



Los Angeles • San Francisco

NUT TREE

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



PROPERTY FEATURES

- 333,000 sq.ft. of dynamic uses including attraction and lifestyle retailers, restaurants, new amusement and entertainment venue Nut Tree Plaza and first-class offices.
- Anchored by Best Buy, Sport Chalet, Old Navy, PetSmart, Borders, and HomeGoods.
- Part of a 77-acre Master Plan featuring 390,000 square feet of retail, 140,000 square feet of office, 180 housing units, 220 room hotel and conference center.
- Unmatched Interstate 80 traffic (135,000 cars per day).
- Most visible shopping center on I-80 corridor with nearly 1/2 mile of freeway frontage.
- 300 yards from Vacaville Premium Outlets (one of the highest grossing outlet centers in Northern California).
- Easy access to the shopping center from I-80 via three freeway interchange.
- Equidistant between San Francisco and Sacramento markets.

TRAFFIC COUNTS

I-80 at		
East Monte Vista	135,000 ADT (2007)	
East Monte Vista	16,700 ADT (2007)	
Nut Tree Road	17,600 ADT (2007)	

TRADE AREA DEMOGRAPHICS

	3-miles	5-miles	10-miles
Population	77,362	98,133	234,630
Daytime Population	71,908	85,059	199,304
Average HH Income	\$82,236	\$84,194	\$81,440

Another quality development by
WESTRUST

NUT TREE

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

SUMMARY

SITE AREA	Approx. 30 acres
PROJECT GLA	333,000 sf
TOTAL PARKING PROVIDED	1,566 Cars
PARKING RATIO	4.71 Cars/1,000 sf



TENANT LEGEND

TENANT	SIZE(sf)	SPACE#	USE
Best Buy	30,038	A	Electronics
PetSmart	20,122	B	Pet Supplies
Sport Chalet	41,620	C	Sport Goods
BevMo!	10,005	D	Discount Beverages
Famous Footwear	6,854	E	Shoes
Tilly's	7,960	F	Teen Apparel
HomeGoods	25,376	G	Home Accessories
Old Navy	18,768	H	Apparel
Borders	20,000	I	Books
Wet Seal	4,283	J	Teen Apparel
Sport Clips	1,220	K-101	Haircutter
See's Candy	1,222	K-102	Chocolate
Subway	1,188	K-103	Sandwiches
Top Coat Salon & Spa	1,738	K-105	Nail Salon
L&L Hawaiian BBQ	1,832	K-106	Hawaiian QSR
T-Mobile	1,828	L-101	Cellular Phones
Justice for Girls	3,800	L-105	Teen Apparel
Citibank	3,782	M-102	Bank
Peet's Coffee & Tea	1,725	N-101	Coffee House
Dream Photography	1,513	N-103	Photographic Studio
Kool Kids	1,524	N-104	Children's Apparel
Huntington Learning Center	2,076	N-105	Children's Learning Center
BAY Berry Yogurt	912	N-106	Frozen Yogurt
Bead Gallery	1,673	N-107	Jewelry Accessories
Pearl Izumi	2,965	N-111	Active Apparel
VCVB	697	N-112	Visitor Bureau
Link & Link	1,242	N-203	Office
Re/Max Gold	4,748	N-208	Office
MeLife	1,311	N-211	Office
Fuzio	3,122	O-101	Universal Bistro Restaurant
Matsu Sushi	2,512	O-103	Sushi QSR
Spice	2,449	O-107	Thai Restaurant
Amici's	3,826	O-110	Pizza QSR
Thornton & Sons Jewelers	2,307	P-101	Jewelry
Edible Arrangements	1,400	P-103	Edible Gifts
Villa Corona	1,206	P-105	Mexican QSR
Cheese Steak Shop	1,276	Q-102	American QSR
Vintage Sweet Shoppe	504	Q-105	Chocolate
Winters Fruit Tree	422	Q-106	Seasonal Fruit & Nuts
Made in California	875	Q-103	Gifts
Elephant Bar	7,834	R2	American Restaurant
Panera Bread	4,250	R-301	Bakery Cafe
Jamba Juice	1,222	R-401	Juice / Smoothies
Rubio's	2,505	R-403	Mexican QSR
Jelly Belly	1,891	S-101	Candy
Arcade	1,056	S-102	Video Games
Fentons	7,417	T & S-104	Ice Cream & Restaurant

TOTAL: 268,068 sf
Available Space

TENANT	SIZE(sf)	SPACE#
Available	1,222	K-104
Available	2,800	L
Available	1,547	M-101
Available	6,524	N
Available (Offices)	13,986	N (2nd Floor)
Available (Offices)	18,034	O (2nd Floor)
Available	3,665	O
Available	2,765	P
Available	2,931	Q
Available	7,200	R-1
Available	1,519	R-302
Available	2,572	R-402

TOTAL: 64,765 sf

Another quality development by



WESTRUST

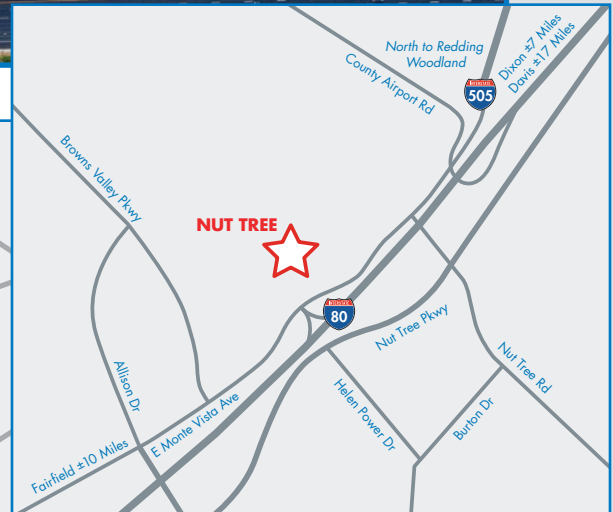
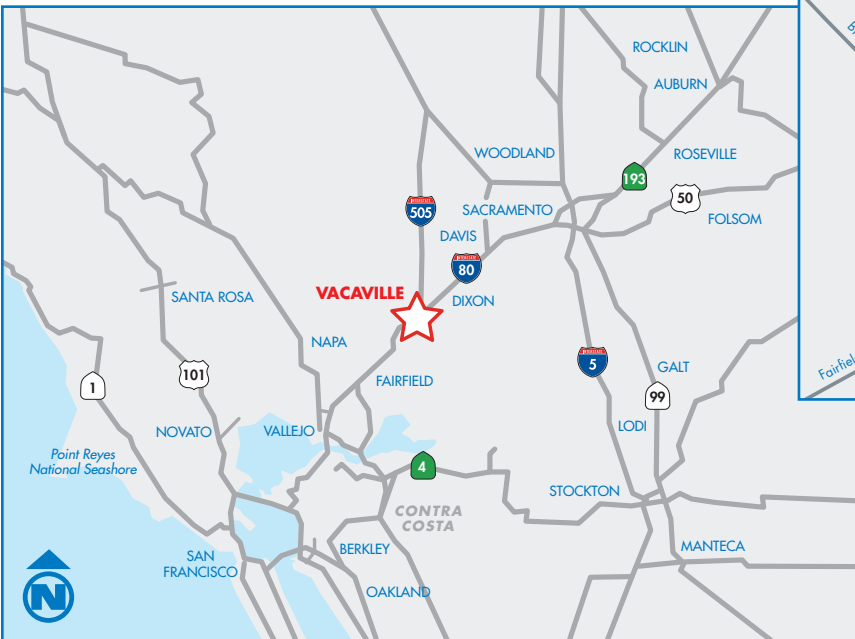
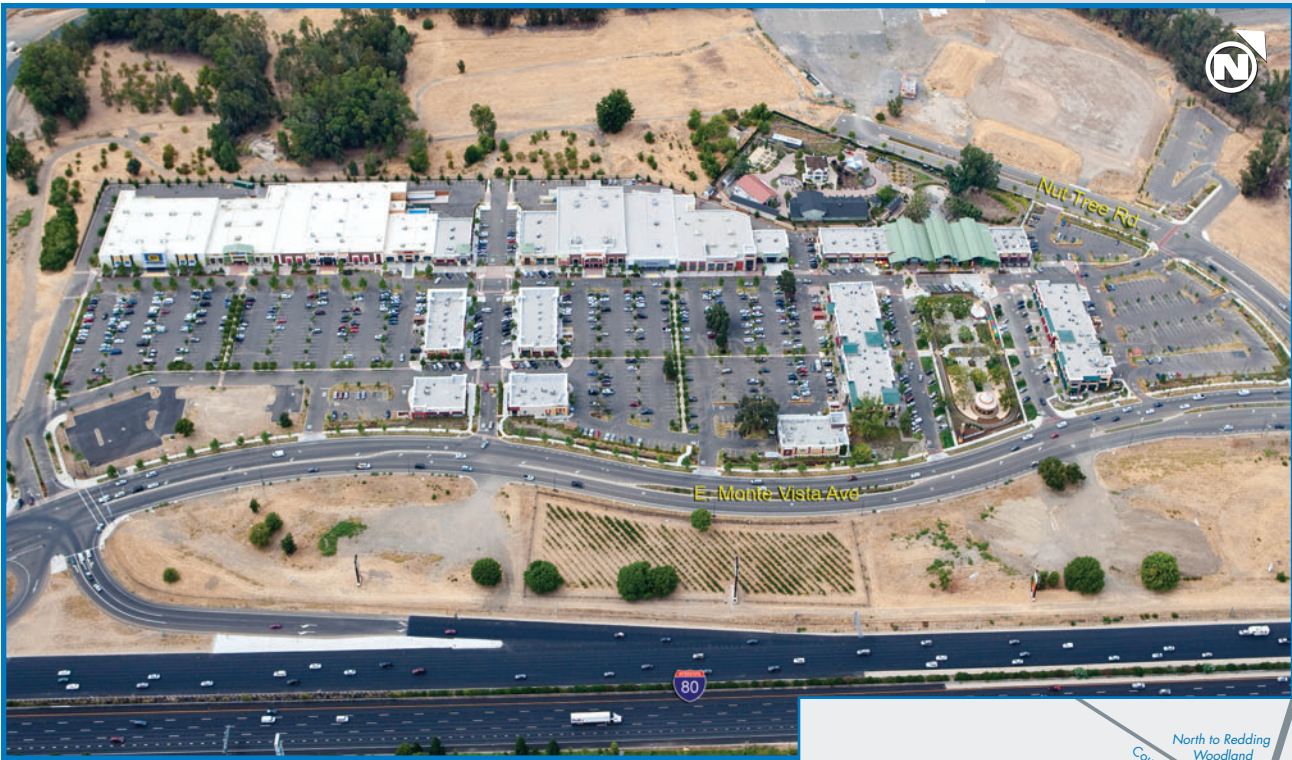
Los Angeles 805.917.4460 | San Francisco 415.489.1700

www.westrust.com



NUT TREE

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



For leasing information at Nut Tree contact:

WESTRUST

SUSAN GHEST-KEHOE
415.489.1717
sghest@westrust.com

To view a video on the 75 year history of Nut Tree and details on the new Nut Tree please visit www.westrust.com/video/NutTree_300rev.mov or contact Susan Ghest-Kehoe at sghest@westrust.com to request a copy of the DVD.



WESTRUST

Los Angeles 805.917.4460 San Francisco 415.489.1700

www.westrust.com



THE ZALL COMPANY

STUART ZALL • 303.804.5656
szall@zallcompany.com

CA Lic # 01145669

www.zallcompany.com