



# 200 Nut Tree Parkway

*Cajun Crack'n Live Seafood & Oyster Bar*

FOR SALE — VACAVILLE, CALIFORNIA

#### ASKING PRICE

**\$4,998,000**

\$617.80 / SF

#### CURRENT NOI

**\$309,491**

Year 6 Annualized

#### CAP RATE

**6.19%**

NNN Lease

#### BUILDING SIZE

**8,090 SF**

1.72 Acres · Built 1996



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INVESTMENT OVERVIEW

# A Premier NNN Opportunity

200 Nut Tree Parkway presents investors a stabilized, single-tenant NNN asset in one of Northern California's most dynamic retail corridors. The property is 100% occupied by Cajun Crack'n Live Seafood & Oyster Bar under a long-term lease with annual rent escalations, providing consistent, growing income with minimal landlord responsibilities.

Strategically positioned along I-80 between San Francisco and Sacramento, the asset benefits from exceptional visibility and freeway exposure within a dominant retail trade area anchored by Vacaville Premium Outlets and Nut Tree Plaza.

- **Absolute NNN lease** — tenant responsible for taxes, insurance, and all maintenance.
- **Annual rent escalations** throughout the 10-year primary term with built-in income growth.
- **I-80 corridor** — high-traffic thoroughfare between San Francisco and Sacramento.
- **Dominant trade area** anchored by Vacaville Premium Outlets and Nut Tree Plaza.
- **Strong co-tenancy** with Jack in the Box and Petco in the 169,888 SF center.
- **Two (2) Five-Year renewal options** extending potential term to 20 years.

OFFERING SUMMARY

|                      |                           |
|----------------------|---------------------------|
| Sale Price           | <b>\$4,998,000</b>        |
| Current NOI (Year 6) | <b>\$309,491 / Year</b>   |
| Cap Rate             | <b>6.19%</b>              |
| Price Per SF         | \$617.80                  |
| Building Size        | 8,090 SF                  |
| Lot Size             | 1.72 Acres                |
| Year Built           | 1996                      |
| Lease Type           | Absolute NNN              |
| Lease Term           | 10 Yrs + 2 × 5-Yr Options |
| Rent Commencement    | January 11, 2021          |
| Lease Expiration     | January 2031              |
| Co-Tenants           | Jack in the Box · Petco   |







#### INTERIOR

### *Cajun Crack'n — Live Seafood & Oyster Bar*

8,090 SF freestanding building featuring a dramatic open-truss ceiling, custom rope chandelier installations, and full-service bar — a heavily improved, destination dining concept.

Exterior • Aerial • Interior



## PROPERTY PHOTOGRAPHY

# Exterior & Aerial Views



Aerial — Full Building &amp; Context



Street-Level Exterior — Signage &amp; Entry



## PROPERTY PHOTOGRAPHY

# Interior & Tenant Improvements



Aerial — Trade Area &amp; Center Context



Unique Interior — Rope Column Feature &amp; Dining

## PROPERTY HIGHLIGHTS

# Why This Asset

- **Freestanding single-tenant building** with ideal NNN investment structure and minimal landlord obligations.
- **Long-term lease** with annual escalations (~3%) built in, providing inflation-protected income growth.
- **Proven retail corridor** — I-80 fronting location with sustained consumer traffic and excellent signage visibility.
- **8,090 SF modern building** constructed in 1996 with efficient single-tenant floor plan.
- **Vacaville Premium Outlets anchor** and Nut Tree Plaza draw consistent regional foot traffic.
- **Co-tenancy** with national brands Jack in the Box and Petco drives cross-shopping and stability.

## LOCATION HIGHLIGHTS

# Vacaville, CA

- **Average HH Income \$101,257** within one mile — strong consumer spending power supporting tenant sales.
- **Population of 15,602** within one mile with a growing residential base averaging age 34.6.
- **Average home value \$503,708** within one mile — stable, owner-occupied neighborhood with purchasing power.
- **Solano County** benefits from Bay Area employment proximity and Sacramento metro amenities.
- **I-80 regional draw** — positioned between two major California metros, maximizing trade area reach.

## LEASE ABSTRACT

# Tenant & Lease Summary

|                      |                                  |                        |                                           |
|----------------------|----------------------------------|------------------------|-------------------------------------------|
| TENANT / LESSEE      | <b>Andy Yang</b>                 | LESSOR / LANDLORD      | <b>Lauralan, LLC</b>                      |
| LEASE EFFECTIVE DATE | July 15, 2020                    | RENT COMMENCEMENT DATE | January 11, 2021                          |
| PRIMARY TERM         | 10 Years from Rent Commencement  | LEASE EXPIRATION       | January 2031                              |
| RENEWAL OPTIONS      | Two (2) Five (5) Year Options    | LEASE TYPE             | Absolute NNN                              |
| PERCENTAGE RENT      | None                             | LATE CHARGE            | 5% after 10-day grace period              |
| HOLDOVER RENT        | Double average rent of last year | TENANT USE             | Cajun Crack'n — Live Seafood & Oyster Bar |

## RENT SCHEDULE

## Annual Escalation Schedule

| YEAR       | PERIOD                     | RENT PSF/MO   | MONTHLY RENT       | ANNUAL RENT           | ESCALATION   |
|------------|----------------------------|---------------|--------------------|-----------------------|--------------|
| 1          | Jan 2021 – Jan 2022        | \$2.75        | \$22,247.50        | \$266,970.00          | —            |
| 2          | Jan 2022 – Jan 2023        | \$2.85        | \$22,914.93        | \$274,979.16          | +3.0%        |
| 3          | Jan 2023 – Jan 2024        | \$2.92        | \$23,602.37        | \$283,228.44          | +3.0%        |
| 4          | Jan 2024 – Jan 2025        | \$3.00        | \$24,310.44        | \$291,725.28          | +3.0%        |
| 5          | Jan 2025 – Jan 2026        | \$3.10        | \$25,039.76        | \$300,477.12          | +3.0%        |
| <b>6 ★</b> | <b>Jan 2026 – Jan 2027</b> | <b>\$3.19</b> | <b>\$25,790.95</b> | <b>\$309,491.40</b>   | <b>+3.0%</b> |
| 7          | Jan 2027 – Jan 2028        | \$3.28        | \$26,564.68        | \$318,776.16          | +3.0%        |
| 8          | Jan 2028 – Jan 2029        | \$3.38        | \$27,361.62        | \$328,339.44          | +3.0%        |
| 9          | Jan 2029 – Jan 2030        | \$3.48        | \$28,182.47        | \$338,189.64          | +3.0%        |
| 10         | Jan 2030 – Jan 2031        | \$3.58        | \$29,027.94        | \$348,335.28          | +3.0%        |
|            |                            |               |                    | <b>\$3,063,511.92</b> |              |

★ Highlighted row indicates current lease year (Year 6 as of May 2026)



CAM BUDGET — CALENDAR YEAR 2026

# Common Area Maintenance

| TENANT                     | PRO-RATA SHARE | ANNUAL CAM      | MONTHLY IMPOUND | ANNUAL / SF |
|----------------------------|----------------|-----------------|-----------------|-------------|
| Lauralan LLC<br>Laurie Yam | 39.00%         | \$43,675.2<br>2 | \$3,639.60      | \$0.6239    |

| EXPENSE CATEGORY           | SITE TOTAL        | TENANT 39%  |
|----------------------------|-------------------|-------------|
| Landscape Maintenance      | \$35,524.00       | \$13,854.36 |
| Electricity                | \$3,000.00        | \$1,170.00  |
| Irrigation                 | \$5,400.00        | \$2,106.00  |
| Steam Cleaning             | \$9,600.00        | \$3,744.00  |
| Parking Lot Sweeping       | \$8,478.96        | \$3,306.79  |
| Lighting Maintenance       | \$3,000.00        | \$1,170.00  |
| General Maint / Repairs    | \$5,400.00        | \$2,106.00  |
| Maintenance Labor          | \$8,977.68        | \$3,501.30  |
| Security                   | \$23,880.00       | N/A         |
| Parking Lot Repairs        | \$18,000.00       | \$7,020.00  |
| Subtotal (CAM Base)        | \$121,260.64      | \$37,978.45 |
| Admin Fee @ 15%            | —                 | \$5,696.77  |
| Insurance (excl. building) | Billed Annually   |             |
| Property Taxes             | Billed Separately |             |
| Total Annual CAM           | —                 | \$43,675.22 |

CAM reconciliation prepared by McNellis Partners, dated November 6, 2025. Insurance billed annually; property taxes billed separately. New monthly impound effective January 1, 2026.

CENTER PRO-RATA SHARE BREAKDOWN



|                 |           |                                  |
|-----------------|-----------|----------------------------------|
| JACK IN THE BOX | PETCO     | CAJUN CRACK'N ★ SUBJECT          |
| 19%             | 42%       | 39%                              |
| 30,000 SF       | 69,888 SF | 70,000 SF (center apportionment) |

Total center: 169,888 SF





MARKET DEMOGRAPHICS

# Trade Area Profile

| AVG. HH INCOME — 1 MILE               | TOTAL POPULATION — 1 MILE      | AVG. HOME VALUE — 1 MILE      |
|---------------------------------------|--------------------------------|-------------------------------|
| <b>\$101,257</b>                      | <b>15,602</b>                  | <b>\$503,708</b>              |
| Strong consumer spending fundamentals | Growing residential trade area | Stable, affluent neighborhood |

| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE        |
|----------------------|------------|-----------|---------------|
| Total Population     | 585        | 2,746     | <b>15,602</b> |
| Average Age          | 32.6       | 33.8      | 34.6          |
| Average Age (Male)   | 30.1       | 33.6      | 35.7          |
| Average Age (Female) | 35.1       | 35.5      | 36.1          |

| HOUSEHOLDS & INCOME   | 0.25 MILES | 0.5 MILES | 1 MILE           |
|-----------------------|------------|-----------|------------------|
| Total Households      | 247        | 1,151     | <b>5,919</b>     |
| Persons per Household | 2.4        | 2.4       | 2.6              |
| Avg. Household Income | \$71,097   | \$87,469  | <b>\$101,257</b> |
| Avg. House Value      | \$151,457  | \$387,265 | <b>\$503,708</b> |

Source: 2023 American Community Survey (ACS)



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# Broker Contact Information

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