

FOR LEASE 45,525 SQ. FT.

2050 Nut Tree Road, Vacaville, CA

CAN SUBDIVIDE



PROPERTY HIGHLIGHTS

- Excellent Demographics
- Rare in Fill Location
- Zoning: CN (Neighborhood Commercial)
- 377.81 Feet of Frontage on Elmira Road
- Premier Location
- Ideally Located for Grocer, Drug & Big Box Retail
- Excellent Visibility and Parking
- Dock, High Loading Dock

Demographics (2009 EST.):

| | 1 Mile | 3 Miles | 5 Miles |
|----------------|----------|----------|----------|
| Population | 22,295 | 84,642 | 101,939 |
| Med. Household | \$73,624 | \$71,410 | \$73,586 |

Traffic Counts:

| | |
|---------------|-------------|
| Elmira Road | ±18,000 ADT |
| Nut Tree Road | ±15,600 ADT |



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License # 01432203

RETAIL ENTERPRISE GROUP, INC.
Your Value Creation Resource

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FOR LEASE 45,225 sq. ft. 2050 Nut Tree Road, Vacaville, CA

RARE IN FILL LOCATION



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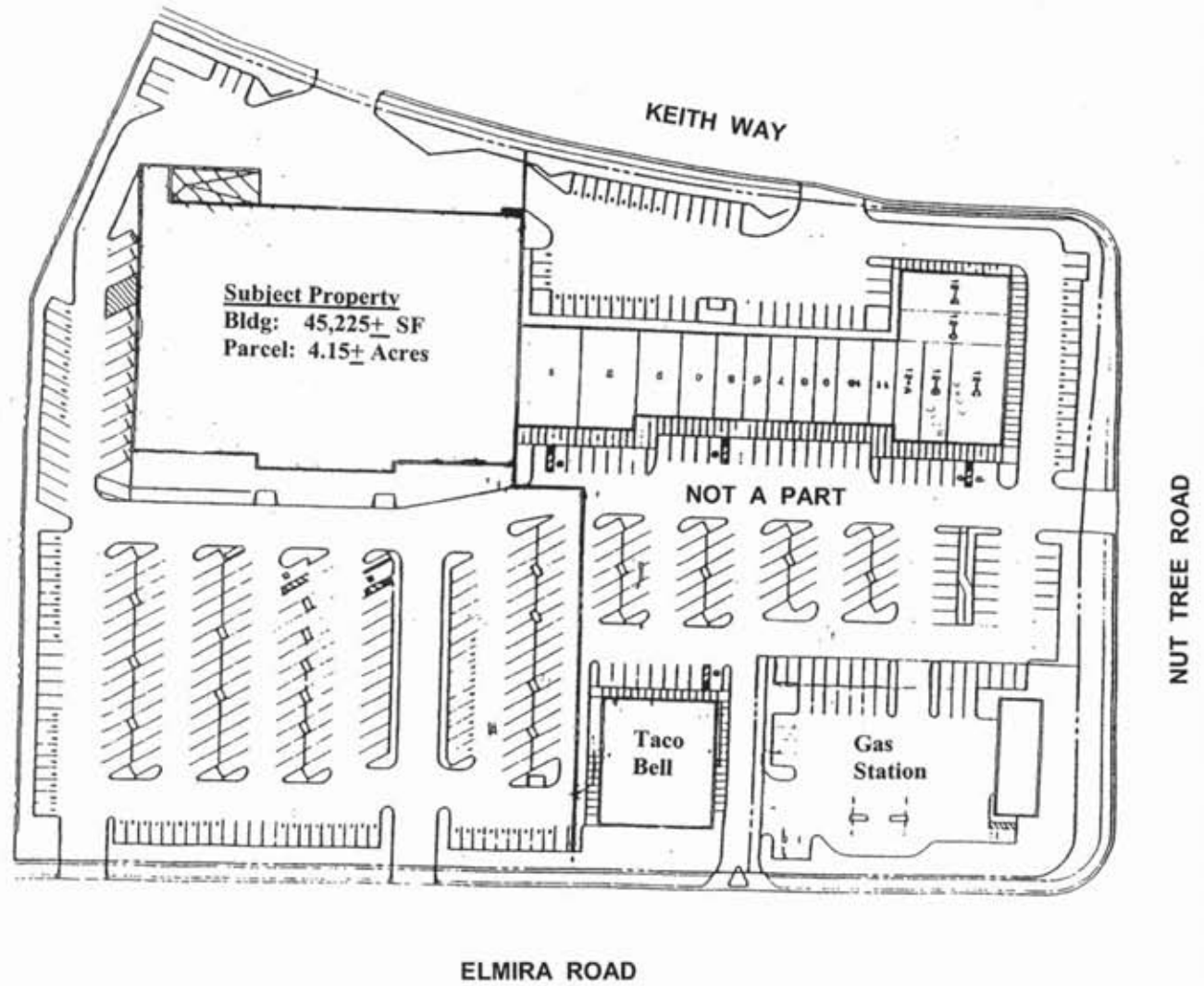
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EXCELLENT DEMOGRAPHICS

Shopping Center Site Plan

Fresh & Easy and CVS have recently opened directly across the street on Elmira.



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US Census 2000 Overview Comparison

Geography: 1 Mile: 2050 NUT TREE RD VACAVILLE, CA 95687, 3 Miles: 2050 NUT TREE RD VACAVILLE, CA 95687, 5 Miles...

| | 1 Mile: 2050 NUT TREE RD VACAVILLE, CA 95687 | 3 Miles: 2050 NUT TREE RD VACAVILLE, CA 95687 | 5 Miles: 2050 NUT TREE RD VACAVILLE, CA 95687 |
|---------------------------------------|---|--|--|
| Basic Variables | | | |
| Population | 21,437 | 77,294 | 94,288 |
| Female Population | 10,727 | 36,856 | 43,338 |
| Female Percentage | 50.0% | 47.7% | 46.0% |
| Male Population | 10,710 | 40,438 | 50,950 |
| Male Percentage | 50.0% | 52.3% | 54.0% |
| Households | 7,289 | 25,933 | 30,216 |
| Age: Total | | | |
| Age 0 to 4 | 7.0% | 7.0% | 6.6% |
| Age 5 to 9 | 9.0% | 8.2% | 7.7% |
| Age 10 to 13 | 7.8% | 6.7% | 6.5% |
| Age 14 to 17 | 7.7% | 6.4% | 6.2% |
| Age 18 to 20 | 4.3% | 3.8% | 3.8% |
| Age 21 to 24 | 4.8% | 5.1% | 5.2% |
| Age 25 to 29 | 6.9% | 7.2% | 7.2% |
| Age 30 to 34 | 7.0% | 8.8% | 8.7% |
| Age 35 to 39 | 9.7% | 9.3% | 9.5% |
| Age 40 to 44 | 9.4% | 9.3% | 9.6% |
| Age 45 to 49 | 7.8% | 7.2% | 7.5% |
| Age 50 to 54 | 6.0% | 5.7% | 6.2% |
| Age 55 to 59 | 3.8% | 4.0% | 4.2% |
| Age 60 to 64 | 2.6% | 2.8% | 2.9% |
| Age 65 to 69 | 2.1% | 2.6% | 2.6% |
| Age 70 to 74 | 1.5% | 2.1% | 2.0% |
| Age 75 to 79 | 1.2% | 1.8% | 1.8% |
| Age 80 to 84 | 0.8% | 1.2% | 1.2% |
| Age 85 Plus | 0.5% | 0.9% | 0.8% |
| Median Age | 31.8 | 33.2 | 34.0 |
| Educational Attainment | | | |
| No schooling completed | 0.5% | 1.6% | 1.9% |
| School: PreK to 8 | 2.4% | 3.4% | 3.1% |
| School: 9th to 11th grade, no diploma | 6.3% | 10.3% | 11.0% |
| School: High school graduate | 24.3% | 25.7% | 25.4% |
| College: Associate degree | 10.4% | 9.7% | 9.3% |
| College: Some college, no degree | 33.6% | 30.4% | 29.7% |
| College: Bachelor's degree | 15.4% | 12.8% | 12.9% |
| College: Graduate degree | 7.1% | 6.3% | 6.8% |

Race & Ethnicity

| | | | |
|--|-------|-------|-------|
| American Indian and Alaska Native Alone | 0.9% | 1.0% | 1.0% |
| Asian Alone | 4.5% | 4.3% | 4.4% |
| Black Alone | 7.9% | 9.3% | 9.9% |
| Native Hawaiian and Other Pacific Islander Alone | 0.4% | 0.5% | 0.5% |
| Some Other Race Alone | 5.6% | 7.0% | 6.6% |
| Two or More Races | 6.5% | 5.9% | 5.5% |
| White Alone | 74.3% | 72.2% | 72.1% |
| Hispanic or Latino | 14.5% | 18.1% | 17.7% |
| Not Hispanic or Latino | 85.5% | 81.9% | 82.4% |

Income by Type: Household Income

| | | | |
|--------------------------|----------|----------|----------|
| Less than \$10,000 | 3.1% | 4.2% | 4.1% |
| \$10,000 to \$14,999 | 3.0% | 3.9% | 3.6% |
| \$15,000 to \$19,999 | 3.5% | 4.2% | 3.9% |
| \$20,000 to \$24,999 | 4.0% | 5.1% | 4.8% |
| \$25,000 to \$29,999 | 4.7% | 5.0% | 4.9% |
| \$30,000 to \$34,999 | 4.6% | 5.2% | 5.0% |
| \$35,000 to \$39,999 | 5.1% | 5.3% | 5.1% |
| \$40,000 to \$44,999 | 6.4% | 6.1% | 5.7% |
| \$45,000 to \$49,999 | 5.4% | 5.6% | 5.4% |
| \$50,000 to \$59,999 | 10.6% | 9.4% | 9.2% |
| \$60,000 to \$74,999 | 14.6% | 14.1% | 14.1% |
| \$75,000 to \$99,999 | 18.1% | 16.0% | 16.6% |
| \$100,000 to \$124,999 | 8.1% | 7.9% | 8.7% |
| \$125,000 to \$149,999 | 4.6% | 3.6% | 4.2% |
| \$150,000 to \$199,999 | 3.2% | 3.2% | 3.4% |
| \$200,000 or more | 1.1% | 1.2% | 1.6% |
| Median Household Income | \$59,568 | \$55,624 | \$58,275 |
| Per Capita Income | \$22,592 | \$21,324 | \$21,194 |
| Average Household Income | \$66,444 | \$63,555 | \$66,137 |

Size of Household

| | | | |
|-----------------------|-------|-------|-------|
| 1 Person Households | 17.3% | 19.9% | 19.0% |
| 2 Person Households | 29.8% | 30.4% | 31.1% |
| 3 Person Households | 19.8% | 18.6% | 18.7% |
| 4 Person Households | 18.9% | 17.8% | 17.9% |
| 5 Person Households | 9.3% | 8.5% | 8.6% |
| 6 Person Households | 3.3% | 2.6% | 2.6% |
| 7 + Person Households | 1.8% | 2.2% | 2.1% |

Housing Value & Rental Costs

| | | | |
|-------------------------------------|-----------|-----------|-----------|
| Median Owner-Occupied Housing Value | \$182,582 | \$175,453 | \$183,551 |
| Average Monthly Contract Rent | \$786 | \$760 | \$769 |

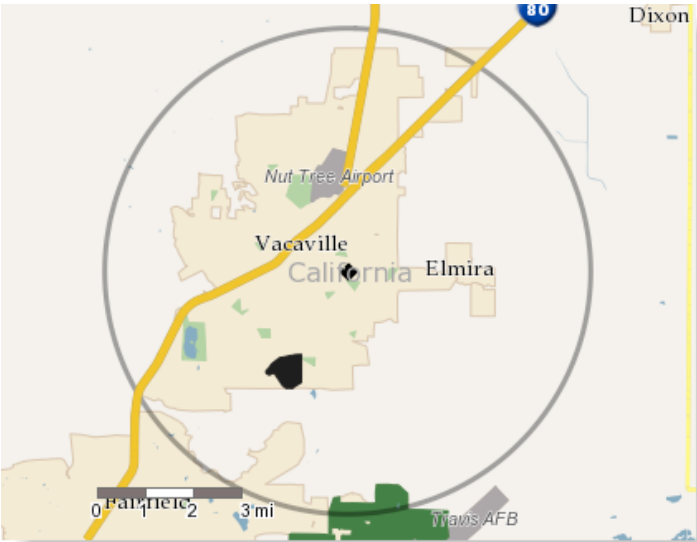
Housing Units - Year Moved In

| | | | |
|-----------------|------|------|------|
| 1969 or earlier | 1.1% | 2.9% | 2.9% |
| 1970 to 1979 | 5.0% | 6.8% | 8.0% |

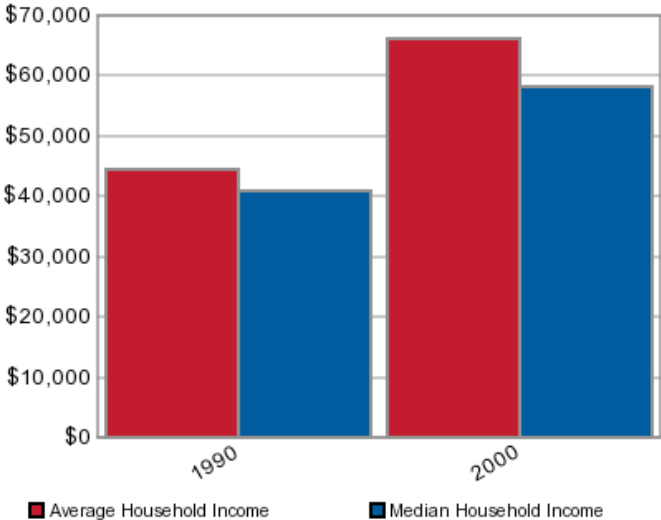
| | | | |
|----------------------------|-------|-------|-------|
| 1980 to 1989 | 16.0% | 14.8% | 15.6% |
| 1990 to 1994 | 20.2% | 19.5% | 19.3% |
| 1995 to 1998 | 34.9% | 33.3% | 32.5% |
| 1999 to 2000 | 22.9% | 22.7% | 21.8% |
| Housing Stability (5 Year) | 42.1% | 43.6% | 45.0% |
| Housing Turnover (1 Year) | 23.1% | 23.0% | 22.1% |

Demographic Snapshot Summary

Geography: 5 Miles: 2050 NUT TREE RD VACAVILLE, CA 95687



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| Population Summary | | | | Household Summary | | | |
|--------------------|--------|--------|----------|-------------------|----------|----------|----------|
| | 1990 | 2000 | % Change | | 1990 | 2000 | % Change |
| Total Population | 76,158 | 94,288 | 23.8% | Total Households | 24,302 | 30,216 | 24.3% |
| Female Population | 45.0% | 46.0% | 2.2% | Average Income | \$14,510 | \$66,137 | 355.8% |
| Male Population | 55.0% | 54.0% | -1.8% | Median Income | \$40,933 | \$58,275 | 42.4% |
| Median Age | 30.9 | 34.0 | 10.0% | Per Capita Income | \$14,510 | \$21,194 | 46.1% |

If you are looking for more current demographic data, DemographicsNow provides quarterly population estimates, current year estimates and 5 year population projections. Go to www.demographicsnow.com