

FOR SALE /
LEASE



200 Nut Tree Parkway

200 Nut Tree Parkway
Vacaville, CA 95687

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Property Summary

FOR SALE / LEASE



PROPERTY DESCRIPTION

An exceptional net lease investment opportunity located at 200 Nut Tree Parkway in Vacaville, CA. This 8,090 SF freestanding retail building offers investors a stabilized, single-tenant asset in one of the Central Valley's most dynamic retail corridors. Positioned directly along a high-traffic commercial thoroughfare with excellent visibility and signage exposure, the property is ideally suited for a long-term net lease structure with a creditworthy tenant.

Note: This is a net leased investment and lease lasts another 5 years.

PROPERTY HIGHLIGHTS

- Freestanding single-tenant building offering ideal net lease investment structure
- Long-term net lease potential with minimal landlord responsibilities
- Proven retail corridor with sustained consumer traffic along I-80
- 8,090 SF building with efficient single-tenant floor plan constructed in 1996

OFFERING SUMMARY

Sale Price:	\$4,998,000
Lease Rate:	Negotiable
Available SF:	8,090 SF
Lot Size:	1.72 Acres
Building Size:	8,090 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	247	1,151	5,919
Total Population	585	2,746	15,602
Average HH Income	\$71,097	\$87,469	\$101,257

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LOCATION DESCRIPTION

Strategically situated between San Francisco and Sacramento along the I-80 corridor, Vacaville is a proven retail destination anchored by the Vacaville Premium Outlets and Nut Tree Plaza – both of which draw regional shoppers and support sustained consumer traffic. The surrounding trade area benefits from a growing population of over 15,600 residents within one mile and average household incomes exceeding \$101,000, providing a strong and stable customer base for any net lease tenant. The property's proximity to major retailers, restaurants, and entertainment venues makes it an ideal location for a single-tenant operator seeking long-term occupancy in a thriving market.

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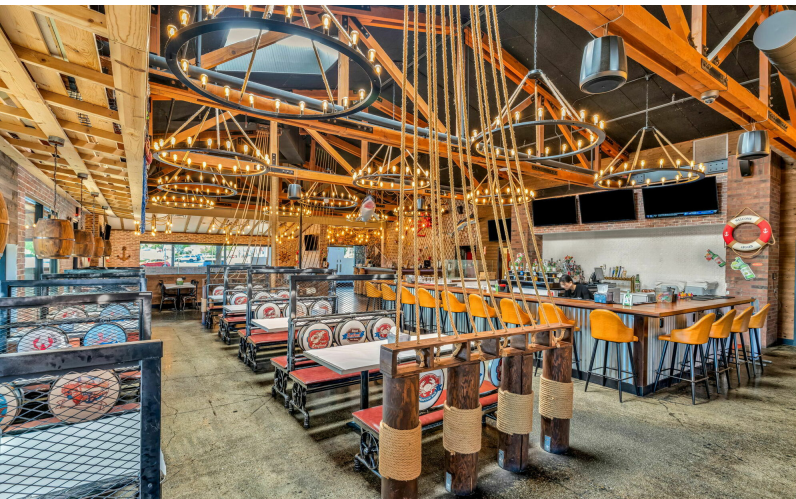
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Complete Highlights

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PROPERTY HIGHLIGHTS

- Freestanding single-tenant building offering ideal net lease investment structure
- Long-term net lease potential with minimal landlord responsibilities
- Proven retail corridor with sustained consumer traffic along I-80
- 8,090 SF building with efficient single-tenant floor plan constructed in 1996
- Positioned within a dominant retail trade area anchored by Vacaville Premium Outlets and Nut Tree Plaza
- Average household income exceeding \$101,000 within one mile, supporting tenant sales performance
- Growing trade area population of 15,600+ residents within one mile
- Strategic I-80 corridor location between San Francisco and Sacramento with strong regional draw

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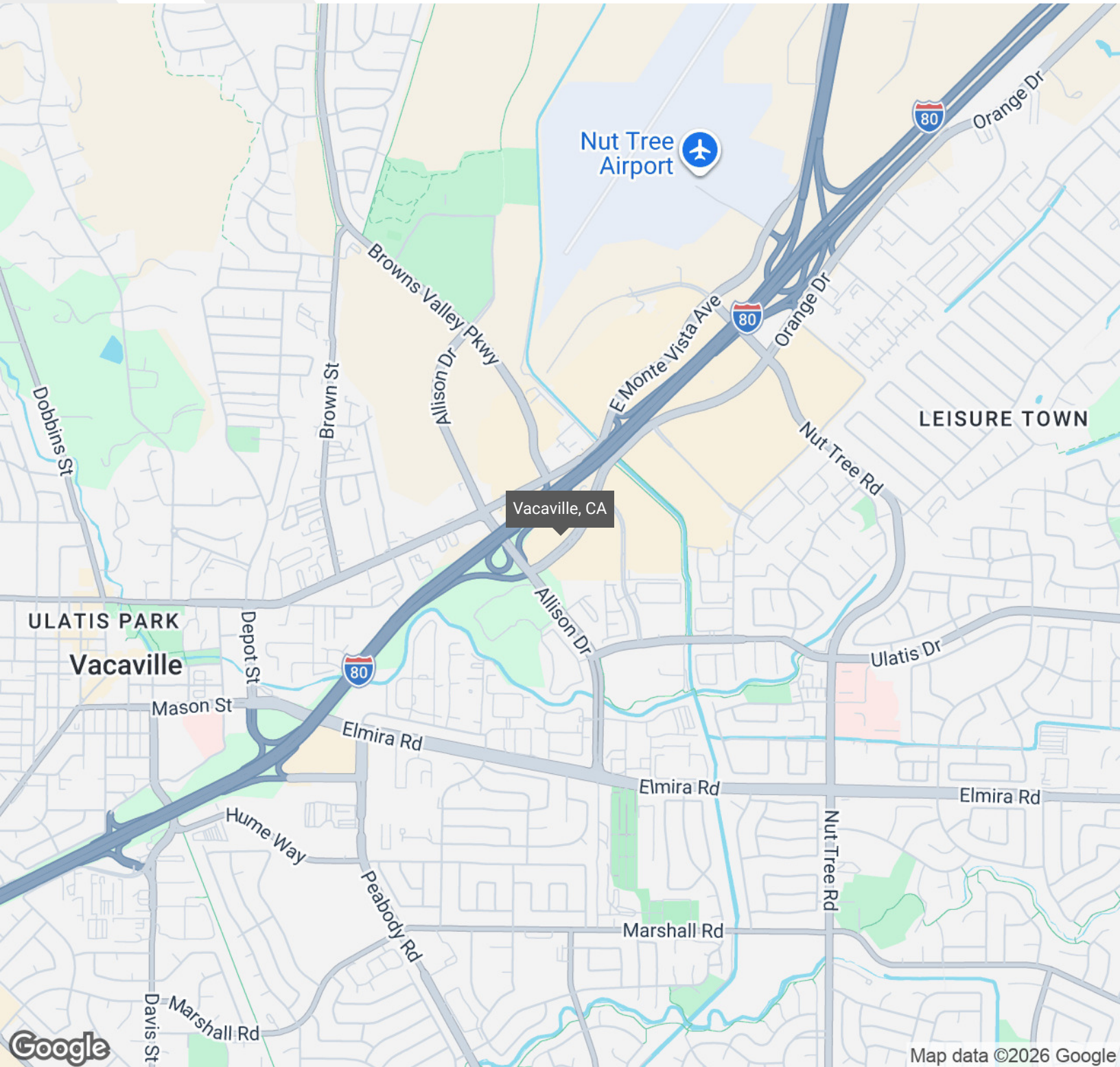
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Regional Map

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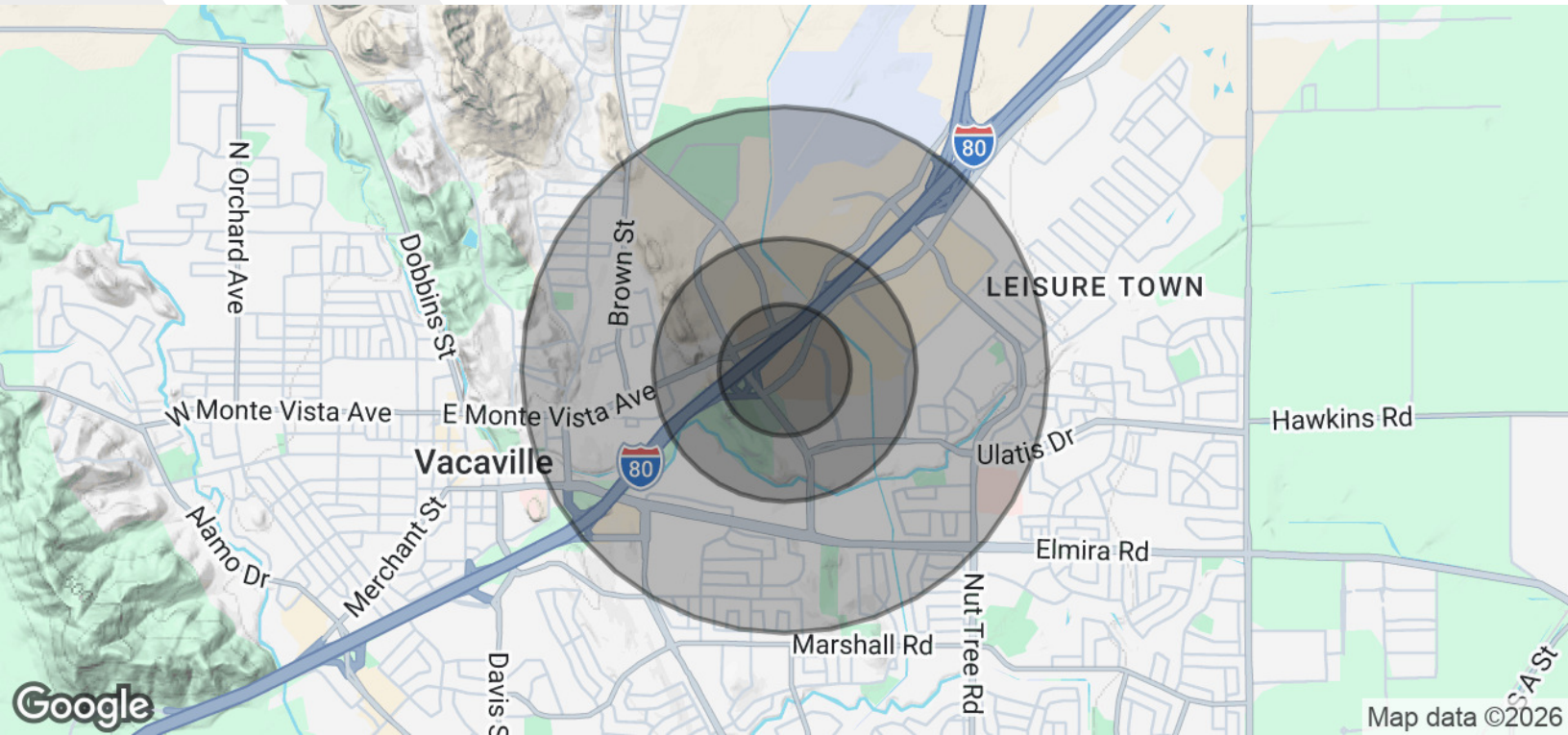
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Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	585	2,746	15,602
Average Age	32.6	33.8	34.6
Average Age (Male)	30.1	33.6	35.7
Average Age (Female)	35.1	35.5	36.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	247	1,151	5,919
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$71,097	\$87,469	\$101,257
Average House Value	\$151,457	\$387,265	\$503,708

2023 American Community Survey (ACS)

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