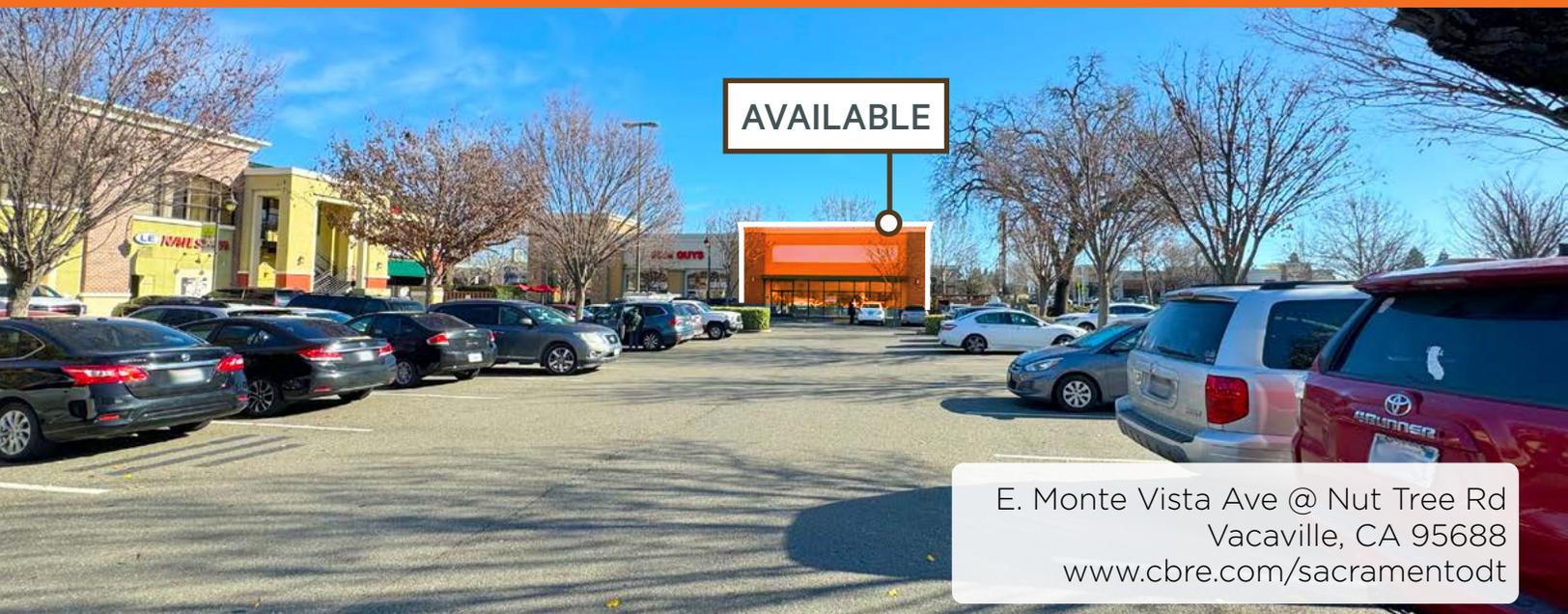


# End Cap Restaurant with Patio



±2,505 SF Available



E. Monte Vista Ave @ Nut Tree Rd  
Vacaville, CA 95688  
[www.cbre.com/sacramentodt](http://www.cbre.com/sacramentodt)

# THE NUT TREE

VACAVILLE, CA



Retail | For Lease

**CBRE**

The Nut Tree

E. Monte Vista @ Nut Tree Rd | Vacaville, CA 95688

# PROPERTY HIGHLIGHTS

## ±2,505 SF Restaurant Space Now Available

High profile, bright, open space with hood and walk-in freezer

Large, naturally shaded, fenced patio area perfect for outdoor dining

Vacant suite is a former restaurant located on an end-cap with direct visibility to E Monte Vista Ave

NUT TREE is an iconic ±370,000 SF development with 97% occupancy that is anchored by strong national tenants such as Petsmart, Nordstrom Rack, Kirklands, Ulta, Old Navy, Best Buy and Home Goods with direct access to/from Interstate 80 (163,269 ADT)

## 2024 Estimated Demographics

Radius	1-Mile	3-Miles	5-Miles
 Population	7,220	92,960	114,037
 Daytime Population	11,405	77,327	88,266
 Businesses	536	2,841	3,073
 Households	3,237	33,457	39,076
 Avg HH Income	\$114,520	\$134,922	\$140,503

\*Source: FastReport

### JOIN THESE RESTAURANT/FOOD TENANTS AT NUT TREE

- 88 Bao Bao
- Amici's Pizza
- BevMo
- Boudin SF
- Buckhorn Grill
- Buffalo Wild Wings
- Caramel Sweets & More
- Chicken Hawk's
- Chipotle
- Edible Arrangements
- Fenton's Creamery
- Five Guys
- Fuji Sushi
- Habit Burger
- Jamba Juice
- Jelly Belly
- Kiki's Chicken
- Krispy Kreme
- L&L Hawaiian BBQ
- Mendocino Farms
- Mochi Nut
- Nick the Greek
- Noah's Bagels
- Noodles & Co
- Okashi Desserts
- Panera
- Peets Coffee
- Pieology
- Ramen 101
- See's Candies
- Show De Carnes
- Starbucks
- Total Wine
- Villa Corona
- Vitality Bowls

PROPERTY PHOTOS



## NEIGHBORHOOD

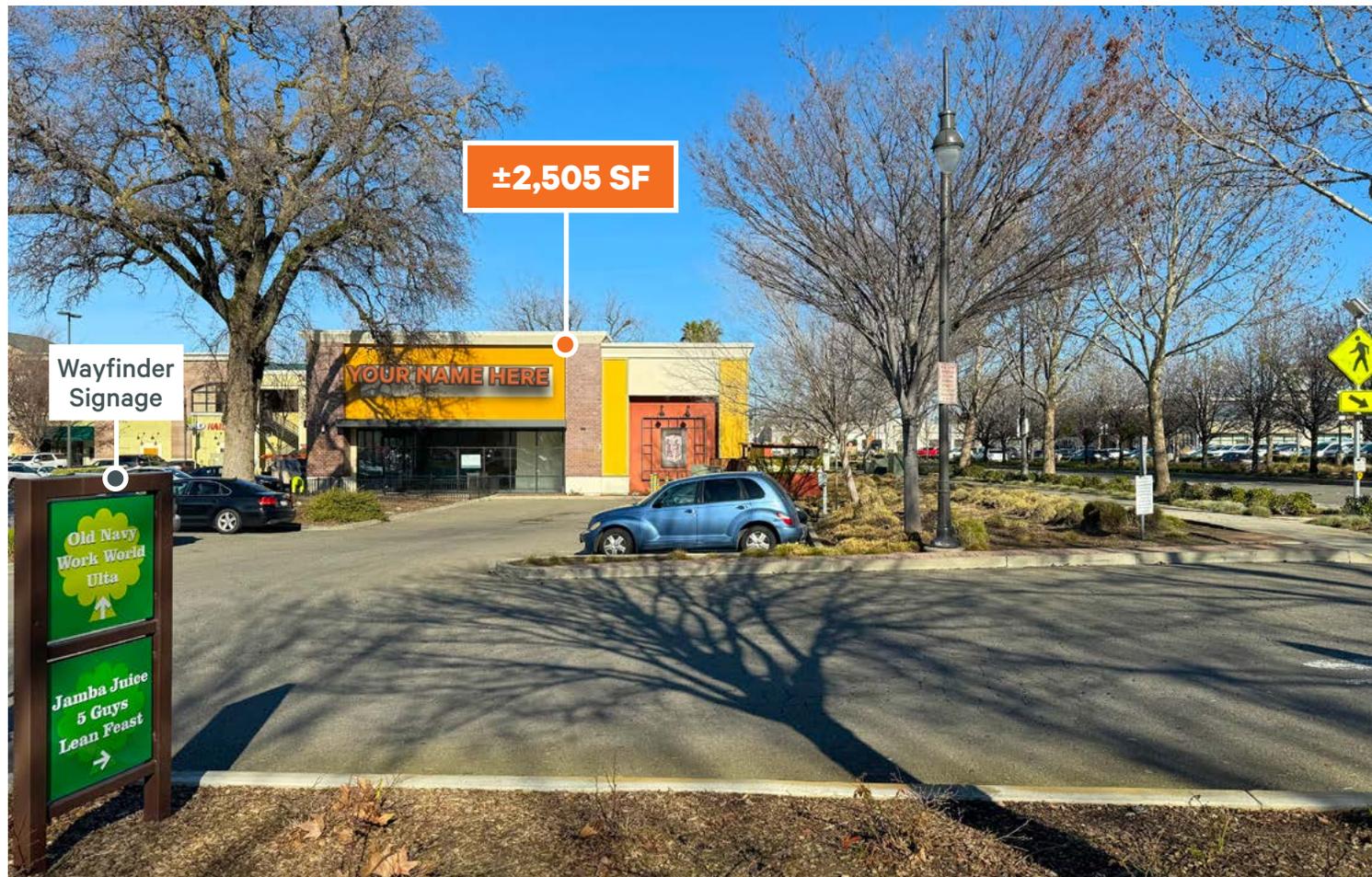


SITE PLAN



NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

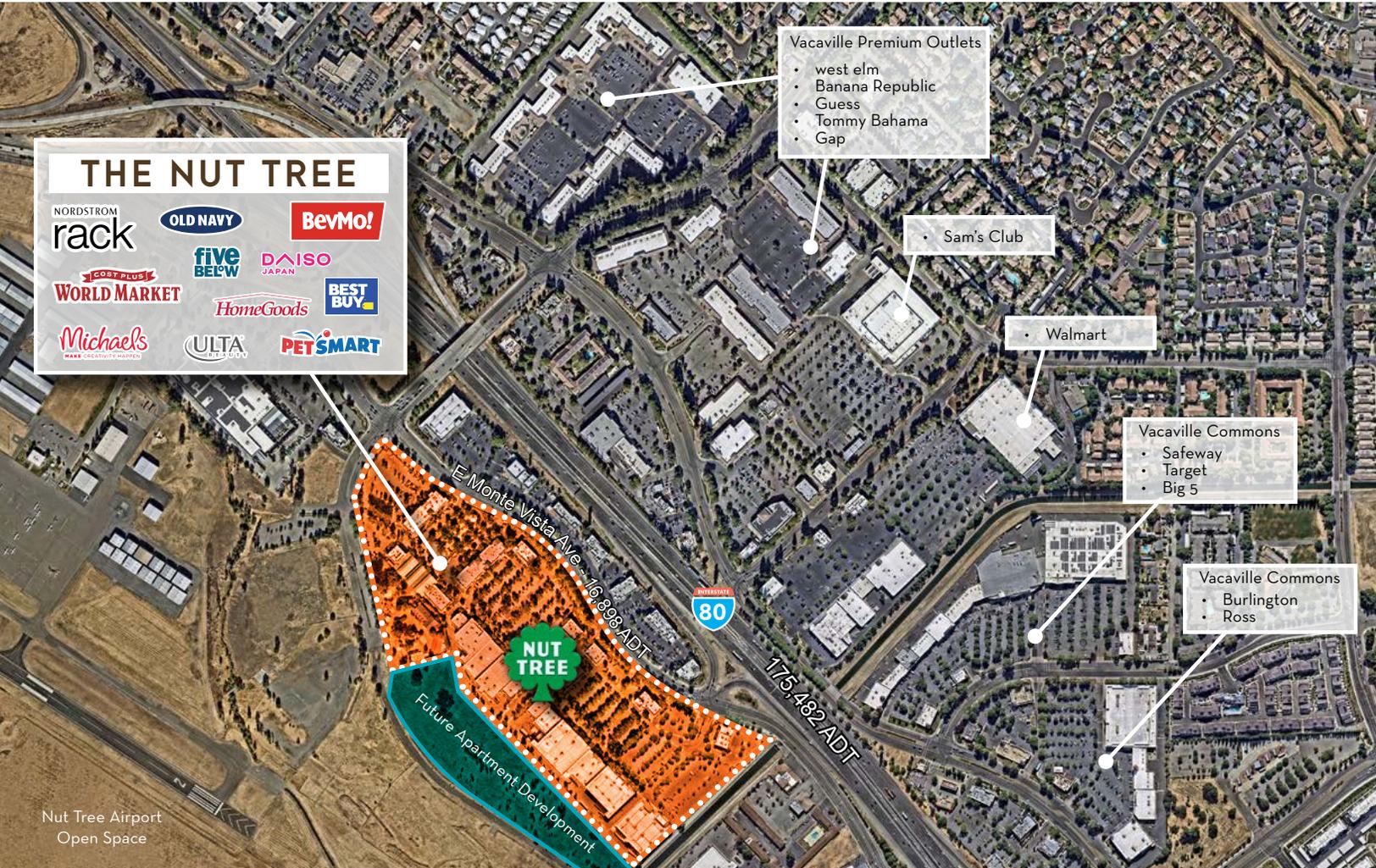
## PROPERTY PHOTOS - EXTERIOR



The Nut Tree  
E. Monte Vista @ Nut Tree Rd | Vacaville, CA 95688

## PROPERTY PHOTOS - INTERIOR





## Contact Us

**Chris Campbell**  
Executive Vice President  
+1 916 446 8760  
chris.campbell@cbre.com  
Lic. 01204114

**Jason Read**  
Senior Vice President  
+1 916 446 8273  
jason.read@cbre.com  
Lic. 01341972

**Scott Carruth**  
Senior Vice President  
+1 916 446 8717  
scott.carruth@cbre.com  
Lic. 01372285

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.