



200 Nut Tree Parkway

Cajun Crack'n Live Seafood & Oyster Bar

FOR SALE — VACAVILLE, CALIFORNIA

ASKING PRICE

\$4,998,000

\$617.80 / SF

CURRENT NOI

\$309,491

Year 6 Annualized

CAP RATE

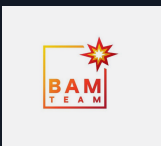
6.19%

NNN Lease

BUILDING SIZE

8,090 SF

1.72 Acres · Built 1996



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INVESTMENT OVERVIEW

A Premier NNN Net Lease Opportunity

200 Nut Tree Parkway presents investors a stabilized, single-tenant NNN asset in one of Northern California's most dynamic retail corridors. The property is 100% occupied by Cajun Crack'n Live Seafood & Oyster Bar under a long-term lease with annual rent escalations, providing consistent, growing income with minimal landlord responsibilities.

Strategically positioned along I-80 between San Francisco and Sacramento, the asset benefits from exceptional visibility and freeway exposure within a dominant retail trade area anchored by Vacaville Premium Outlets and Nut Tree Plaza.

- **Absolute NNN lease** — tenant responsible for taxes, insurance, and all maintenance.
- **Annual rent escalations** throughout the 10-year primary term with built-in income growth.
- **I-80 corridor** — high-traffic thoroughfare between San Francisco and Sacramento.
- **Dominant trade area** anchored by Vacaville Premium Outlets and Nut Tree Plaza.
- **Strong co-tenancy** with Jack in the Box and Petco in the 169,888 SF center.
- **Two (2) Five-Year renewal options** extending potential term to 20 years.

OFFERING SUMMARY

Sale Price	\$4,998,000
Current NOI (Year 6)	\$309,491 / Year
Cap Rate	6.19%
Price Per SF	\$617.80
Building Size	8,090 SF
Lot Size	1.72 Acres
Year Built	1996
Lease Type	Absolute NNN
Lease Term	10 Yrs + 2 × 5-Yr Options
Rent Commencement	January 11, 2021
Lease Expiration	January 2031
Co-Tenants	Jack in the Box · Petco



INTERIOR

*Cajun Crack'n — Live Seafood
& Oyster Bar*

8,090 SF freestanding building featuring a dramatic open-truss ceiling, custom rope chandelier installations, and full-service bar — a heavily improved, destination dining concept.

Exterior · Aerial · Interior

PROPERTY PHOTOGRAPHY

Exterior & Aerial Views



Aerial — Full Building & Context



Street-Level Exterior — Signage & Entry

PROPERTY PHOTOGRAPHY

Interior & Tenant Improvements



Aerial — Trade Area & Center Context



Unique Interior — Rope Column Feature & Dining

PROPERTY HIGHLIGHTS

Why This Asset

- **Freestanding single-tenant building** with ideal NNN investment structure and minimal landlord obligations.
- **Long-term lease** with annual escalations (~3%) built in, providing inflation-protected income growth.
- **Proven retail corridor** — I-80 fronting location with sustained consumer traffic and excellent signage visibility.
- **8,090 SF modern building** constructed in 1996 with efficient single-tenant floor plan.
- **Vacaville Premium Outlets anchor** and Nut Tree Plaza draw consistent regional foot traffic.
- **Co-tenancy** with national brands Jack in the Box and Petco drives cross-shopping and stability.

LOCATION HIGHLIGHTS

Vacaville, CA

- **Average HH Income \$101,257** within one mile — strong consumer spending power supporting tenant sales.
- **Population of 15,602** within one mile with a growing residential base averaging age 34.6.
- **Average home value \$503,708** within one mile — stable, owner-occupied neighborhood with purchasing power.
- **Solano County** benefits from Bay Area employment proximity and Sacramento metro amenities.
- **I-80 regional draw** — positioned between two major California metros, maximizing trade area reach.

LEASE ABSTRACT

Tenant & Lease Summary

TENANT / LESSEE	Andy Yang	LESSOR / LANDLORD	Lauralan, LLC
LEASE EFFECTIVE DATE	July 15, 2020	RENT COMMENCEMENT DATE	January 11, 2021
PRIMARY TERM	10 Years from Rent Commencement	LEASE EXPIRATION	January 2031
RENEWAL OPTIONS	Two (2) Five (5) Year Options	LEASE TYPE	Absolute NNN
PERCENTAGE RENT	None	LATE CHARGE	5% after 10-day grace period
HOLDOVER RENT	Double average rent of last year	TENANT USE	Cajun Crack'n — Live Seafood & Oyster Bar

RENT SCHEDULE

Annual Escalation Schedule

YEAR	PERIOD	RENT PSF/MO	MONTHLY RENT	ANNUAL RENT	ESCALATION
1	Jan 2021 – Jan 2022	\$2.75	\$22,247.50	\$266,970.00	—
2	Jan 2022 – Jan 2023	\$2.85	\$22,914.93	\$274,979.16	+3.0%
3	Jan 2023 – Jan 2024	\$2.92	\$23,602.37	\$283,228.44	+3.0%
4	Jan 2024 – Jan 2025	\$3.00	\$24,310.44	\$291,725.28	+3.0%
5	Jan 2025 – Jan 2026	\$3.10	\$25,039.76	\$300,477.12	+3.0%
6 ★	Jan 2026 – Jan 2027	\$3.19	\$25,790.95	\$309,491.40	+3.0%
7	Jan 2027 – Jan 2028	\$3.28	\$26,564.68	\$318,776.16	+3.0%
8	Jan 2028 – Jan 2029	\$3.38	\$27,361.62	\$328,339.44	+3.0%
9	Jan 2029 – Jan 2030	\$3.48	\$28,182.47	\$338,189.64	+3.0%
10	Jan 2030 – Jan 2031	\$3.58	\$29,027.94	\$348,335.28	+3.0%
				\$3,063,511.92	

★ Highlighted row indicates current lease year (Year 6 as of May 2026)

CAM BUDGET — CALENDAR YEAR 2026

Common Area Maintenance

TENANT	PRO-RATA SHARE	ANNUAL CAM	MONTHLY IMPOUND	ANNUAL / SF
Lauralan LLC Laurie Yam	39.00%	\$43,675.2 2	\$3,639.60	\$0.6239

EXPENSE CATEGORY	SITE TOTAL	TENANT 39%
Landscape Maintenance	\$35,524.00	\$13,854.36
Electricity	\$3,000.00	\$1,170.00
Irrigation	\$5,400.00	\$2,106.00
Steam Cleaning	\$9,600.00	\$3,744.00
Parking Lot Sweeping	\$8,478.96	\$3,306.79
Lighting Maintenance	\$3,000.00	\$1,170.00
General Maint / Repairs	\$5,400.00	\$2,106.00
Maintenance Labor	\$8,977.68	\$3,501.30
Security	\$23,880.00	N/A
Parking Lot Repairs	\$18,000.00	\$7,020.00
Subtotal (CAM Base)	\$121,260.64	\$37,978.45
Admin Fee @ 15%	—	\$5,696.77
Insurance (excl. building)	Billed Annually	
Property Taxes	Billed Separately	
Total Annual CAM	—	\$43,675.22

CAM reconciliation prepared by McNellis Partners, dated November 6, 2025. Insurance billed annually; property taxes billed separately. New monthly impound effective January 1, 2026.

CENTER PRO-RATA SHARE BREAKDOWN

JACK IN THE BOX	PETCO	CAJUN CRACK'N ★ SUBJECT
19%	42%	39%
30,000 SF	69,888 SF	70,000 SF (center apportionment)

Total center: 169,888 SF



MARKET DEMOGRAPHICS

Trade Area Profile

AVG. HH INCOME — 1 MILE

\$101,257

Strong consumer spending fundamentals

TOTAL POPULATION — 1 MILE

15,602

Growing residential trade area

AVG. HOME VALUE — 1 MILE

\$503,708

Stable, affluent neighborhood

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
Persons per Household	2.4	2.4	2.6
Avg. Household Income	\$71,097	\$87,469	\$101,257
Avg. House Value	\$151,457	\$387,265	\$503,708

Source: 2023 American Community Survey (ACS)

EXCLUSIVELY PRESENTED BY

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