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NUT TREE

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



PROPERTY FEATURES

- Three phases totalling 431,000 sq.ft. of dynamic uses including attraction and lifestyle retailers, restaurants, amusement and entertainment venue Nut Tree Plaza and first-class offices.
- Anchored by Best Buy, Sport Chalet, Old Navy, PetSmart, and HomeGoods.
- Part of a 98-acre Master Plan featuring 392,000 square feet of retail, 140,000 square feet of office, 270 housing units, 220 room hotel and 30,000 square feet conference center.
- Home of Nut Tree Plaza, featuring the historic Nut Tree Train and Carousell.
- Unmatched Interstate 80 traffic counts of 149,000 cars per day and 76 million passenger persons per year.
- Most visible shopping center on I-80 corridor with nearly 1/2 mile of freeway frontage and unparalleled freeway pylon with LED signage.
- 150 yards from Vacaville Premium Outlets (one of the highest grossing outlet centers in California).
- Direct on and off ramps into the Center from Interstate 80.
- Equidistant between San Francisco and Sacramento markets.

TRAFFIC COUNTS

I-80 at East Monte Vista	149,000 ADT (2009)
East Monte Vista	16,700 ADT (2009)
Nut Tree Road	17,600 ADT (2009)

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

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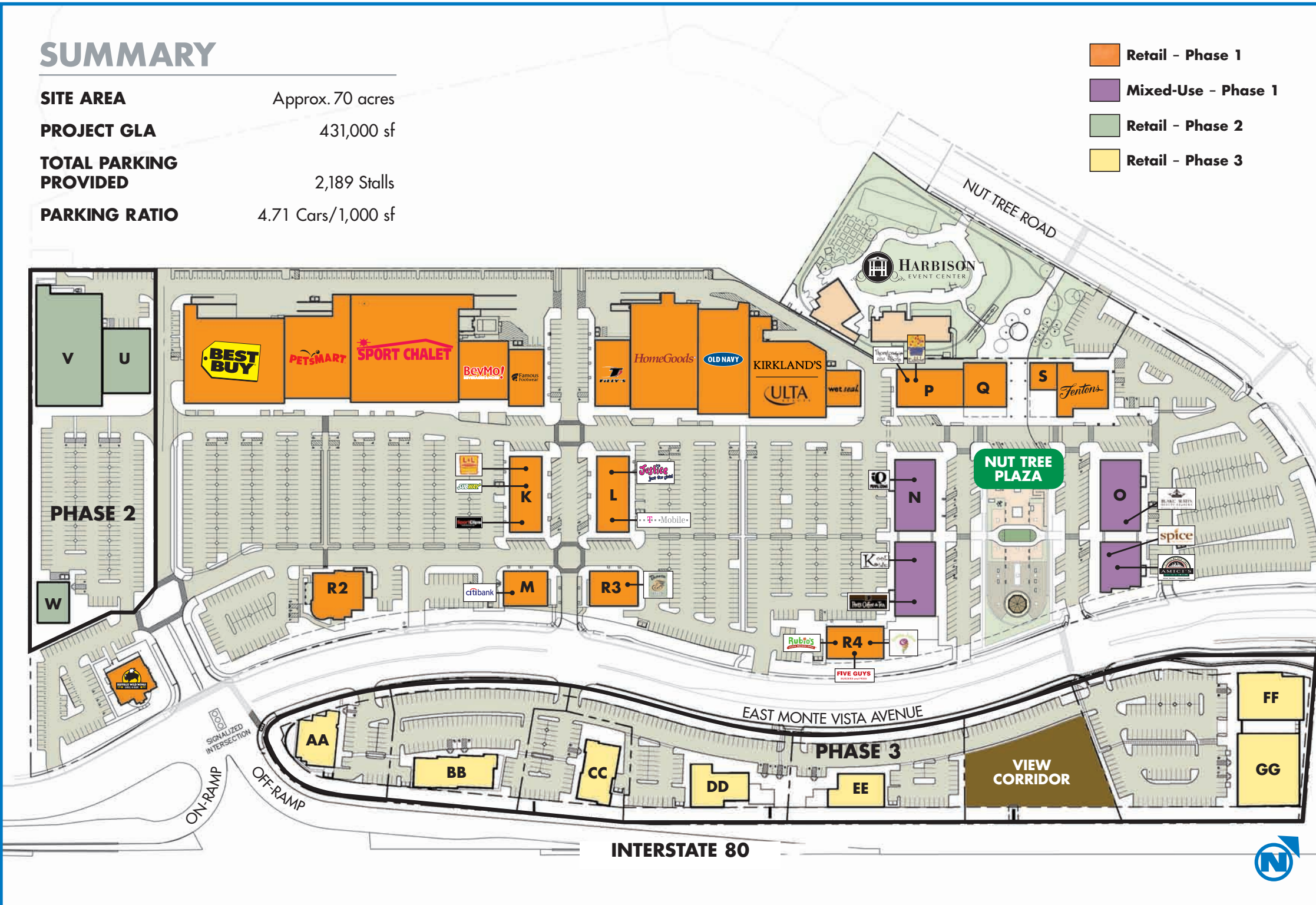
TENANT LEGEND - Phase 1

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
Kirkland's	9,499	I-101	Home Décor
ULTA	10,320	I-102	BeautySupplies/Salon
Wet Seal	4,283	J	Teen Apparel
Sport Clips	1,220	K-101	Haircutter
See's Candies	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	1,827	L-101	Cellular Phones
Eyebrow Art	610	L-102	Eyebrow Waxing
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
Kool Kids	1,524	N-104	Children's Apparel
Bead Gallery	1,673	N-107	Jewelry Accessories
Pearl Izumi	2,965	N-111	Active Apparel
VCVB	697	N-112	Visitor Bureau
Wowza Concepts	262	N-201	Office
Link & Link	1,451	N-203	Office
Re/Max Gold	4,748	N-208	Office
Spring Medical Mgmt.	1,449	N-213	Office
Meritage Homes	8,994	N-214	Office
b.a.b.e.	4,132	O-104	Beauty Supplies
Spice Thai	2,449	O-107	Thai Restaurant
Amici's	3,826	O-110	Pizza QSR
Blake Austin Academy	18,107	O-200	Office
Thornton & Sons Jewelers	2,307	P-101	Jewelry
Edible Arrangements	1,400	P-103	Edible Gifts
Apricot Lane	1,498	P-104	Women's Apparel
Villa Corona	1,206	P-105	Mexican QSR
Cheese Steak Shop	1,295	Q-101	American QSR
Buffalo Wild Wings	6,685	R-1	American FSR
Panera Bread	4,250	R-301	Bakery Cafe
Jamba Juice	1,222	R-401	Juice / Smoothies
Five Guys	2,560	R-402	Hamburger FSR
Rubio's	2,505	R-403	Mexican QSR
Jelly Belly	1,891	S-101	Candy
Fentons	7,417	T & S-104	Ice Cream & Restaurant

SUMMARY

SITE AREA	Approx. 70 acres
PROJECT GLA	431,000 sf
TOTAL PARKING PROVIDED	2,189 Stalls
PARKING RATIO	4.71 Cars/1,000 sf

- Retail - Phase 1
- Mixed-Use - Phase 1
- Retail - Phase 2
- Retail - Phase 3



TOTAL: 290,292 sf

Available Space - Phase 1

TENANT	SIZE(sf)	SPACE#	TENANT	SIZE(sf)	SPACE#
Available	1,222	K-104	Available (O)	3,030	N-200
Available	1,168	L-103	Available (O)	1,289	N-211
Available	1,022	L-104	Available	3,090	O-101
Available	1,548	M-101	Available	2,011	O-103
Available	1,891	N-102	Available	1,236	P-102
Available	1,502	N-103	Available	2,244	Q-102
Available	2,060	N-105	Available	1,558	Q-104
Available	905	N-106	Available	7,000	R-2
Available	1,663	N-108	Available	1,519	R-302
Available	1,663	N-109	Available	1,056	S-102
Available	1,307	N-110			

TOTAL: 39,984 sf

Available Space - Phase 2

TENANT	SIZE(sf)	SPACE#
Available	25,000	V
Available	10,000	U
Available	4,260	W

TOTAL: 39,260 sf

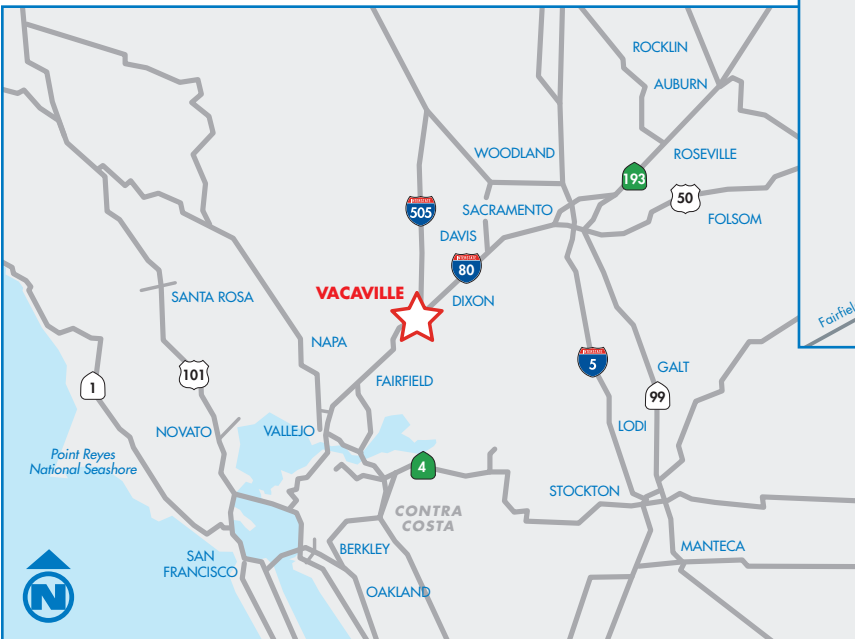
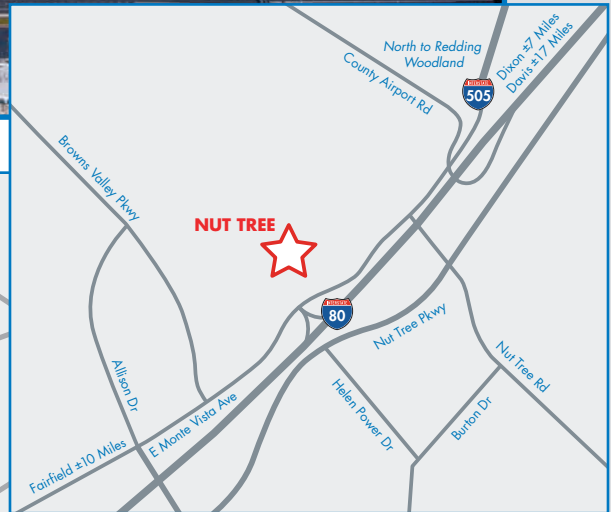
Available Space - Phase 3

TENANT	SIZE(sf)	SPACE#
Available	6,537	AA
Available	8,760	BB
Available	6,900	CC
Available	7,000	DD
Available	6,000	EE
Available	10,600	FF
Available	15,400	GG

TOTAL: 61,197 sf

NUT TREE

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



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