Freeway Development Site

NEC Nut Tree Rd & I-80
Vacaville, CA

1.64 Acre Parcel Located in Vacaville's Retail Hub

John Cumbelich & Associates

PARTNER XTEAM RETAIL ADVISORS

FOR MORE INFORMATION

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Retail Competition

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About

HIGHLIGHTS

- 1.64 acre parcel
- Strategically positioned to serve the Solano County trade area
- Location boasts strong daily traffic
- Located in the heart of Vacaville's retail hub

DEMOGRAPHICS:

	1-mile	3-mile	5-mile
Total Population	**15,079**	**88,829**	**105,097**
Daytime Population	**14,654**	**52,726**	**62,006**
Average HH Income	**$69,401**	**$87,235**	**$91,532**
No. of Households	**5,499**	**29,949**	**35,258**

Source: REgis On-Line/Sites USA, 2013

TRAFFIC COUNTS:

I-80 @ Monte Vista Ave – 153,000 ADT
I-80 @ Jct Rt 505 North – 141,000 ADT
Nut Tree Rd @ Orange Dr – 29,280 ADT
Orange Drive @ Nut Tree Pkwy – 29,400 ADT

Source: City of Vacaville, 2012

The subject is comprised of a 1.64 acre development pad, located between a Lowe's Home Improvement Center and the 330,000 SF Nut Tree Power Center.

The project is exposed to 141,000 cars daily on Interstate-80, as well as 29,280 ADT on Nut Tree Rd and 20,090 ADT on E. Monte Vista Ave.

Excellent freeway exposure, powerful co-tenancy and a lack of alternate sites in this core submarket position the site as a strong opportunity.

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Street View

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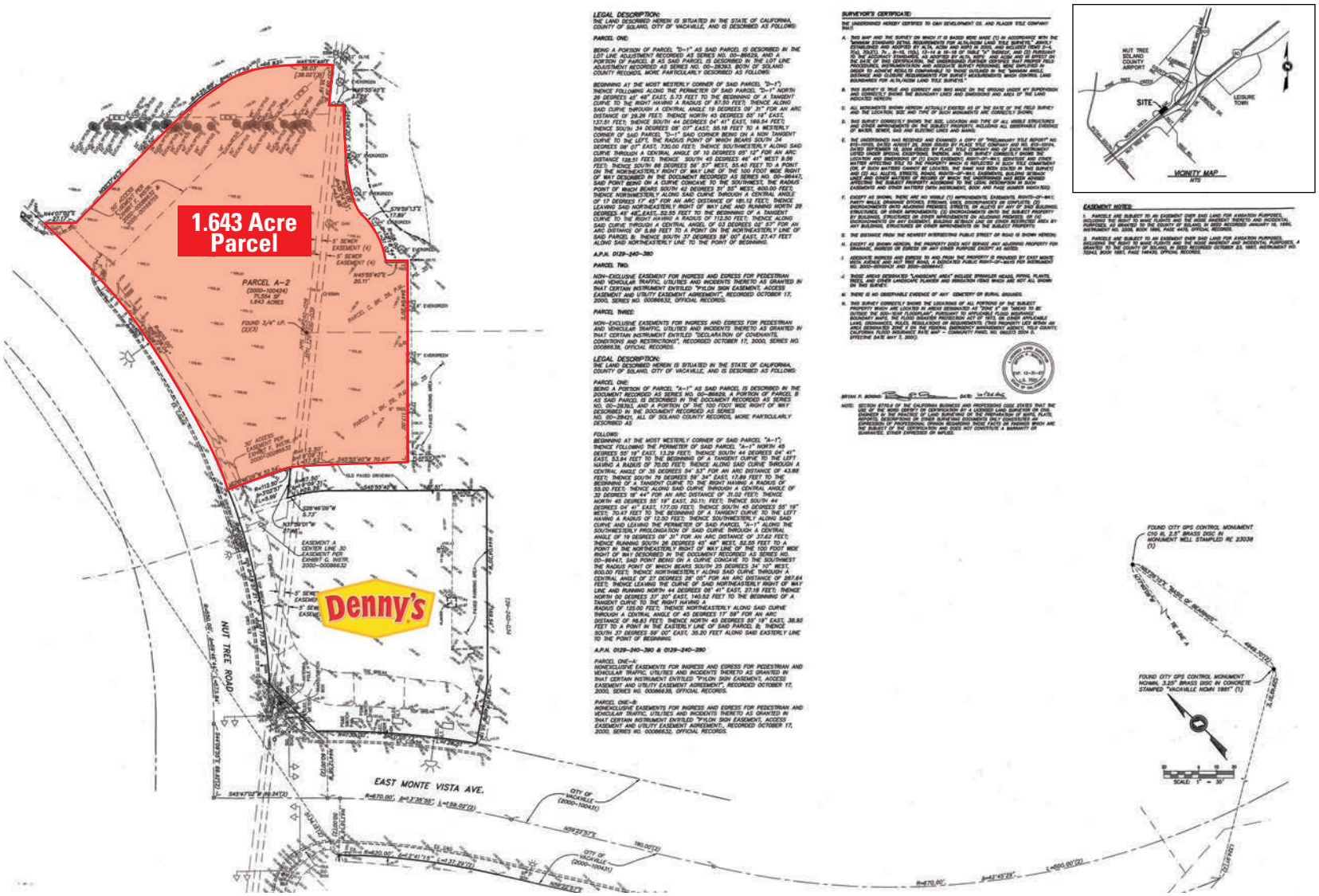
Site Plan



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Housing Growth

With a current housing pipeline of over 5,800 units of planned, approved and under construction housing units, the market's continued residential expansion is in full swing.

PROPOSED

1	Lagoon Valley	1025
2	Vanden Meadows	939
3	Brighton Landing	769
4	Quinn Crossing Apartments	312
5	Southtown Apartments	223
6	Southtown Commons	215
7	North Village; Unit 6	176
8	North Village; Unit 5	68
9	Southtown Townhouses	60
10	Montessa	55
11	Sterling Chateau 4	54
12	Rancho Rogelio	40
13	Knoll Creek	38
14	Amber Hills	38
15	Rogers Ranch	28
16	Spring Lane Unit 2	27
17	Vine Glen Estates	19
18	Arroyo Vista	8
19	Portofino; Unit 2	7
20	Verona	4
21	Horkey Parcel Map	2
22	Southtown Phase 3	0
Total Proposed		**4107**

APPROVED

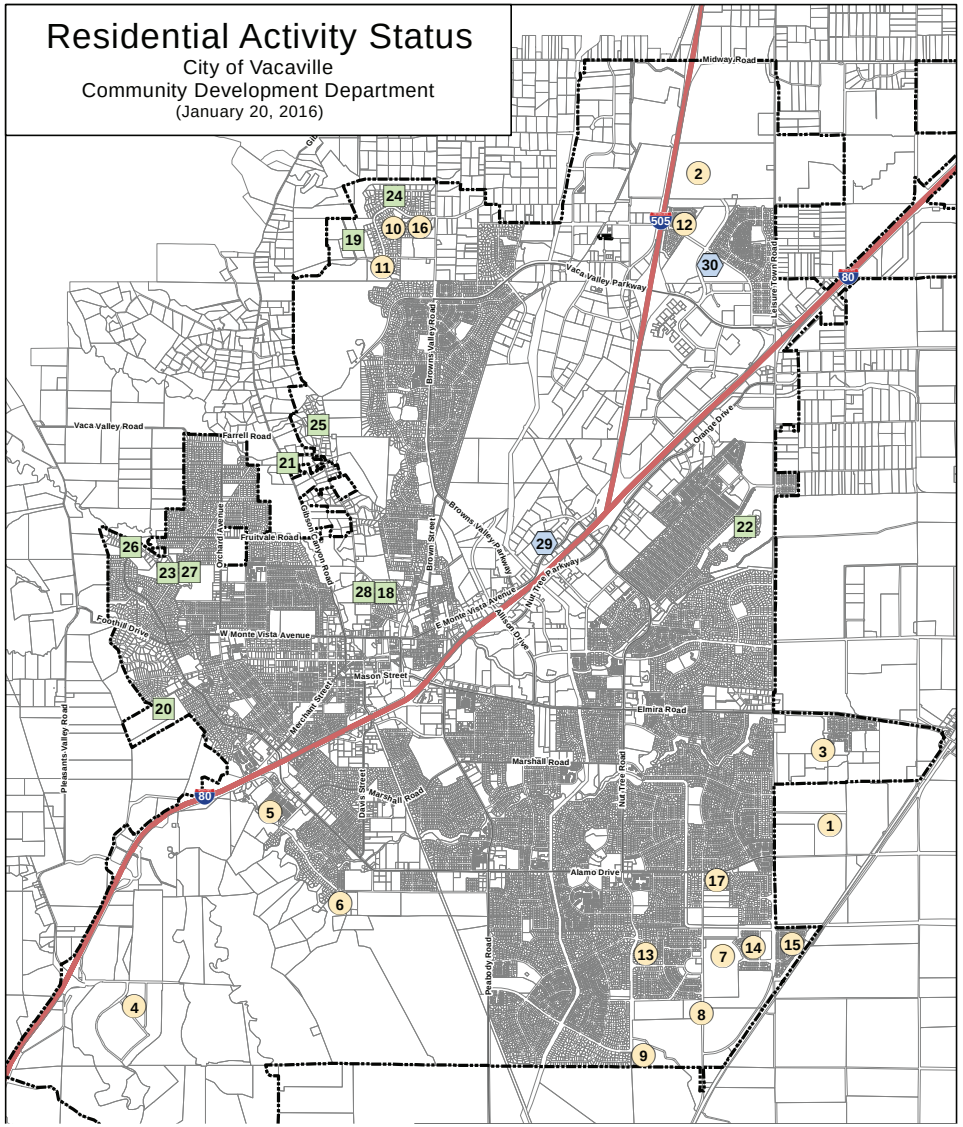
23	Villas at North Village Apartments	228
24	Nut Tree Apartments	216
25	Vanden Meadows Apartments	60
26	North Vine Street Estates	58
27	Ivywood	37
28	Hidden Valley	31
29	Cheyenne Estates	15
30	Canyon View	15
31	Nob Hill Estates	9
32	Gibson/Vine Estates	8
33	Golf Course Estates; Unit 2	3
Total Approved		**680**

UNDER CONSTRUCTION

34	Cheyenne	221
35	Renaissance at North Village	192
36	Barrington Estates at Southtown	165
37	Sanctuary at North Village	162
38	Carrington Manor at Southtown	158
39	Cambridge Village at Southtown	108
40	Casa Bella at North Village	35
41	Villages on Vine Unit 2	25
42	Stratton Estates	10
Total Under Construction		**1076**

TOTAL HOUSING UNITS **5863**

Source: City of Vacaville



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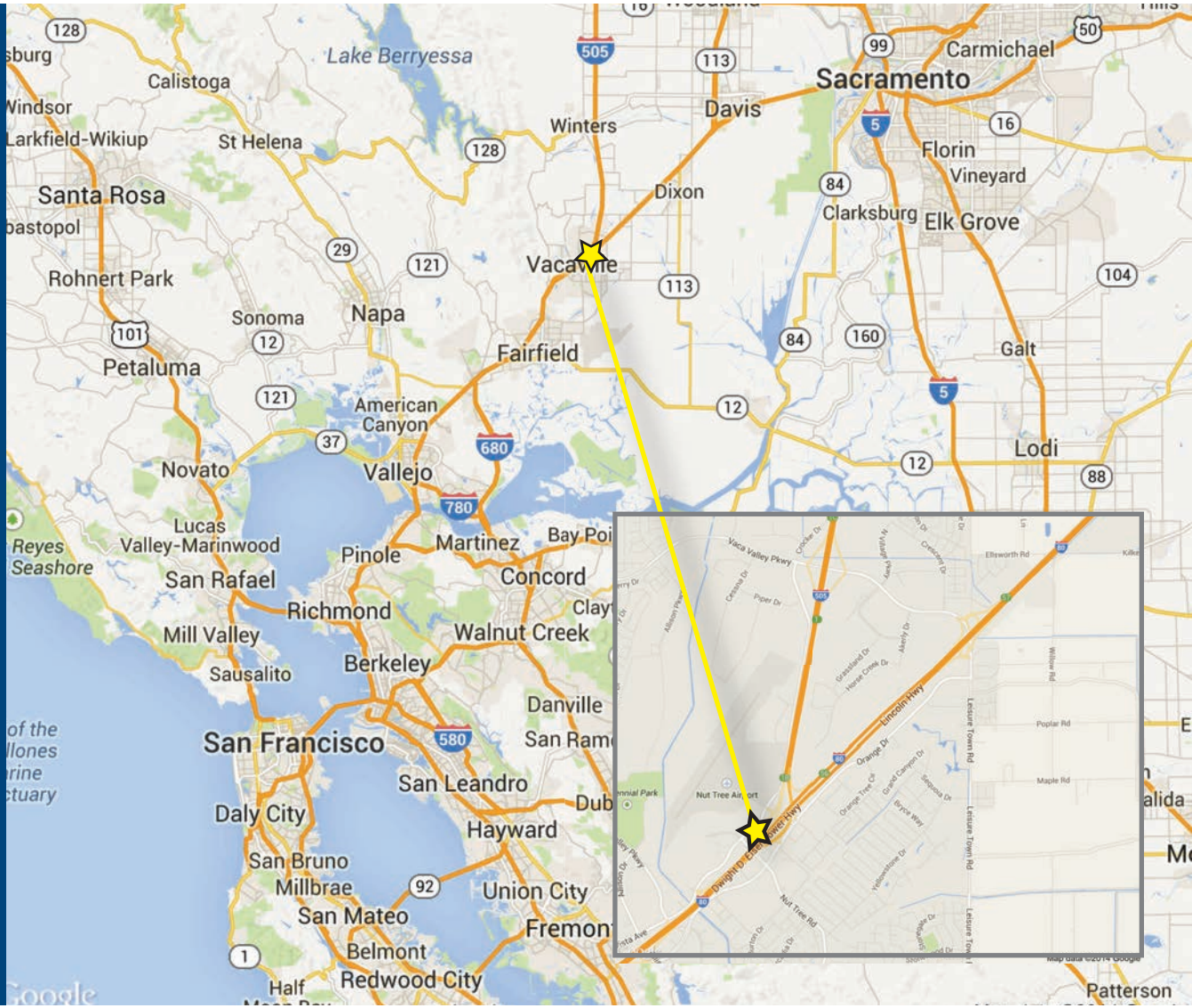
Area Map

Vacaville – a fast growing market

Vacaville has been one of Northern California's strongest growth markets for over 30 years. Doubling in size since 1980, Vacaville today has a population of approximately 98,000, and growing. According to city of Vacaville staff, population is estimated to grow again to 122,000 by 2025.

Vacaville is home to scores of businesses on the leading edge of the new economy. High tech, bio tech and health care firms such as Genentech, Alza Corp and Novartis employ thousands in Vacaville. Firms like these have positioned the community as a target market for growing firms seeking a high quality of life, first class housing options and an array of shopping, dining, entertainment and recreational opportunities for their employees.



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