



# NUT TREE

East Monte Vista Avenue and Nut Tree Road, Vacaville, CA

RETAIL PHASE 3 & 4



## TRAFFIC COUNTS

I-80 at East Monte Vista	153,000 ADT (2012)
East Monte Vista	25,500 ADT (2012)
Nut Tree Road	16,113 ADT (2010)

## TRADE AREA DEMOGRAPHICS

	3-miles	5-miles	10-miles
Population	81,958	96,087	230,676
Daytime Population	72,971	79,355	180,691
Average HH Income	\$85,037	\$87,094	\$81,191

## PROPERTY FEATURES

- **ONE SPACE AVAILABLE!**
- Three phases totaling 392,000 sq. ft. of dynamic retail uses including attraction and lifestyle retailers and restaurants.
- 10 anchors including Best Buy, Sport Chalet, Old Navy, PetSmart, HomeGoods, BevMo, ULTA, Kirkland's, Cost Plus and Michaels.
- Great unique restaurant and food tenancy including Boudin Bakery, Chipotle, Fentons Creamery, Buffalo Wild Wings, Panera Bread, Amici's Pizzeria, Spice Thai, Rubio's, Five Guys, Jamba Juice, Peet's Coffee & Tea and Krispy Kreme.
- Part of the 96-acre Nut Tree Master Plan featuring 240,000 square feet of office, 216 housing units, 220-room hotel and a 30,000 square foot conference center.
- Home of Nut Tree Plaza, featuring the historic Nut Tree Train and Carousel.
- Unmatched Interstate 80 traffic counts of 153,000 cars per day and 83.7 million passengers per year.
- Most visible shopping center on I-80 corridor with nearly 1/2 mile of freeway frontage and an unparalleled freeway pylon with state of the art LED signage.
- 150 yards from Vacaville Premium Outlets (one of the highest grossing outlet centers in the United States).
- Direct on and off ramps into the Center from Interstate 80.
- Equidistant between San Francisco and Sacramento markets.



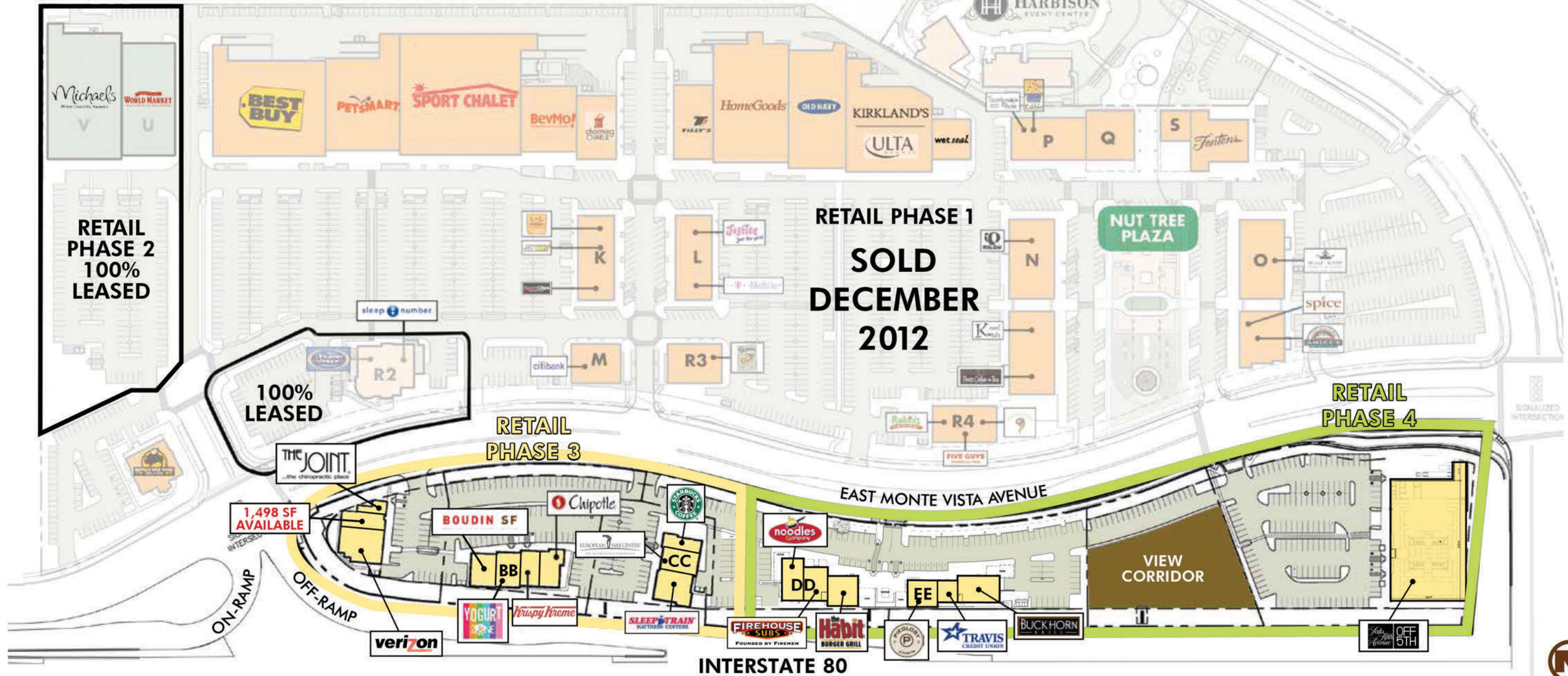


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East Monte Vista Avenue and Nut Tree Road, Vacaville, CA

- Retail – Phase 1
- Retail – Phase 2
- Retail – Phase 3
- Retail – Phase 4



RETAIL PHASE 3 & 4								
SUITE	TENANT	RENTABLE SF	SUITE	TENANT	RENTABLE SF	SUITE	TENANT	RENTABLE SF
AA-101	Verizon	3,954	CC-101	Starbucks	1,800	EE-101	Buckhorn Grill	3,056
AA-102	AVAILABLE - Pad Retail	1,498	CC-102	European Wax Center	1,255	EE-102	Travis Credit Union	1,237
AA-103	The Joint	910	CC-103	Sleep Train	5,017	EE-103	Pieglogy	2,278
BB-101	Chipotle	2,501	DD-101	Habit Burger	2,629	FF	Off Saks Fifth Ave	28,655
BB-102	Krispy Kreme	1,212	DD-102	Firehouse Subs	2,128	<b>TOTAL</b>		
BB-103	Yogurt Zone	1,175	DD-103	Noodles & Co.	2,659	<b>(RETAIL PHASE 3 &amp; 4):</b>		<b>65,894 SF</b>
BB-104	Boudin Bakery	3,907						

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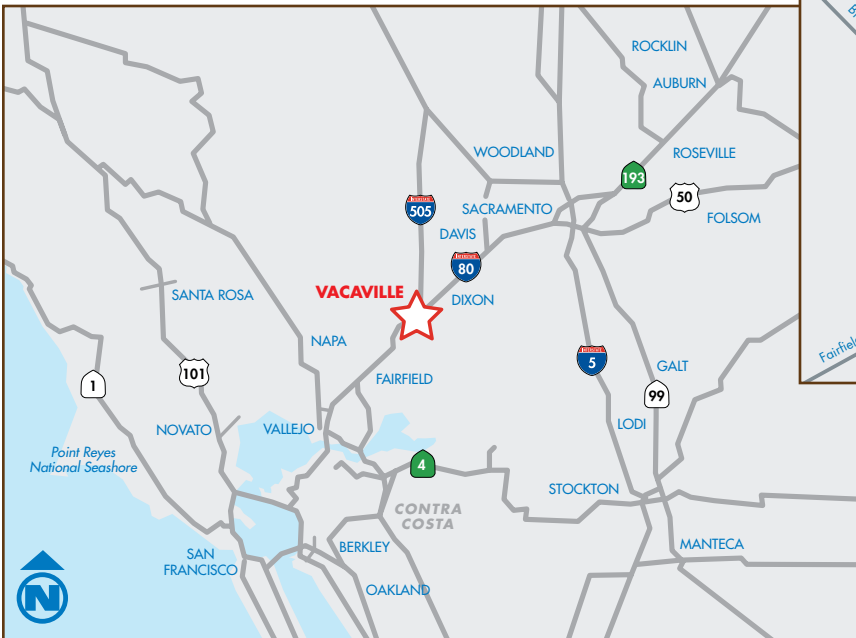
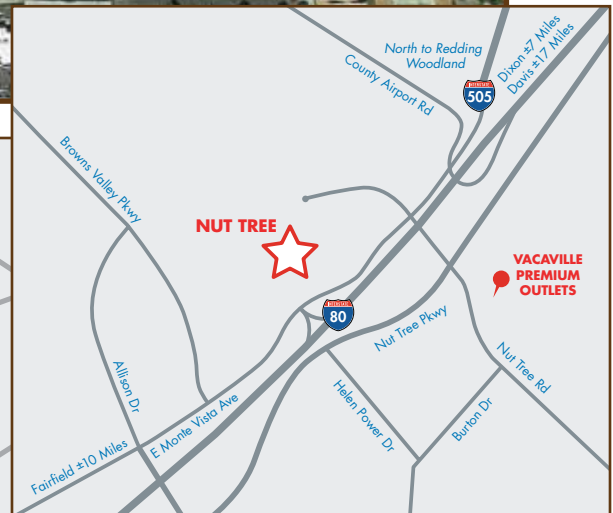




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Another quality development by Nut Tree Holdings, LLC - The Master Developer of the



California's Legendary Road Stop

[www.nuttreeusa.com](http://www.nuttreeusa.com)

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