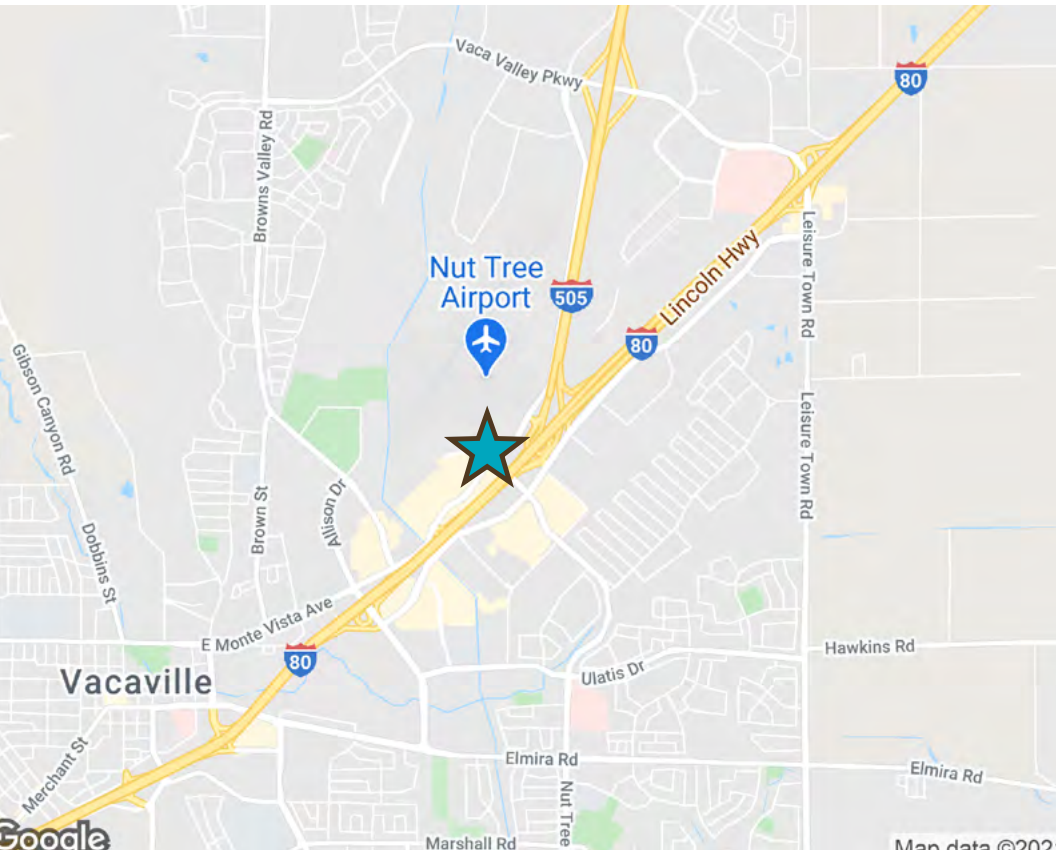


## THE NUT TREE

# AERIAL VIEW



THE NUT TREE



# THE NUT TREE



## CONTACT US

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**CBRE**