



# Vacaville Commons

2000-3000 HARBISON DRIVE  
VACAVILLE | CA

FOR INFORMATION, CONTACT:

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| SUITE                | SF     | RENT    | NNN     |
|----------------------|--------|---------|---------|
| B                    | 600    | Inquire | \$12.50 |
| F                    | 2,300  | Inquire | \$9.50  |
| 2051                 | 15,052 | Inquire | --      |
| <i>Lease Pending</i> |        |         |         |

- Prominent Interstate 80 Retail Corridor, near busy intersection of Nut Tree Parkway (14,430 ADT) and Allison Drive (17,775 ADT)





■ = AVAILABLE      ■ = LEASE PENDING

| LOCATION          | SUITE    | TENANT                      | SIZE    |
|-------------------|----------|-----------------------------|---------|
| MAJOR             | 3000     | Target                      | 117,070 |
| MAJOR             | 2021     | Burlington                  | 77,690  |
| MAJOR             | 2090     | Safeway                     | 60,069  |
| MAJOR             | 2071     | Ross                        | 24,000  |
| MAJOR             | 2070     | Pet Supplies Plus           | 8,104   |
| MAJOR             | 2068     | Brazilian JiuJitsu          | 2,899   |
| MAJOR             | 2050     | Hallmark                    | 7,050   |
| MAJOR             | 2030     | Big Five                    | 10,000  |
| MAJOR             | 2051     | LEASE PENDING               | 15,052  |
| PAD 1 - 2000      | 2000-A/B | AT&T                        | 4,300   |
| PAD 1 - 2000      | 2000-C   | Crumbl Cookies              | 2,200   |
| PAD 2 - 2010      | A        | The UPS Store               | 1,200   |
| PAD 2 - 2010      | B        | AVAILABLE                   | 600     |
| PAD 2 - 2010      | C        | Vacaville Dental            | 1,200   |
| PAD 3 - 2020      | 2020     | Travis Credit Union         | 6,242   |
| PAD 4 - 2081      | 2081     | Chick-fil-A                 | 4,505   |
| PAD 5 - 2091      | A        | Jamba Juice                 | 1,231   |
| PAD 5 - 2091      | B-1      | Coldstone Creamery          | 1,148   |
| PAD 5 - 2091      | B-2      | Beach Hut Deli              | 2,147   |
| PAD 5 - 2091      | C-1/2    | U.S. Government             | 1,825   |
| PAD 5 - 2091      | D        | Yo Sushi                    | 2,500   |
| PAD 6 - 2001      | 2001     | Chili's                     | 5,545   |
| PAD 7 - 2011      | A        | Chase Bank                  | 5,000   |
| PAD 7 - 2011      | B        | Wingstop                    | 1,750   |
| PAD 7 - 2011      |          | Bank of America ATM         |         |
| BUILDING A - 2040 | A        | Gamestop                    | 1,600   |
| BUILDING A - 2040 | B        | Lovely Nails                | 783     |
| BUILDING A - 2040 | C        | Stir Fry Restaurant         | 1,200   |
| BUILDING A - 2040 | E        | Nothing Bundt Cakes         | 2,200   |
| BUILDING A - 2040 | F        | Favela's Mexican Restaurant | 1,200   |
| BUILDING B - 2060 | A        | Brow Bar                    | 1,200   |
| BUILDING B - 2060 | B        | Buddha Thai Bistro          | 2,157   |
| BUILDING B - 2060 | C-2      | Sutter Health               | 2,000   |
| BUILDING B - 2060 | F        | H&R Block                   | 1,716   |
| BUILDING C - 2080 | A/B      | Orange Theory Fitness       | 2,658   |
| BUILDING C - 2080 | C        | Repair All                  | 1,200   |
| BUILDING C - 2080 | D        | Vacaville Pharm. & Wellness | 1,200   |
| BUILDING C - 2080 | E        | Site for Sore Eyes          | 1,200   |
| BUILDING C - 2080 | F-1      | Air Force Reserve Career    | 1,200   |
| BUILDING C - 2080 | F-2      | AVAILABLE                   | 2,300   |
| BUILDING C - 2080 | G        | Sally Beauty                | 1,500   |
| BUILDING C - 2080 | H        | Radiant Waxing              | 1,600   |
| BUILDING C - 2080 | I        | Best Cleaners               | 1,400   |
| BUILDING D - 2031 | A/B      | Navy Federal Credit Union   | 4,400   |
| BUILDING D - 2031 | C        | Sylvan Learning             | 2,800   |
| BUILDING E - 2041 | A        | Plato's Closet              | 4,500   |
| BUILDING E - 2041 | B        | Once Upon a Child           | 3,600   |

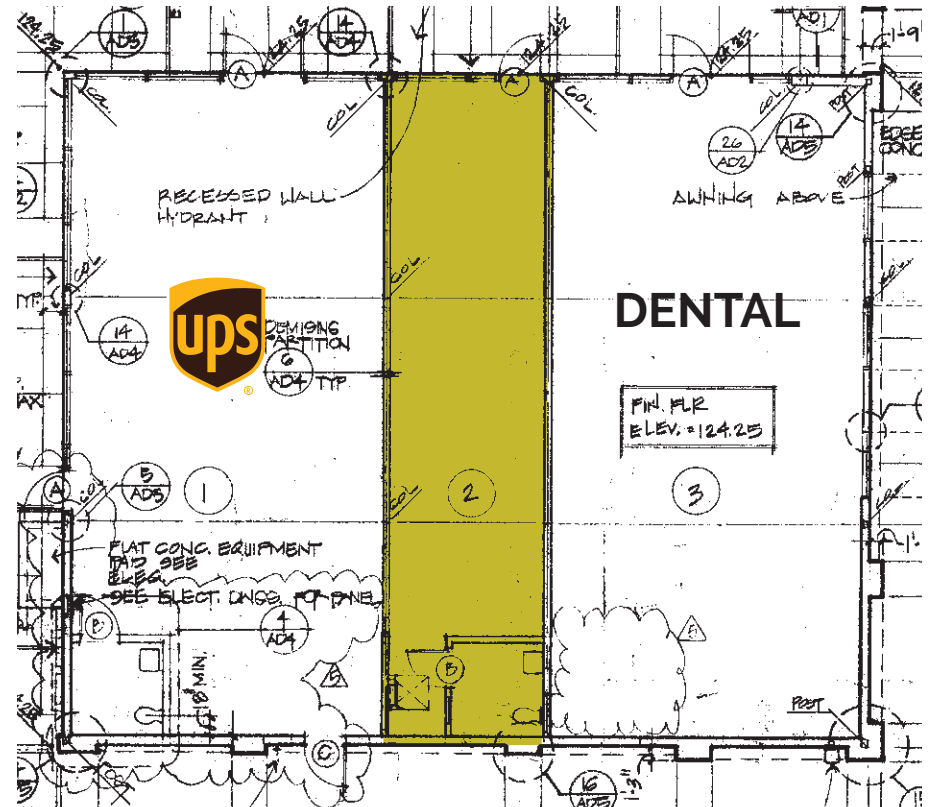


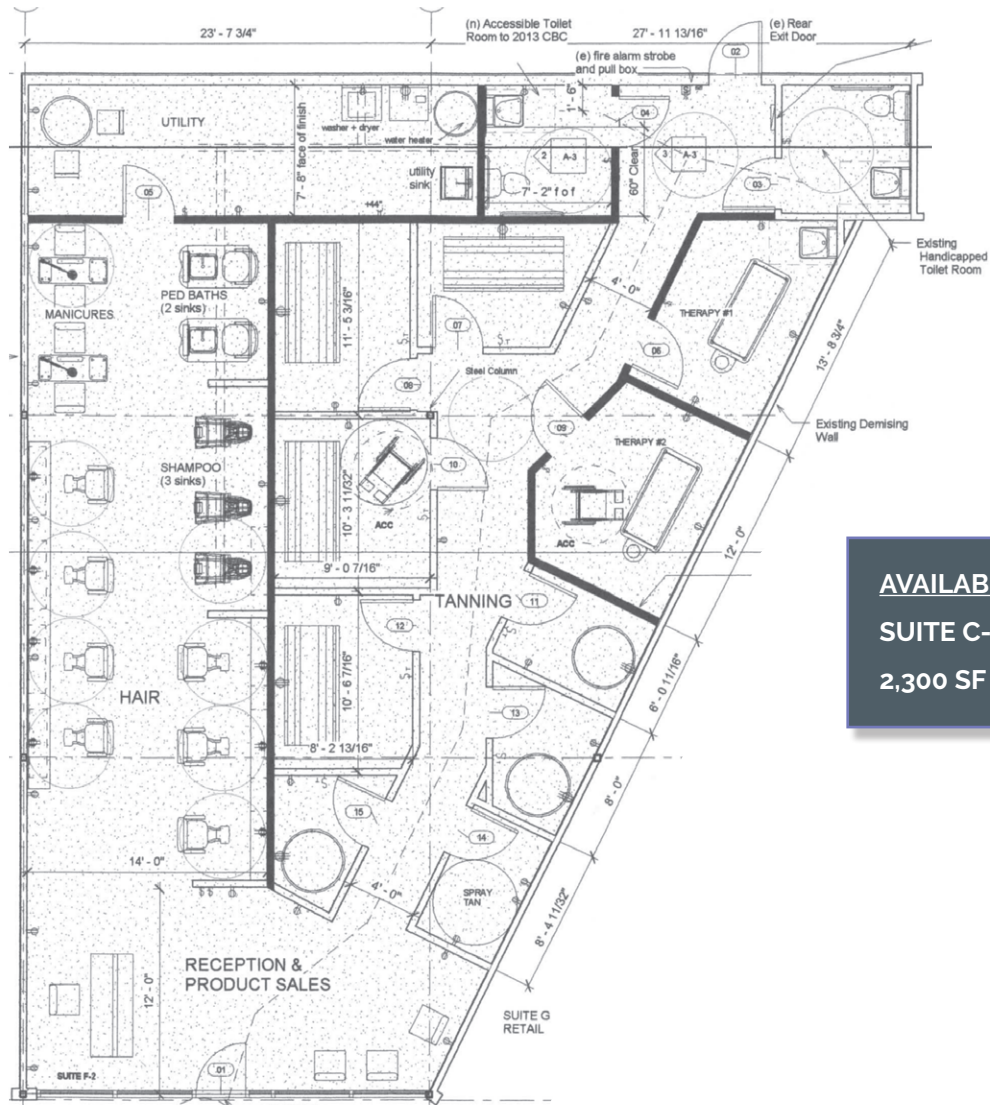
PAD 2-2010 B

AVAILABLE  
PAD 2-2010 B  
600 SF

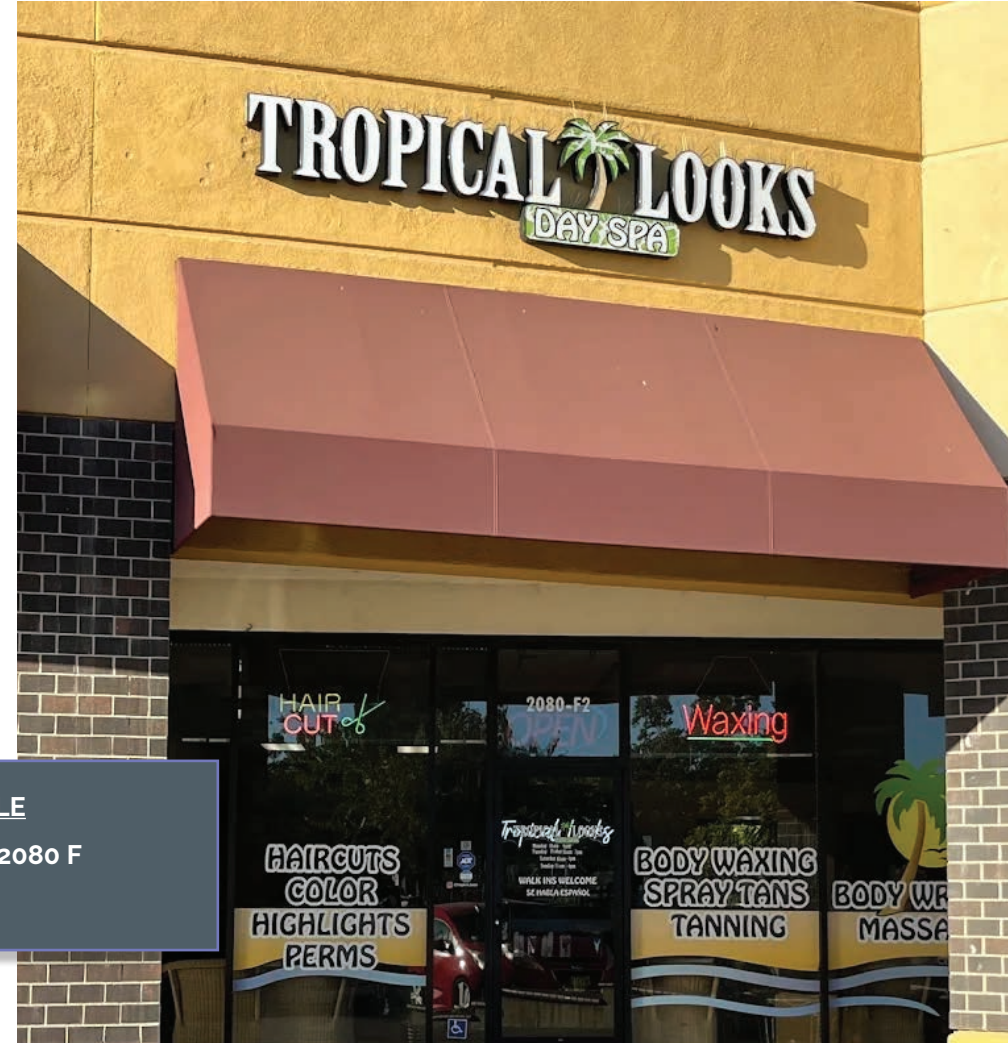


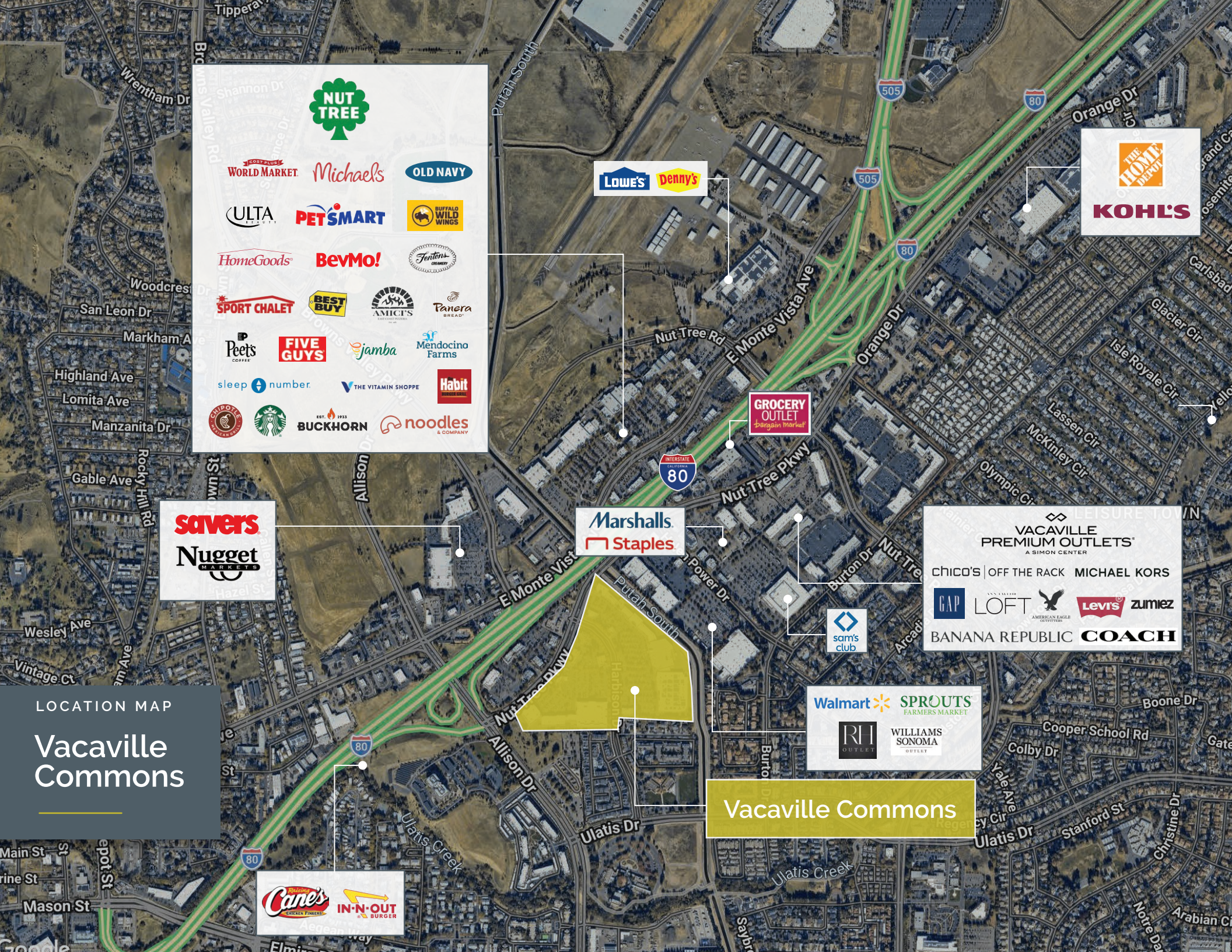
PAD 2-2010 B





**AVAILABLE**  
**SUITE C-2080 F**  
**2,300 SF**





**NUT TREE**

**WORLD MARKET** **Michaels** **OLD NAVY**

**ULTA** **PETSMART** **BUFFALO WILD WINGS**

**HomeGoods** **BevMo!** **FORTINO'S**

**SPORT CHALET** **BEST BUY** **AMICI'S** **Tanera**

**Peets** **FIVE GUYS** **Jamba** **Mendocino Farms**

**sleep** **number.** **THE VITAMIN SHOPPE** **Habit**

**CHIPOTLE** **Starbucks** **BUCKHORN** **noodles & COMPANY**

**Lowe's** **Denny's**

**THE HOME DEPOT**

**KOHL'S**

**GROCERY OUTLET**  
Bargain Market

**savers**

**Nugget**  
MARKETS

**Marshalls**

**Staples**

**VACAVILLE PREMIUM OUTLETS**  
A SIMON CENTER

CHICO'S | OFF THE RACK | MICHAEL KORS

**GAP** **LOFT** **AMERICAN EAGLE** **Levi's** **zumiez**

**BANANA REPUBLIC** **COACH**

**Walmart** **SPROUTS**  
FARMERS MARKET

**RH** **WILLIAMS SONOMA**  
OUTLET

**Vacaville Commons**

**Canoe's** **IN-N-OUT**  
BURGER

LOCATION MAP

**Vacaville Commons**

## PRINCIPAL TRADE AREA

# Highlights

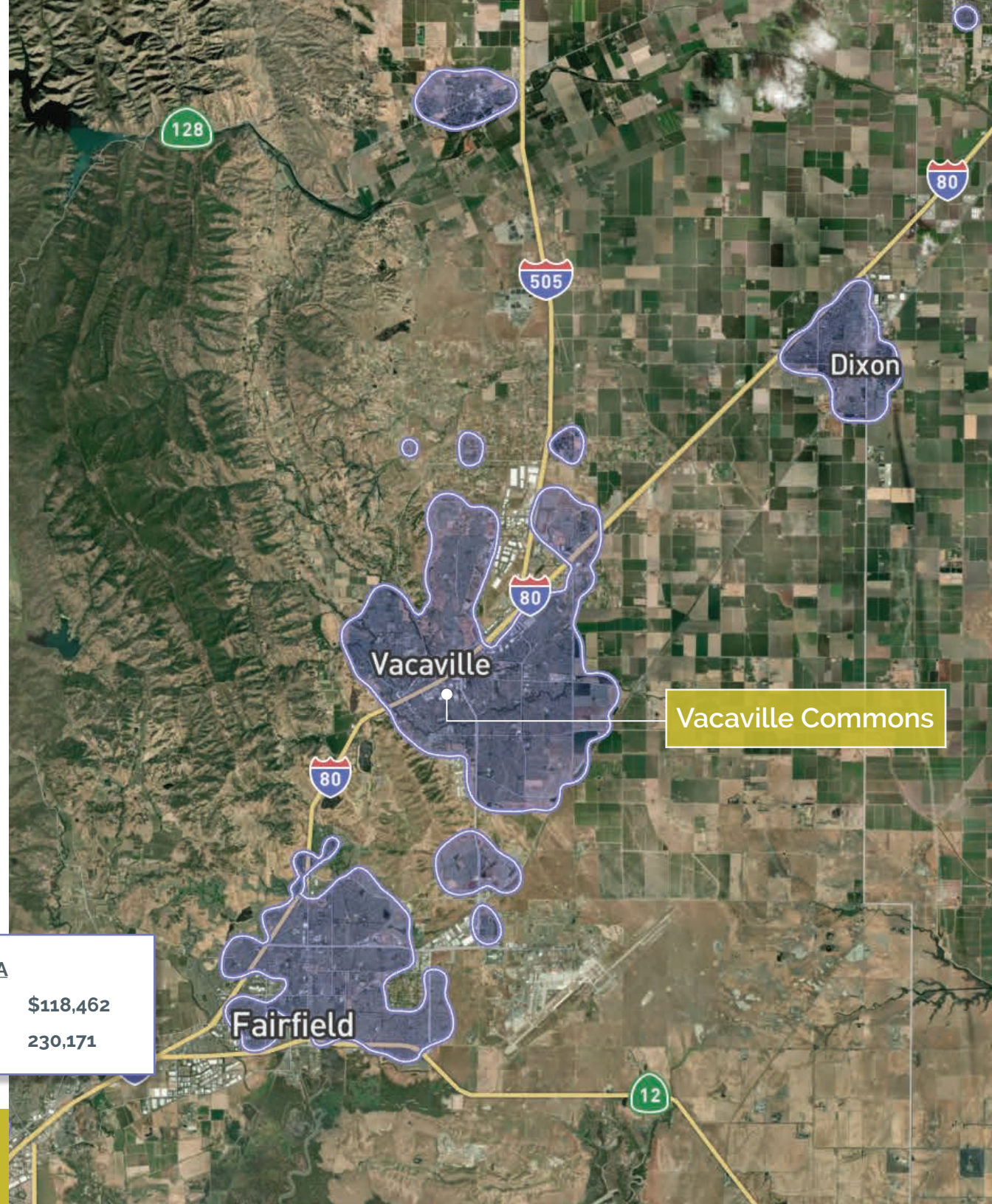
Vacaville Commons is a ±406,938 SF Regional Power Center. It is situated in the heart of the Vacaville Retail Corridor and benefits from high traffic counts and its proximity to the other national retail presence in the immediate vicinity.

Center draws from the Bay Area, Sacramento and San Joaquin Valley areas, and benefits from tourist traffic between the Bay Area and Lake Tahoe/Reno.

- Located near the Premium Factory Outlet Mall and the Nut Tree Village, two drivers to the area
- Center is positioned to serve an affluent Northern California trade area of over 4.5 million

### PRINCIPAL TRADE AREA

|                |           |
|----------------|-----------|
| AVG. HH INCOME | \$118,462 |
| POPULATION     | 230,171   |





**CROSSPOINT REALTY SERVICES, INC.**

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