OFFERING MEMORANDUM

Nut Tree Retail Shops | Habit & Mendocino Farms–Anchored

1640 East Monte Vista Avenue, Vacaville, CA

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

View Property Video

www.fisherjamescapital.com

Fisher James Capital

01 Property Highlights

02 Overview & Pricing

03 Financial Analysis & Rent Roll

05 Tenant Information

06 Site Plan

07 Aerials

09 About the Area

13 Demographics

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

Fisher James Corp. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

- Best Retail Building Placement within Iconic Nut Tree Master Plan
  - → 100% Leased to Diverse, Internet-Resistant Tenant Mix on Long-Term Leases
- Additional Upside from Mendocino Farms Percentage Rent
- Highly Functional Footprint with Large Outdoor Dining Patios & Ample Parking
- 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

LOCATION	1640 E Monte Vista Ave, Vacaville, CA 95688
LOT SIZE	1.48 acres or 64,468 square feet
PARKING	Ample parking available on site, with additional parking available throughout the shopping center
IMPROVEMENTS	7,379 square foot retail pad divided into three suites: **Habit Burger & Grill** | 2,629 SF **Lovesac** | 2,123 SF **Mendocino Farms** | 2,627 SF
FINANCING	Existing financing of $5,465,055.44 (as of 9/11/25) at 4.97% interest rate maturing 06/11/2028 available if desired by Buyer (Buildings 1640 & 1650 must be purchased together if a Buyer is interested in assuming the loan)

$6,860,000

5.35% CAP RATE

View on Map ↗

Projected Gross Revenue	Year 1*	Year 10
Scheduled Base Rental Revenue	$367,002	$470,136
Expense Reimbursement Revenue	$170,877	$222,956
Effective Gross Revenue	$537,879	$693,092
Annual Expenses	**Year 1**	**Year 10**
Common Area Maintenance	$58,368	$76,157
Taxes	$82,318	$107,407
Insurance	$15,791	$20,604
Management	$14,400	$18,789
Total Operating Expenses	$170,877	$222,956
Net Operating Income **Return**	**$367,002** **5.35%**	**$470,136** **6.85%**

**Starting January 1, 2026.*

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 Dec – 2026	Year 2 Dec – 2027	Year 3 Dec – 2028	Year 4 Dec – 2029	Year 5 Dec – 2030	Year 6 Dec – 2031	Year 7 Dec – 2032	Year 8 Dec – 2033	Year 9 Dec – 2034	Year 10 Dec – 2035
Rental Revenue										
Potential Base Rent	$367,002	$373,436	$373,980	$383,317	$404,057	$404,057	$411,150	$411,749	$422,052	$470,136
Total Rental Revenue	$367,002	$373,436	$373,980	$383,317	$404,057	$404,057	$411,150	$411,749	$422,052	$470,136
Other Tenant Revenue										
Total Expense Recoveries	$170,877	$176,004	$181,284	$186,722	$192,324	$198,094	$204,036	$210,157	$216,462	$222,956
Effective Gross Revenue	$537,879	$549,439	$555,263	$570,039	$596,381	$602,150	$615,186	$621,907	$638,514	$693,092
Operating Expenses										
CAM	$58,368	$60,119	$61,922	$63,780	$65,694	$67,664	$69,694	$71,785	$73,939	$76,157
Taxes*	$82,318	$84,788	$87,331	$89,951	$92,650	$95,429	$98,292	$101,241	$104,278	$107,407
Insurance	$15,791	$16,265	$16,753	$17,255	$17,773	$18,306	$18,855	$19,421	$20,004	$20,604
Management	$14,400	$14,832	$15,277	$15,735	$16,207	$16,694	$17,194	$17,710	$18,241	$18,789
Total Operating Expenses	$170,877	$176,004	$181,284	$186,722	$192,324	$198,094	$204,036	$210,157	$216,462	$222,956
Net Operating Income	**$367,002**	**$373,436**	**$373,980**	**$383,317**	**$404,057**	**$404,057**	**$411,150**	**$411,749**	**$422,052**	**$470,136**

**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

Analysis Date
01/01/2026

Total Rentable Area
7,379

General Expense Growth per Annum
3.00%

General Inflation per Annum
3.00%

Property Tax Growth per Annum
2.00%

Property Taxes
Re-Assessed per Prop 13

Rental Growth per Existing Leases
3.00% Market Assumption

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
Habit Burger & Grill	2,629	$3.83	$45.98	$120,881	12/17/2014	12/31/2029	None	None	1 @ 5 yrs Option 1: $132,975	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 costs.	Option
Lovesac	2,123	$4.18	$50.20	$106,575	5/31/2024	5/31/2034	5/31/2029	$117,232	1 @ 5 yr Option 1: $128,972	NNN with tenant responsible for proportionate share of taxes, insurance, and common area maintenance, including roof, structure, and management fee. Tenant's obligtion for reimbursement of controllable CAM expenses (janitorial, parking lot sweeping, exterminator, & landscaping only) shall not increase by more than 5% per year on a cumulative basis commencing on 1/1/2025. Base CAM is $8.31/SF. Tenant is responsible for an administrative fee equal to 15% of CAM costs.	Option
Mendocino Farms*	2,627	$4.43	$53.12	$139,546	7/30/2024	7/31/2034	2/1/2027 8/1/2029 2/1/2032	$146,534 $153,863 $161,561	2 @ 5 yrs Option 1: 8/1/2034: $169,652 2/1/2037: $178,137 Option 2: 8/1/2039: $187,069 2/1/2042: $196,447	NNN with tenant responsible for proportionate share of taxes, insurance, and common area maintenance, including roof, structure, and management fee. Tenant's obligtion for reimbursement of controllable CAM expenses (janitorial, parking lot sweeping, exterminator, & landscaping only) shall not increase by more than 5% per year on a cumulative basis commencing on 1/1/2026. Base CAM is $8.31/SF. Tenant is responsible for an administrative fee equal to 15% of CAM costs.	Option
Leased	7,379	100%									
Vacant	0	0%									
TOTAL	**7,379**	**100%**									

**Once per year on a calendar year basis, if applicable, Tenant shall pay Percentage Rent equal to five percent (5.00%) of Gross Sales above an initial artificial breakpoint of $4,500,000 ("Breakpoint"), which Breakpoint shall increase at the same time and percentage as the Minimum Annual Rental. Tenant shall report calendar sales annually to Landlord by March 31 of each calendar year for the prior calendar year.*

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

Habit Burger & Grill

LESSEE
The Habit Restaurants, LLC

NO. OF LOCATIONS
380+

WEBSITE
habitburger.com

Habit Burger & Grill, commonly known as The Habit, is one of the fastest growing fast-casual dining chains in the U.S., having grown from 26 to over 380 locations worldwide since 2009. The chain specializes in hamburgers, salads, sandwiches, shakes, and french fries, and was founded in Santa Barbara, CA in 1969. The Habit is known for its "charburgers," prepared over an open flame, and fast, friendly service. In 2020, **Yum! Brands (NYSE: YUM)**, the parent company of Taco Bell, KFC, and Pizza Hut acquired Habit for $375 million. For 2025, YUM! Brands, Inc. reported revenue of $7.55 billion (+6.7% YoY) and net income of $1.486 billion.

Lovesac

LESSEE
The Lovesac Company

STOCK SYMBOL
NASDAQ: LOVE

NO. OF LOCATIONS
260+

WEBSITE
lovesac.com

Lovesac, founded in 1998, is a direct-to-consumer specialty furniture brand known for its endlessly reconfigurable, machine-washable "Sactionals." The company sells its products through over 260 showrooms nationwide, an ecommerce platform, and select Costco locations. Lovesac's ongoing innovations have enhanced its market appeal, including the integration of surround sound technology into its Sactionals platform. The company emphasizes sustainability, producing durable, long-lasting products. For fiscal year 2025, Lovesac reported a total revenue of $680.6 million and net income of $11.6 million.

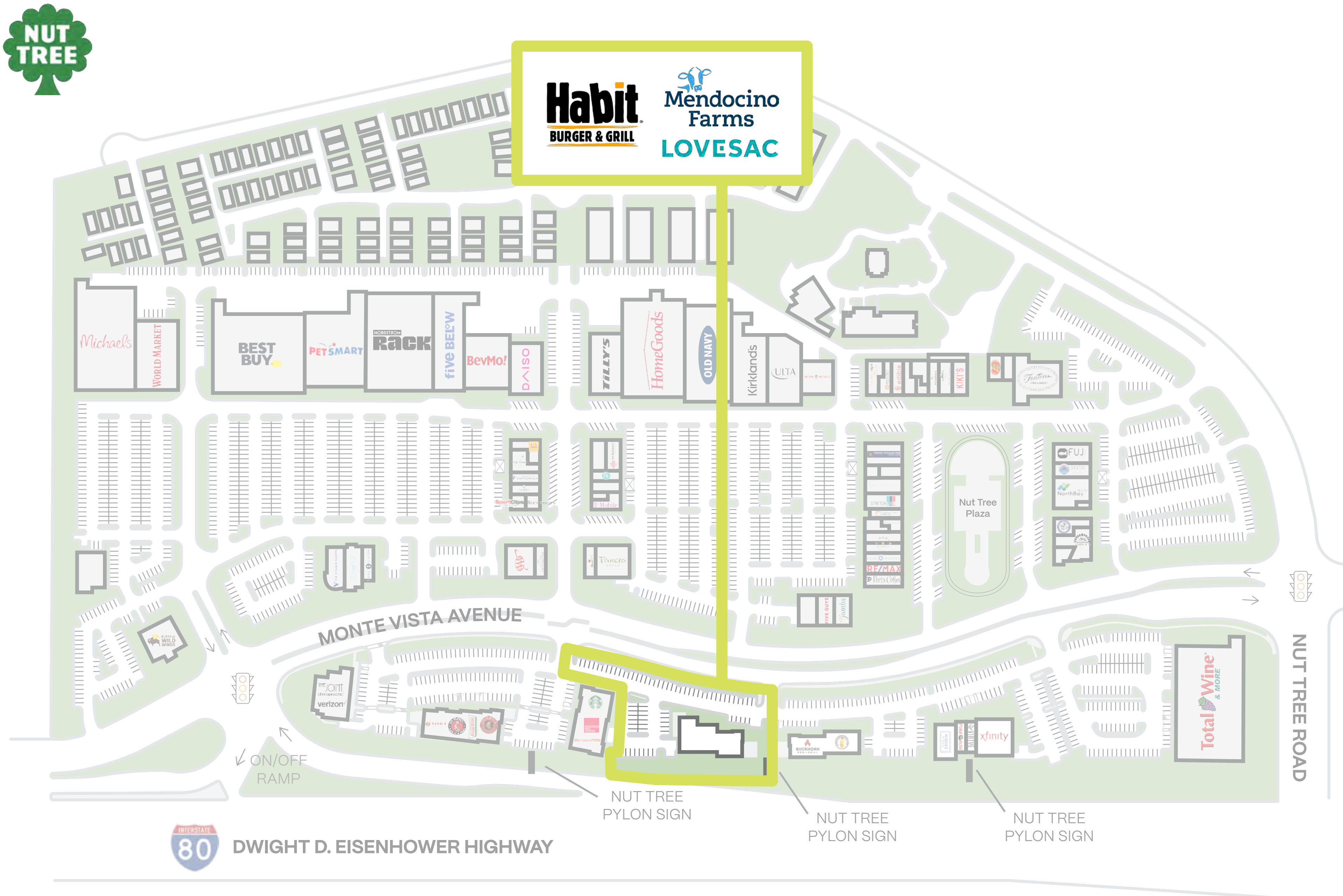
Mendocino Farms

LESSEE
Mendocino Farms, LLC

NO. OF LOCATIONS
70+

WEBSITE
mendocinofarms.com

Mendocino Farms is a fast-casual brand serving up sandwiches, salads, sides, housemade beverages, kids meals, catering, and more with fresh, quality ingredients and both classic and standout flavor combinations. They opened their first doors in 2005 in Southern California, inviting their guests to "eat happy" and have now grown to over 70 locations. They make ordering easy and customizable with their own app, from which customers can select seamless pickup, delivery, or curbside.


Habit BURGER & GRILL
Mendocino Farms
LOVESAC
MONTE VISTA AVENUE
ON/OFF RAMP
NUT TREE PYLON SIGN
NUT TREE PYLON SIGN
NUT TREE PYLON SIGN
DWIGHT D. EISENHOWER HIGHWAY
INTERSTATE 80
NUT TREE ROAD
Nut Tree Plaza
Michaels
WORLD MARKET
BEST BUY
PETSMART
NORDSTROM Rack
five BELOW
BevMo!
DAISO
TILLY'S
HomeGoods
OLD NAVY
Kirkland's
ULTA
KIKI'S
verizon
xfinity
Total Wine & MORE
RE/MAX

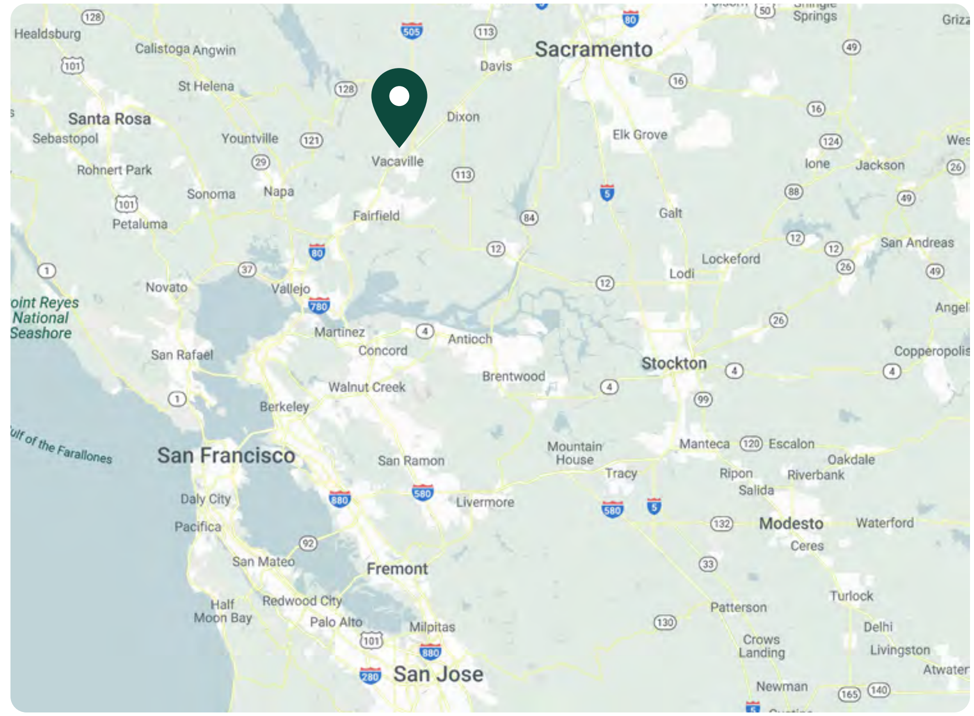

VACAVILLE PREMIUM OUTLETS
3.6M Annual Visits
Columbia
FAMOUS footwear
Crate&Barrel Outlet
UNDER ARMOUR
west elm
NIKE
Levi's
SKECHERS
EXPRESS FACTORY OUTLET
COACH
adidas
Eddie Bauer OUTLET
GAP
Reebok
LOFT
SHOEPALACE
Calvin Klein
Bath&Body Works
#1 Nationwide
Top 5% Nationwide
#2 Nationwide
Walmart Supercenter
1.8 M Annual Visits
Sam's Club
Marshalls
STAPLES
1.8M Annual Visits
DOLLAR TREE
NorthBay HEALTH
REGENCY PARK PLAZA
IN-SHAPE FAMILY FITNESS
CVS pharmacy
MOUNTAIN MIKE'S
BURGER KING
Walmart Neighborhood Market
TACO BELL
SUBWAY
POWER PLAZA
SPROUTS FARMERS MARKET
RH OUTLET
WILLIAMS SONOMA
LESLIE'S
TOGO'S
VACAVILLE COMMONS SHOPPING CENTER
6.7M Annual Visits
TARGET
SAFEWAY
Burlington
PET SUPPLIES PLUS
ROSS DRESS FOR LESS
JOANN
petco
BIG 5 SPORTING GOODS
orangetheory FITNESS
SALLY
jamba
Chick-fil-A
Once upon a child
COLD STONE CREAMERY
Olive Garden ITALIAN KITCHEN
COURTYARD BY MARRIOTT
COFFEE TREE PLAZA
GROCERY OUTLET bargain market
GNC
MATTRESS FIRM
FedEx Office.
Raising Cane's
Top 1% Nationwide
IN-N-OUT BURGER
verizon
CHIPOTLE
INTERSTATE CALIFORNIA 80
(171,000 ADT)
E Monte Vista Ave (16,700 ADT)
NUT TREE
Total Wine & MORE
NOAH'S NY BAGELS
xfinity
BUCKHORN BBQ + GRILL
DAVE'S HOT CHICKEN
the Habit BURGER GRILL
Mendocino Farms
LOVESAC
NUT TREE
5.8M Annual Visits
WORLD MARKET
BEST BUY
Michaels
NORDSTROM Rack
HomeGoods
ULTA BEAUTY
OLD NAVY
DAISO
PETSMART
BevMo!
edible
BUFFALO WILD WINGS
Kirkland's
T Mobile
five BELOW
WORK WORLD
STRETCH LAB
TILLY'S
Panera BREAD
sleep number
jamba
FIVE GUYS
Peet's Coffee
THE VITAMIN SHOPPE
See's CANDIES
AMERICAS BEST VALUE INN
Bowlero
Top 2% Nationwide


Best Western Hotels & Resorts
DEPOT STATION SHOPPING CENTER
CVS pharmacy
O'Reilly AUTO PARTS
VISTA CROSSING
Lucky
AutoZone
PAPA MURPHY'S
BROWNS VALLEY MARKETPLACE
2.4M Annual Visits
Nugget MARKETS
planet fitness
TACO BELL
savers
IHOP
Bowlero
Top 2% Nationwide
Edwin Markham Elementary School
NUT TREE
5.8M Annual Visits
WORLD MARKET
BEST BUY
Michaels
NORDSTROM RACK
HomeGoods
ULTA BEAUTY
OLD NAVY
DAISO
PETSMART
BevMo!
edible
T Mobile
five BELOW
BUFFALO WILD WINGS
Kirkland's
WORK WORLD
STRETCH LAB
TILLY'S
Panera BREAD
sleep number
jamba
FIVE GUYS
Peet's Coffee
THE VITAMIN SHOPPE
See's CANDIES
L&L
Horse Creek Soccer Complex
Nut Tree Airport
El Pollo Loco
Panda Express
AMERICAS BEST VALUE INN
BUCKHORN BBQ + GRILL
DAVE'S HOT CHICKEN
NOAH'S NY BAGELS
xfinity
E Monte Vista Ave (16,700 ADT)
INTERSTATE CALIFORNIA 80
(171,000 ADT)
NUT TREE
Total Wine & MORE
IN-N-OUT BURGER
Raising Cane's
Top 1% Nationwide
the Habit BURGER GRILL
Mendocino Farms
LOVESAC
COFFEE TREE PLAZA
GROCERY OUTLET bargain market
GNC
MATTRESS FIRM
FedEx Office
COURTYARD BY MARRIOTT
Olive Garden ITALIAN KITCHEN

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

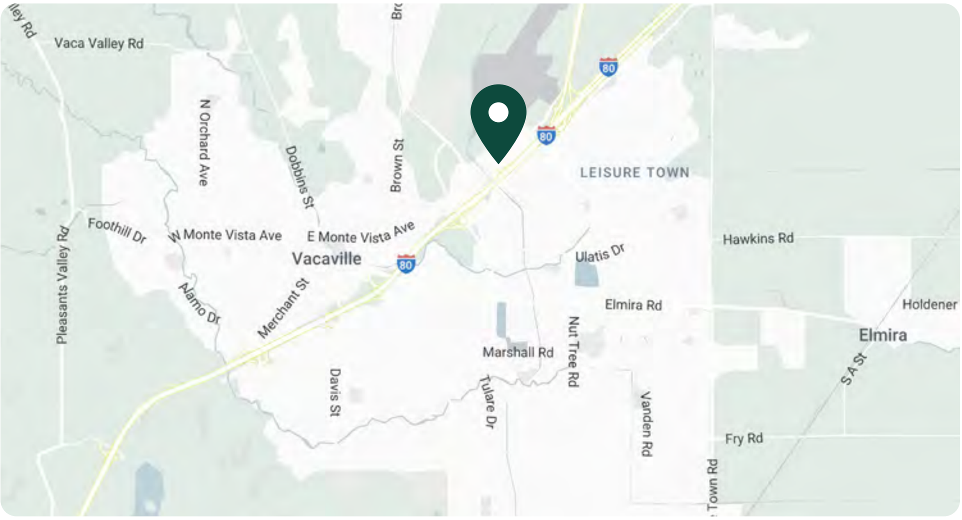
The subject property lies within the Nut Tree mixed-use, freeway-adjacent development, which offers approximately 400,000 square feet of retail, an amusement park and event space, 140,000 square feet of offices, and 216 planned residential units. It enjoys direct frontage on I-80 (171,000 ADT), near 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.

About the Area | Retailer Data

Notable Nearby Retailers	Visit Data (per Placer.ai) & Sales (per CenterCheck)
The Nut Tree	**5.8M Annual Visits**
Nordstrom Rack	**316,200 Annual Visits**
Michaels	**308,900 Annual Visits**
Best Buy	**293,500 Annual Visits**
HomeGoods	**273,500 Annual Visits, +5% YoY; $8.8M (+8% YoY)**
Panera Bread	**243,300 Annual Visits; $2.4M**
Ulta Beauty	**231,400 Annual Visits,+5% YoY; $9.3M (+1.5% YoY)**
PetSmart	**205,400 Annual Visits**
Old Navy	**200,800 Annual Visits; $6.1M**
World Market	**118,600 Annual Visits, +7% YoY**
Xfinity	**136,500 Annual Visits, Top 6% Nationwide**
Vacaville Commons	6.7M Annual Visits
Target	1.5M Annual Visits
Chick-fil-A	1.1M Annual Visits, Top 8% Nationwide, Top 4% in CA
Ross Dress for Less	547,200 Annual Visits, Top 8% Nationwide
Chili's Grill & Bar	318,200 Annual Visits, Top 18% Nationwide
Big 5 Sporting Goods	138,300 Annual Visits, Top 16% Nationwide
Jamba Juice	113,400 Annual Visits, Top 18% Nationwide
Vacaville Premium Outlets	3.6M Annual Visits
Nike Factory Store	537,300 Annual Visits, Top 14% Nationwide
Bath & Body Works	256,200 Annual Visits, #2 Nationwide, #1 in CA
American Eagle Outfitters	230,800 Annual Visits, Top 5% Nationwide, #1 in CA
The North Face	193,400 Annual Visits, Top 8% Nationwide, #2 in CA
Polo Ralph Lauren	184,700 Annual Visits, Top 16% Nationwide
Calvin Klein	152,000 Annual Visits, Top 5% Nationwide, #2 in CA
Shoe Palace	133,200 Annual Visits, #1 Nationwide
Sketchers Factory Outlet	89,900 Annual Visits, Top 14% Nationwide
Express	78,600 Annual Visits, Top 17% Nationwide
Kay Jewelers Outlet	65,700 Annual Visits, #3 Nationwide, #1 in CA
Coffee Tree Plaza	2.1 M Annual Visits
Raising Cane's	1.5M Annual Visits, Top 1% Nationwide, #4/623
In-N-Out Burger	642,600 Annual Visits
Walmart	1.8M Annual Visits
Sam's Club	1.8M Annual Visits
Bowlero Vacaville	268,500 Annual Visits, Top 2% Nationwide, #5/203
Marshalls	578,900 Annual Visits, Top 9% Nationwide
Staples	313,600 Annual Visits, Top 9% Nationwide



262,273
2025 Total Population

$679,065
2025 Average Home Value

$139,757
2025 Average Household Income

1640 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

Fisher James Capital

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

www.fisherjamescapital.com