

# 991 Nut Tree Road

Vacaville, CA

## MEDICAL | PROFESSIONAL OFFICE BUILDING FOR SALE OR LEASE



### ABOUT PROPERTY



### PRICE | LEASE RATE

Contact Broker



### AVAILABLE FOR OCCUPANCY

September 2025



### PARCEL SIZE

±0.80 AC



### BUILDING SIZE

±11,014 SF



### ZONING

Office Commercial (CO)

Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All information subject to change or withdrawal without notice.

#### For more information:

**Eric Dakin**

Managing Broker

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COMMERCIAL REAL ESTATE SERVICES



### PROPERTY DETAILS

- **Approximately ±11,014 SF Building**
  - Two (2) Stories
    - **Grand Glass Lined Lobby**
    - **Elevator Served**
    - **Multiple Private Offices**
    - **Conference Rooms**
    - **Open Area / Bullpen(s)**
    - **Mail Room**
    - **Kitchen & Break Room**
    - **Lab**
    - **Multi-Stall Bathrooms**
    - **Shower**
  - Emergency Generator
  - Vacuum Plant
  - **1,200 amps @ 120/208 v, 3-Phase, 4-Wire**
  - **Fire Sprinklers:** ±543.96 GPM / 1,500 SF
  - **Parking:** ±51 stalls
  - (2) Curb Cuts (Nut Tree Road & Ulatis Drive)
  - Stucco over Wood Frame
  - Aluminum Frame Window Systems
  - Built in 1983 | Renovated in 2011
  - Monument signage
  - Fenced and Gated Parking



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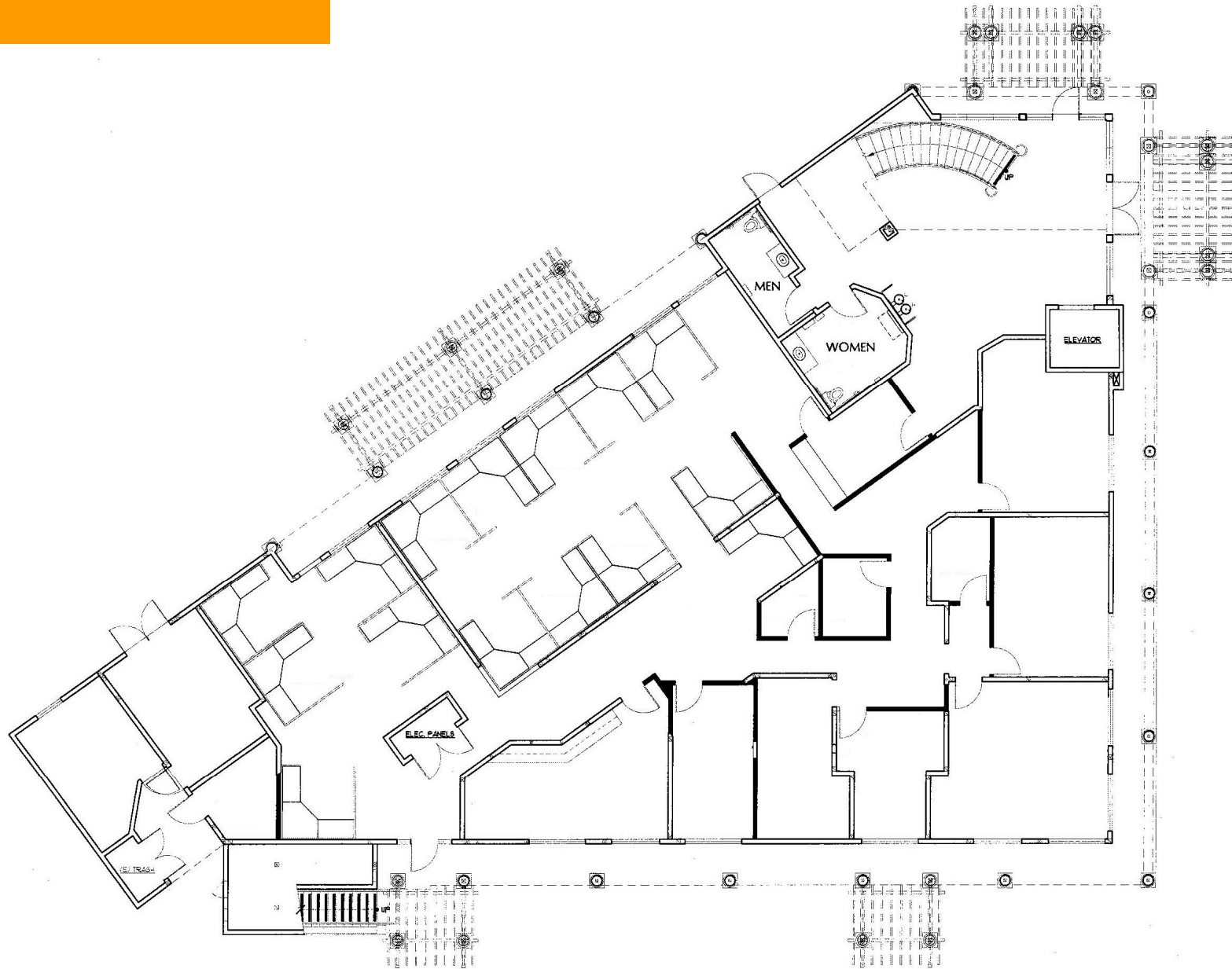
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### FIRST FLOOR



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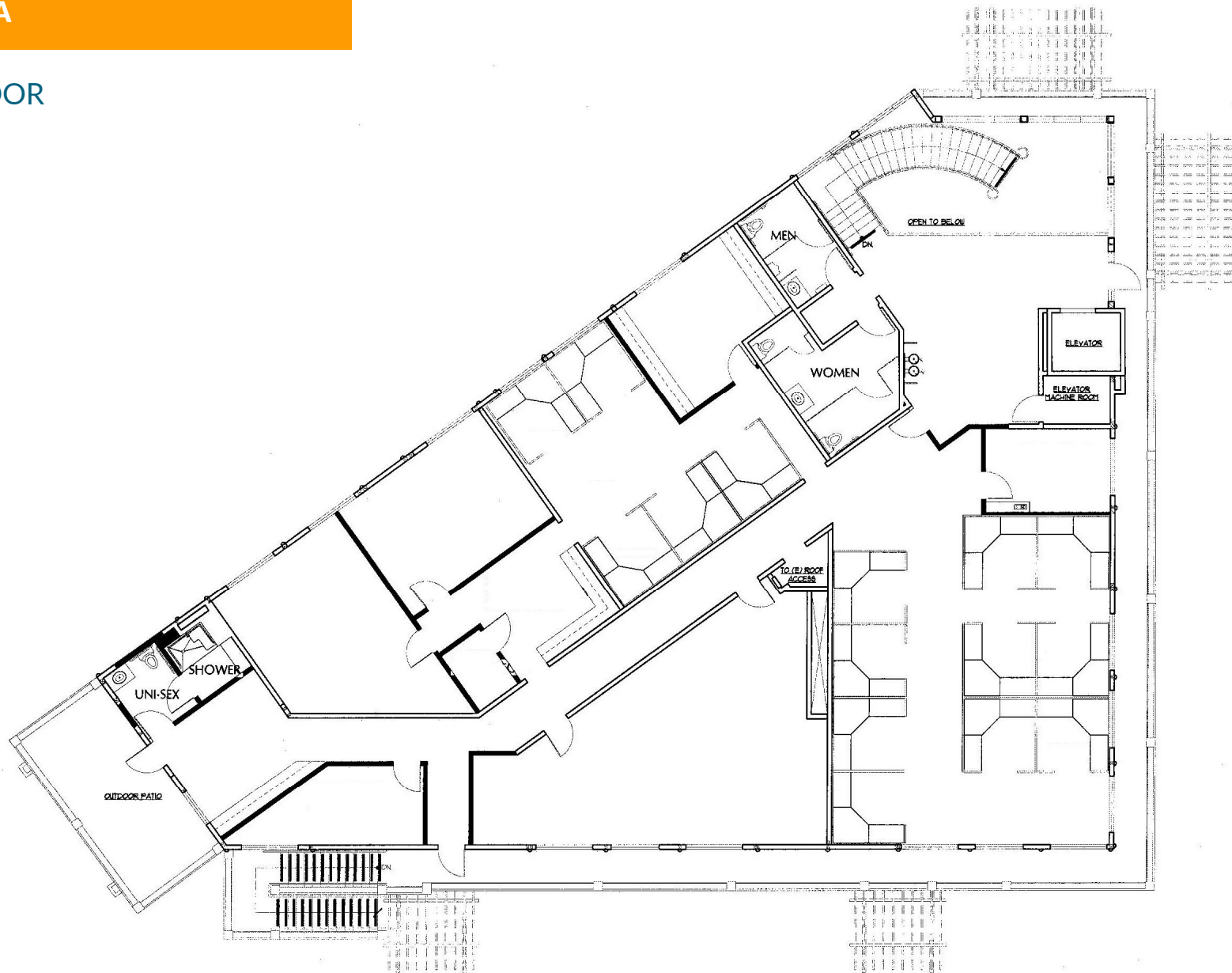


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## MEDICAL | PROFESSIONAL OFFICE BUILDING FOR SALE OR LEASE

### SECOND FLOOR



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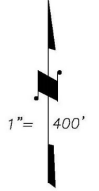
Vacaville, CA

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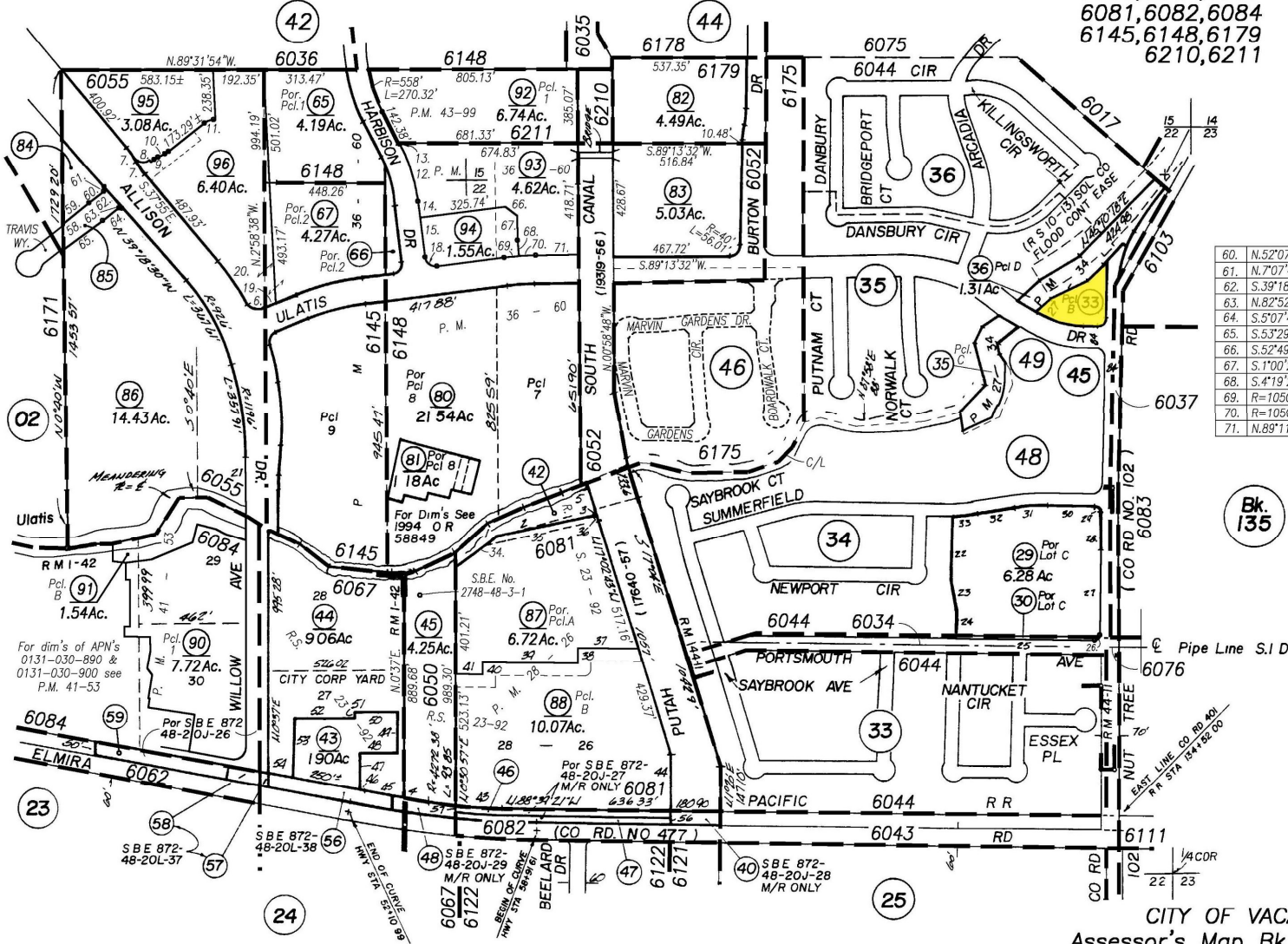
POR. LOT 37, RANCHO LOS PUTOS  
POR. SEC. 15 & 22, T.6N., R.1W., M.D.B. & M. EXT

Tax Area Code  
6034,6050,6052  
6055,6062,6067  
6081,6082,6084  
6145,6148,6179  
6210,6211

131-03



2.	N.79°05'E.	381.13'
3.	N.73°01'30"E.	4.34'
4.	R=4886.15' L=	106.79'
5.	S.16°40'35"E.	109.56'
6.	R=40' L=	58.89'
7.	R=303' L=	60.40'
8.	R=40' L=	62.97'
9.	R=75.50' L=	16.71'
10.	S.64°34'18"W.	28.88'
11.	R=60.50' L=	37.10'
12.	R=648' L=	230.21'
13.	S.27°43'E.	4.41'
14.	S.72°14'E.	61.88'
15.	S.72°14'E.	150.68'
16.		
17.		
18.	R=40' L=	62.83'
19.	N.68°20'E.	56.35'
20.	R=1062' L=	196.46'
21.	N.0°35'E.	99.19'
22.	N.1°24'32"E.	243.41'
23.	N.10°18'28"W.	109.28'
24.	N.1°24'32"E.	100.00'
25.	N.88°35'28"W.	544.17'
26.	R=20' L=	31.84'
27.	N.0°12'E.	308.40'
28.	R=100.42' L=	152.29'
29.	R=20' L=	31.33'
30.	N=88°40'30"W.	193.11'
31.	R=600' L=	108.65'
32.	N.80°57'E.	164.35'
33.	R=650' L=	95.65'
34.	N.55°35'57"E.	186.42'
35.	N.78°58'57"E.	381.13'
36.	N.72°55'27"E.	5.02'
37.	N.88°39'21"W.	225.48'
38.	N.1°20'39"E.	57.00'
39.	N.88°39'21"W.	361.00'
40.	N.1°20'39"E.	45.50'
41.	N.88°39'21"W.	99.23'
42.		
43.	R=4272.28' L=	177.65'
44.	N.1°20'39"E.	199.80'
45.	R=4896.15' L=	244.45'
46.	N.79°35'05"W.	24.67'
47.	N.0°37'E.	136.28'
48.	N.89°23'W.	150.00'
49.	N.0°37'E.	150.00'
50.	N.89°23'W.	160.00'
51.		
52.	N.0°37'E.	22.00'
53.	N.89°23'W.	240.00'
54.	N.79°35'05"W.	125.00'
55.	N.0°37'E.	86.99'
56.	N.1°20'39"E.	28.00'
57.	N.0°30'57"E.	22.00'
58.	N.0°38'54"W.	96.17'
59.	N.50°36'26"E.	131.75'



60.	N.52°07'46"E.	70.67'
61.	N.7°07'46"E.	17.92'
62.	S.39°18'30"E.	105.00'
63.	N.82°52'14"W.	10.33'
64.	S.50°07'46"W.	78.67'
65.	S.53°29'05"W.	190.25'
66.	S.52°49'43"E.	56.74'
67.	S.1°00'28"E.	93.11'
68.	S.4°19'22"E.	59.62'
69.	R=1050' L=	55.68'
70.	R=1050' L=	64.52'
71.	N.89°11'51"E.	164.32'

SBE/PU Remove	5-1-14	Cr
S.B.E. 2010-007	10-23-09	JS
030-95&96 (Dd)	5-21-09	Cr
REVISION	DATE	BY

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

South Subdivision of the Broughton Ranch, R.M. Bk.01 Pg.42

CITY OF VACAVILLE  
Assessor's Map Bk.131 Pg.03  
County of Solano, Calif.

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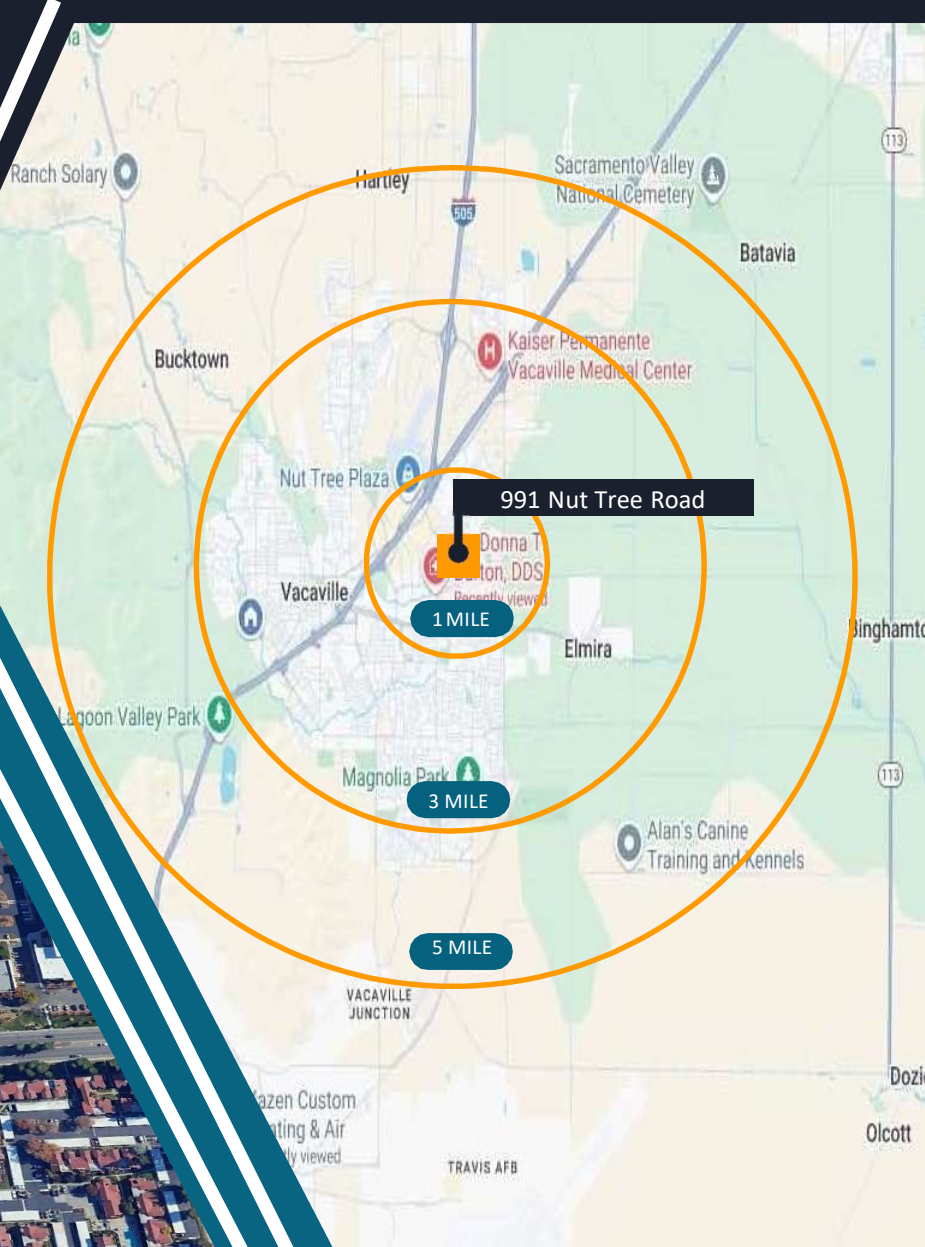
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## DEMOGRAPHICS



### 2024 SUMMARY

#### 1 MILE

#### 3 MILES

#### 5 MILES

Population	18,319	95,904	111,637
Households	7,164	32,976	38,072
Median Age	39.2	39.2	39.4
Avg Household Size	2.5	2.7	2.7
Owner Occupied Housing Units	3,893	20,443	24,610
Renter Occupied Housing Units	3,241	12,209	13,090
Bachelor's & Higher	24%	23%	25%
Avg Household Income	\$111,626	\$115,789	\$120,862

### KEY FACTS (10 Miles)



256,379  
POPULATION

38.3

MEDIAN  
AGE



2.8  
AVG.  
HOUSEHOLD  
SIZE

\$111,761

Average Household  
Income



10,134  
TOTAL BUSINESSES



75,703  
TOTAL EMPLOYEES



BACHELOR'S & HIGHER

#### Household Spending (Mil)

HEALTH CARE  
EDUCATION  
FOOD & BEV

\$144  
\$216

\$842

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