

# Nut Tree Retail Shops | Xfinity–Anchored

1670 East Monte Vista Avenue, Vacaville, CA



## TROPHY SAN FRANCISCO BAY AREA RETAIL CENTER AT NUT TREE INTERSTATE 80 FREEWAY FRONTAGE



[▶ View Property Video](#)



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Property Highlights

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Overview & Pricing

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About the Area

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Demographics

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**PUTNAM DAILY**  
Managing Partner  
(510) 289-1166  
putnam@fisherjamescapital.com  
CA RE License #01750064

**LINDSEY SNIDER**  
Senior Partner  
(831) 566-6270  
lindsey@fisherjamescapital.com  
CA RE License #01443387

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- Best Retail Building Placement within Iconic Nut Tree Master Plan
- 100% Leased to Diverse, Internet-Resistant Tenant Mix on Long-Term Leases
  - Anchored by Investment Grade Comcast/Xfinity - Rated A- by S&P & A3 by Moody's
  - Attractive Scheduled Rental Escalations in Leases
  - All Restaurant Tenants have Demonstrated a Vibrant Pick Up/Delivery Business
- Unobstructed Visibility Adjacent to I-80 Freeway (171,000 ADT) Provides Rare High Visibility Signage with Multiple Large Monument Signs
- Most Visible Shopping Center on I-80 Corridor from the Bay Area to Sacramento with Nearly 1/2 Mile of Freeway Frontage
- Adjacent to Junction with Interstate 505 - The Connector to Highway 5 & the Northern Portion of California & Oregon
- Rare Direct On- and Off-Ramps into the Nut Tree from I-80

- Strong Co-Tenancy within the Nut Tree Mixed-Use Development
  - Anchor Tenants include Best Buy, Nordstrom Rack, HomeGoods, World Market, Michaels, PetSmart, Old Navy, & BevMo
  - 71-Acre Master-Planned Development featuring ~400k SF Retail, 140k SF Office, Residential Units, and Event Space
- Destination Restaurant & Food Location with Best-in-Class Tenants
  - Tenancy includes Starbucks, Habit, Chipotle, Mendocino Farms, Buckhorn, Fenton's Creamery, Buffalo Wild Wings, Panera Bread, Five Guys, Peet's Coffee, & More
- Adjacent to Vacaville Premium Outlets
  - 120-Store Outlet Center Among Highest Grossing Outlet Centers in Northern CA
  - 3.6M Annual Visits (per Placer.ai)
- Qualifies for 100% Bonus Depreciation via Cost Segregation

[Calculate Estimate ↗](#)



**Strong Co-Tenancy within Nut Tree 71-Acre Mixed-Use Development**



**Nearly Half a Mile of Freeway Frontage on I-80**  
with Direct On- and Off-Ramps into the Nut Tree



**262,273 Population**  
within 10 Miles



**Unobstructed Visibility on I-80 with Large Monument Signage**



**\$139,757 Average Household Income**  
within a 5-Mile Radius



**171,000 ADT on I-80**  
62.4 Million Passengers per Year





<b>LOCATION</b>	1670 E Monte Vista Ave, Vacaville, CA 95688
<b>LOT SIZE</b>	1.32 acres or 57,499 square feet
<b>PARKING</b>	Ample parking available on site, with additional parking available throughout the shopping center
<b>IMPROVEMENTS</b>	9,592 square foot retail pad divided into four suites: <b>Comcast/Xfinity</b>   4,846 SF <b>Virtue Juice + Coffee</b>   1,217 SF <b>Poke Ichii</b>   1,218 SF <b>Noah's Bagels</b>   2,311 SF
<b>FINANCING</b>	Existing financing of \$3,992,865.68 (as of 9/11/25) at 4.08% interest rate maturing 07/11/2029 available if desired by Buyer

**\$8,330,000**

**5.70% CAP RATE**

[View on Map ↗](#)

Projected Gross Revenue	Year 1	Year 10
Scheduled Base Rental Revenue	\$474,798	\$564,505
Expense Reimbursement Revenue	\$188,313	\$245,705
<b>Effective Gross Revenue</b>	<b>\$663,111</b>	<b>\$810,211</b>
Annual Expenses	Year 1	Year 10
Common Area Maintenance	\$52,877	\$68,992
Taxes	\$99,957	\$130,422
Insurance	\$19,878	\$25,937
Management	\$15,600	\$20,354
<b>Total Operating Expenses</b>	<b>\$188,313</b>	<b>\$245,705</b>
<b>Net Operating Income Return</b>	<b>\$474,798 5.70%</b>	<b>\$564,505 6.78%</b>

**NOTE:**

The net income is an estimate and does not provide for all potential costs and expenses (i.e. maintenance, repair, etc.) that may be required of the owner. Any reserves set forth herein are merely estimates and not based on any experience, physical inspection, or prior knowledge. All prospective purchasers are strongly advised to make an independent investigation to determine their estimate of costs and expenses prior to entering into an agreement to purchase.

For the Years Ending	Year 1 May-2027	Year 2 May-2028	Year 3 May-2029	Year 4 May-2030	Year 5 May-2031	Year 6 May-2032	Year 7 May-2033	Year 8 May-2034	Year 9 May-2035	Year 10 May-2036
<b>Rental Revenue</b>										
Potential Base Rent	\$474,798	\$482,737	\$496,452	\$505,419	\$509,141	\$522,252	\$534,900	\$548,223	\$560,236	\$564,505
<b>Total Rental Revenue</b>	<b>\$474,798</b>	<b>\$482,737</b>	<b>\$496,452</b>	<b>\$505,419</b>	<b>\$509,141</b>	<b>\$522,252</b>	<b>\$534,900</b>	<b>\$548,223</b>	<b>\$560,236</b>	<b>\$564,505</b>
<b>Other Tenant Revenue</b>										
Total Expense Recoveries	\$188,313	\$193,962	\$199,781	\$205,774	\$211,948	\$218,306	\$224,855	\$231,601	\$238,549	\$245,705
<b>Effective Gross Revenue</b>	<b>\$663,111</b>	<b>\$676,700</b>	<b>\$696,233</b>	<b>\$711,193</b>	<b>\$721,089</b>	<b>\$740,558</b>	<b>\$759,756</b>	<b>\$779,824</b>	<b>\$798,785</b>	<b>\$810,211</b>
<b>Operating Expenses</b>										
CAM	\$52,877	\$54,463	\$56,097	\$57,780	\$59,513	\$61,299	\$63,138	\$65,032	\$66,983	\$68,992
Taxes*	\$99,957	\$102,956	\$106,045	\$109,226	\$112,503	\$115,878	\$119,354	\$122,935	\$126,623	\$130,422
Insurance	\$19,878	\$20,475	\$21,089	\$21,722	\$22,373	\$23,045	\$23,736	\$24,448	\$25,181	\$25,937
Management	\$15,600	\$16,068	\$16,550	\$17,047	\$17,558	\$18,085	\$18,627	\$19,186	\$19,762	\$20,354
<b>Total Operating Expenses</b>	<b>\$188,313</b>	<b>\$193,962</b>	<b>\$199,781</b>	<b>\$205,774</b>	<b>\$211,948</b>	<b>\$218,306</b>	<b>\$224,855</b>	<b>\$231,601</b>	<b>\$238,549</b>	<b>\$245,705</b>
<b>Net Operating Income</b>	<b>\$474,798</b>	<b>\$482,737</b>	<b>\$496,452</b>	<b>\$505,419</b>	<b>\$509,141</b>	<b>\$522,252</b>	<b>\$534,900</b>	<b>\$548,223</b>	<b>\$560,236</b>	<b>\$564,505</b>

\*Property taxes have been estimated assuming a reassessment to the purchase price upon acquisition, consistent with CA Proposition 13. Actual taxes may vary depending on county assessment practices, exclusions, or appeals.

**GENERAL ASSUMPTIONS**

<b>Analysis Date</b> 06/01/2026	<b>General Expense Growth per Annum</b> 3.00%	<b>Property Tax Growth per Annum</b> 2.00%	<b>Rental Growth per Existing Leases</b> 3.00% Market Assumption
<b>Total Rentable Area</b> 9,592	<b>General Inflation per Annum</b> 3.00%	<b>Property Taxes</b> Re-Assessed per Prop 13	

Tenant	Sq. Ft.	Monthly Rent PSF	Annual Rent PSF	Current Annual Rent	Rent Commence. Date	Lease Expiration Date	Rental Increase Date(s)	Rental Increase Amount(s)	Options	Lease Structure	End of Term Assumption
Comcast	4,846	\$4.00	\$48.00	\$232,608	11/28/2017	11/30/2031	9/1/2026 6/1/2028 3/1/2030	\$239,877 \$247,146 \$254,415	1 @ 7 yrs Option 1: \$261,684, increasing 3% every 21 months	NNN with tenant responsible for proportionate share of taxes, insurance, and common area maintenance, excluding roof, structure, and management fee. Tenant is responsible for an administrative fee equal to 15% of CAM, and insurance costs.	Option
Virtue Juice + Coffee	1,217	\$4.06	\$48.71	\$59,280	11/16/2018	11/30/2028	12/1/2025 12/1/2026 12/1/2027	\$60,765 \$62,286 \$63,844	2 @ 5 yrs Option 1: \$65,438 with 2.5% annual increases Option 2: \$74,054 with 2.5% annual increases	NNN with tenant responsible for proportionate share of taxes, insurance, and common area maintenance, including roof, structure, and management fee. Tenant is responsible for an administrative fee equal to 15% of CAM, insurance and tax costs.	Option
Poke Ichii	1,218	\$4.22	\$50.65	\$61,689	5/1/2021	8/31/2027	9/1/2026	\$63,540	1 @ 1 yr Option 1: \$65,389	NNN with tenant responsible for proportionate share of taxes, insurance, and common area maintenance, including roof, structure, and management fee. Tenant is responsible for an administrative fee equal to 15% of CAM, insurance and tax costs.	Option
Noah's Bagels	2,311	\$4.05	\$48.59	\$112,291	2/7/2018	2/29/2028	None	None	2 @ 5 yrs Option 1: \$123,523 Option 2: \$135,887	NNN with tenant responsible for proportionate share of taxes, insurance, and common area maintenance, including management fee and amortized costs for roof and structural repairs and replacement. Tenant is responsible for an administrative fee equal to 10% of CAM costs. Increases in controllable CAM costs are capped at 4% annually on a cumulative basis.	Option
Leased	9,592	100%									
Vacant	0	0%									
<b>TOTAL</b>	<b>9,592</b>	<b>100%</b>									

NOTE: Rent Roll is as of September 1, 2025.

## Comcast/Xfinity



**LESSEE**

Comcast of California/  
Massachusetts/  
Michigan/Utah, LLC

**GUARANTOR**

Comcast Corporation

**NO. OF LOCATIONS**

600+

**WEBSITE**

xfinity.com

**Comcast/Xfinity**, a brand of Comcast Cable Communications, LLC, has rapidly expanded since its inception in February 2010, becoming a prominent player in the American telecommunications landscape. Xfinity offers a comprehensive suite of services including high-speed internet, digital cable TV, home phone, home security, and wireless options, while strategically integrating streaming services. By leveraging Comcast’s substantial resources and technological advancements, Xfinity has solidified its position as a leader in delivering reliable and efficient telecommunications solutions nationwide.

## Poke Ichii



**LESSEE**

Lei Poke, Inc.

**GUARANTOR**

Samantha Lei and  
Mandy Lei

**NO. OF LOCATIONS**

4

**WEBSITE**

pokeichiivacaville.com

**Poke Ichii** is a California-based restaurant chain offering customizable Hawaiian-style poke bowls with fresh proteins like ahi tuna and salmon, vibrant toppings, and signature sauces. Known for its specialty bowls and welcoming atmosphere, it’s a go-to for fresh and flavorful dining.

## Virtue Juice + Coffee



**LESSEE**

The Juice Company LLC

**GUARANTOR**

Thomas Panacci and  
Michelle Panacci

**NO. OF LOCATIONS**

1

**WEBSITE**

virtuejuice.com

**Virtue Juice + Coffee** is a health-focused café specializing in organic cold-pressed juices, smoothies, acai bowls, coffee, and toast; along with vegan and gluten-free options. The café is recognized for its friendly staff, inviting atmosphere, and high-quality offerings. Virtue Juice + Coffee also offers a wholesale business focused on providing premium coldpressed juices and coffee for retailers, cafes, and other businesses. Wholesale customers can access bulk pricing, customizable order options, and high-quality products designed to meet diverse business needs.

## Noah’s NY Bagels



**LESSEE**

Noah’s New York Bagel  
Company

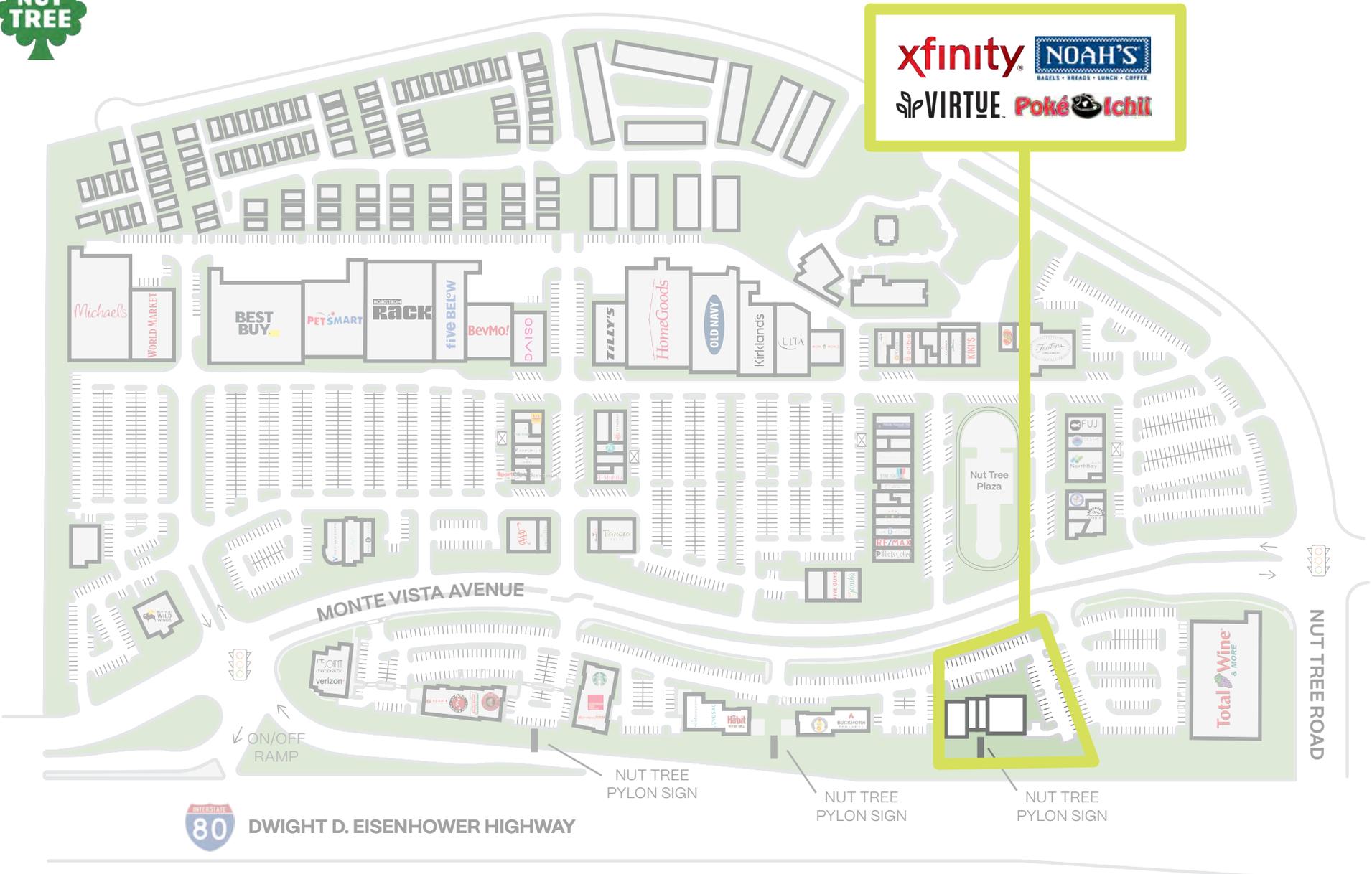
**NO. OF LOCATIONS**

57

**WEBSITE**

noahs.com

**Noah’s Bagels** is a California-based company that brings authentic New York-style bagels to the West Coast. They offer a variety of fresh-baked bagels, breakfast and lunch sandwiches, and coffee, as well as catering. Noah’s is committed to quality using simple ingredients and cage-free eggs. Their popular Noah Rewards program allows customers to earn points and other special incentives.



xfinity NOAH'S  
BAGELS • BREADS • LUNCH • COFFEE  
VIRTUE Poké Ichil



DWIGHT D. EISENHOWER HIGHWAY

NUT TREE PYLON SIGN

NUT TREE PYLON SIGN

NUT TREE PYLON SIGN

Total Wine & More

NUT TREE ROAD

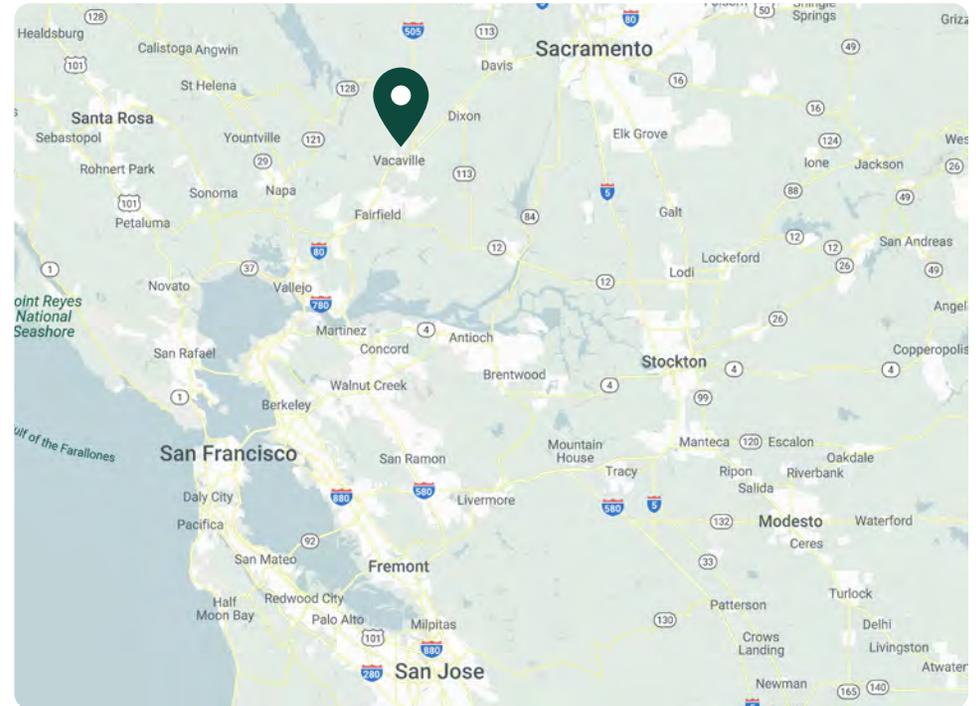




## Located Off Interstate 80 Between San Francisco & Sacramento

Vacaville, the third-largest city in Solano County, has a 2025 estimated population of 103,672. The city sits 55 miles from San Francisco and 35 miles from Sacramento at the junction of Interstates 80 and 505, with San Francisco, Oakland, and Sacramento International Airports all within about an hour. Positioned between the Bay Area and the Sacramento region, Vacaville draws commerce, talent, and visitors well beyond its local market.

In recent years the city has strengthened its life-science and advanced-manufacturing profile. Swiss contract drug manufacturer Lonza acquired Genentech's large-scale biologics plant in Vacaville for \$1.2 billion in 2025. The deal included retaining roughly 750 jobs and preserving one of the largest biologics manufacturing facilities in the world, and extending Lonza's US Biologics footprint. Amazon is simultaneously expanding its logistics footprint in Vacaville to about 2.1 million square feet, complementing established employers such as Kaiser Permanente, ICON Aircraft, Simonton Windows, Pacific Cycle, Mariani Packing Company, and Travis Credit Union. Vacaville offers incentives to attract additional employers, mindful that a large number of Solano County residents would prefer local jobs rather than daily commutes to Sacramento or the Bay Area. Many of these workers chose Vacaville for comparatively affordable housing and a strong quality of life while keeping positions in neighboring metros.



The Nut Tree Master Plan is adjacent to Nut Tree Airport, a 286-acre public-use facility owned by Solano County that averages more than 100,000 aircraft operations annually and supports over 200 based aircraft. The airport's role as a general aviation hub complements the presence of Travis Air Force Base (AFB), located just 10 miles away. Travis AFB is the busiest Air Force installation in the U.S. for cargo and passenger handling and is a major regional employer, with approximately 13,500 active duty personnel, civilian staff, and their families. It also houses the David Grant USAF Medical Center (DGMC), the largest medical facility in the Air Force. In 2024, Travis AFB generated an estimated \$3.7 billion in economic impact to the local economy.

Vacaville benefits from its close proximity to Davis, Sacramento, Napa, and the Bay Area. Transportation assets underpin the city's growth. Interstates 80 and 505 provide direct east-west and north-south links that connect California with national and international trade routes, and Caltrans is adding express lanes on I-80 through Fairfield and Vacaville that are slated to be fully operational by late 2025, easing congestion on a corridor that carries tens of millions of vehicles each year.



## California's Legendary Road Stop

The subject property lies within the Nut Tree mixed-use, freeway-adjacent development, which offers approximately 400,000 square feet of retail, an amusement park and event space, 140,000 square feet of offices, and 216 planned residential units. It enjoys direct frontage on I-80 (171,000 ADT), near its junction with I-505, with multiple prominent monument signs and dedicated on- and off-ramps, delivering exceptional access and visibility. Co-tenancy at the Nut Tree retail center is strong, featuring HomeGoods, Cost Plus World Market, Best Buy, PetSmart, Nordstrom Rack, ULTA, Michael's, Old Navy, BevMo, Starbucks, Panera Bread, Five Guys, Buffalo Wild Wings, Chipotle, Fenton's Creamery, Jelly Belly, European Wax Center, Verizon, Sleep Number, and others.

The asset sits in a dense commercial corridor anchored by the 120-store Vacaville Premium Outlets, whose tenants include Nike, Crate & Barrel, Adidas, Levi's, Banana Republic, Columbia, Gap, Coach, Kate Spade, Le Creuset, Polo Ralph Lauren, West Elm, Crocs, J. Crew, Lacoste, New Balance, The North Face, Kay, Zwilling, and more. This center ranks among Northern California's highest-grossing outlets. Nearby retail nodes include Browns Valley Marketplace (Nugget Markets and Planet Fitness) and Vacaville Commons (Target, Safeway, Ross, Burlington). Additional major retailers in the vicinity are Walmart Supercenter, Sam's Club, Costco, WinCo Foods, Food 4 Less, Bowlero Vacaville, and others. Collectively, the retail at the I-80/I-505 interchange draw more than tens of millions of shoppers annually. Demographics are robust, with 262,273 residents within 10 miles and an average household income of \$139,757 within 5 miles.

The Nut Tree Master Plan is adjacent to Nut Tree Airport, a general-aviation facility handling more than 100,000 aircraft operations per year. It is also less than three miles from Kaiser Permanente Vacaville, the city's largest employer with over 1,300 staff. Adjacent to Kaiser are the Lonza (formerly Genentech) campus and the new Axiom Point project, a 23-acre research, development, and biomanufacturing complex totaling 390,000 square feet across three state-of-the-art buildings, which will significantly expand local life-sciences employment. Other daily traffic drivers to the immediate area include Travis Credit Union's headquarters, Vacaville Cultural Center, Centennial Park & Sports Fields, and multiple schools.



**Michaels**  
 308.5k Annual Visits (+2% YoY)  
 \$5.5M (+2% YoY)

**WORLD MARKET**  
 118.6k Annual Visits (+7% YoY)

**BEST BUY**  
 290.2k Annual Visits  
 \$27.6M

**NORDSTROM RACK**  
 316.1k Annual Visits (+3% YoY)

**PETSMART**  
 200.9k Annual Visits (+2% YoY)  
 \$5.1M

**five BELOW**  
 213.5k Annual Visits  
 \$3.3M (+10% YoY)

**BevMo!**  
 \$1.4M

**HomeGoods**  
 273.7k Annual Visits (+5% YoY)  
 \$8.8M (+8% YoY)

**OLD NAVY**  
 200.7k Annual Visits (+2% YoY)  
 \$6.1M (+1% YoY)

**ULTA BEAUTY**  
 231.7k Annual Visits (+5% YoY)  
 \$9.3M (+1.5% YoY)

**sleep number**  
 17.9k Annual Visits (+10% YoY)  
 \$1.9M (+12% YoY)

**BUFFALO WILD WINGS**  
 17.9k Annual Visits (+10% YoY)  
 \$2.6M (+10% YoY)

**AAA**  
 Top 5% Nationwide (+11.5% YoY)

**Tanera**  
 243.6k Annual Visits

**FIVE GUYS**  
 BURGERS and FRIES  
 \$1.5M (+7% YoY)

**Peets Coffee & Tea**  
 \$680.6k (+12% YoY)

**Total Wine & MORE**  
 233.5k Annual Visits

**Starbucks**  
 270.5k Annual Visits

**CHIPOTLE**  
 267.2k Annual Visits  
 Top 13% Nationwide

**BUCKHORN**  
 BBQ + GRILL  
 191.2k Annual Visits

**xfinity**  
 136.3k Annual Visits  
 Top 6% Nationwide

**NOAH'S**  
 75.7k Annual Visits

**Placer.ai**  
 Visit Data from Placer.ai  
 (Jul '24 - Jun '25)  
 Annual Cost: \$11,000

**CENTERCHECK**  
 Est. Sales Data from CenterCheck  
 (Jul '24 - Jun '25)  
 Annual Cost: \$15,000

**Notable Nearby Retailers** Visit Data (per Placer.ai) & Sales (per CenterCheck)

<b>The Nut Tree</b>	<b>5.8M Annual Visits</b>
<b>Nordstrom Rack</b>	<b>316,200 Annual Visits</b>
<b>Michaels</b>	<b>308,900 Annual Visits</b>
<b>Best Buy</b>	<b>293,500 Annual Visits</b>
<b>HomeGoods</b>	<b>273,500 Annual Visits, +5% YoY; \$8.8M (+8% YoY)</b>
<b>Panera Bread</b>	<b>243,300 Annual Visits; \$2.4M</b>
<b>Ulta Beauty</b>	<b>231,400 Annual Visits, +5% YoY; \$9.3M (+1.5% YoY)</b>
<b>PetSmart</b>	<b>205,400 Annual Visits</b>
<b>Old Navy</b>	<b>200,800 Annual Visits; \$6.1M</b>
<b>World Market</b>	<b>118,600 Annual Visits, +7% YoY</b>
<b>Xfinity</b>	<b>136,500 Annual Visits, Top 6% Nationwide</b>

<b>Vacaville Commons</b>	<b>6.7M Annual Visits</b>
<b>Target</b>	<b>1.5M Annual Visits</b>
<b>Chick-fil-A</b>	<b>1.1M Annual Visits, Top 8% Nationwide, Top 4% in CA</b>
<b>Ross Dress for Less</b>	<b>547,200 Annual Visits, Top 8% Nationwide</b>
<b>Chili's Grill &amp; Bar</b>	<b>318,200 Annual Visits, Top 18% Nationwide</b>
<b>Big 5 Sporting Goods</b>	<b>138,300 Annual Visits, Top 16% Nationwide</b>
<b>Jamba Juice</b>	<b>113,400 Annual Visits, Top 18% Nationwide</b>

<b>Vacaville Premium Outlets</b>	<b>3.6M Annual Visits</b>
<b>Nike Factory Store</b>	<b>537,300 Annual Visits, Top 14% Nationwide</b>
<b>Bath &amp; Body Works</b>	<b>256,200 Annual Visits, #2 Nationwide, #1 in CA</b>
<b>American Eagle Outfitters</b>	<b>230,800 Annual Visits, Top 5% Nationwide, #1 in CA</b>
<b>The North Face</b>	<b>193,400 Annual Visits, Top 8% Nationwide, #2 in CA</b>
<b>Polo Ralph Lauren</b>	<b>184,700 Annual Visits, Top 16% Nationwide</b>
<b>Calvin Klein</b>	<b>152,000 Annual Visits, Top 5% Nationwide, #2 in CA</b>
<b>Shoe Palace</b>	<b>133,200 Annual Visits, #1 Nationwide</b>
<b>Sketchers Factory Outlet</b>	<b>89,900 Annual Visits, Top 14% Nationwide</b>
<b>Express</b>	<b>78,600 Annual Visits, Top 17% Nationwide</b>
<b>Kay Jewelers Outlet</b>	<b>65,700 Annual Visits, #3 Nationwide, #1 in CA</b>

<b>Coffee Tree Plaza</b>	<b>2.1 M Annual Visits</b>
<b>Raising Cane's</b>	<b>1.5M Annual Visits, Top 1% Nationwide, #4/623</b>
<b>In-N-Out Burger</b>	<b>642,600 Annual Visits</b>

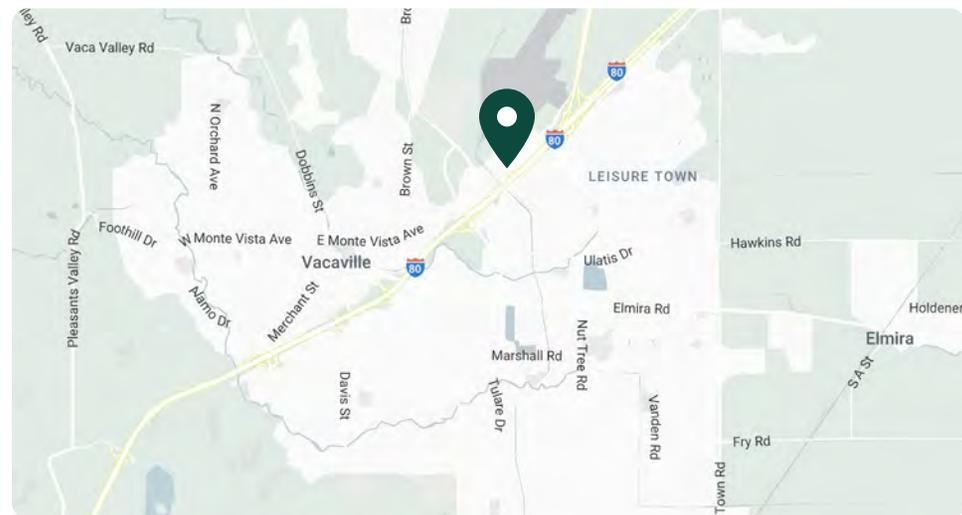
<b>Walmart</b>	<b>1.8M Annual Visits</b>
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<b>Sam's Club</b>	<b>1.8M Annual Visits</b>
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<b>Bowlero Vacaville</b>	<b>268,500 Annual Visits, Top 2% Nationwide, #5/203</b>
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<b>Marshalls</b>	<b>578,900 Annual Visits, Top 9% Nationwide</b>
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<b>Staples</b>	<b>313,600 Annual Visits, Top 9% Nationwide</b>
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262,273



2025 Total Population

\$679,065



2025 Average Home Value

\$139,757



2025 Average Household Income

📍 1670 E Monte Vista Ave, Vacaville, CA 95688



Population Summary	1 Mile	5 Miles	10 Miles
2020 Total Population	8,919	111,130	255,047
2025 Total Population	9,515	115,222	262,273
2030 Total Population	9,929	118,476	268,693
2025–2030 Annual Growth Rate	0.85%	0.56%	0.48%
2025 Total Daytime Population	13,281	88,784	223,082
Average Household Income			
2025	\$111,415	\$139,757	\$131,284
2030	\$118,242	\$151,631	\$144,021
Average Home Value			
2025	\$580,646	\$688,270	\$679,065
2030	\$624,277	\$760,124	\$760,491

Major Employers in Vacaville	# of Employees
Kaiser Permanente	1,306
Amazon Services, LLC	1,015
Vacaville Unified School District	1,000+
California State Department of Corrections	1,000+
Lonza (formerly Genentech)	790
Thistle Health Inc.	691
City of Vacaville	600+
Walmart Stores, Inc.	464
Costco Wholesale	280
All Weather Insulated Panels	264
Duravent Inc.	259
Blue Mountain Construction Services, Inc.	250



**PUTNAM DAILY**  
Managing Partner

(510) 289-1166  
putnam@fisherjamescapital.com  
CA RE License #01750064

**LINDSEY SNIDER**  
Senior Partner

(831) 566-6270  
lindsey@fisherjamescapital.com  
CA RE License #01443387