



THE RIVERFRONT

600-790 MAIN STREET , NAPA, CA 94559

1700 SOSCOL AVE, STE 3 | NAPA, CA 94559 | WCOMMERCIALRE.COM

OFFICE BUILDING FOR LEASE



FOR MORE INFORMATION:

MATT CONNOLLY

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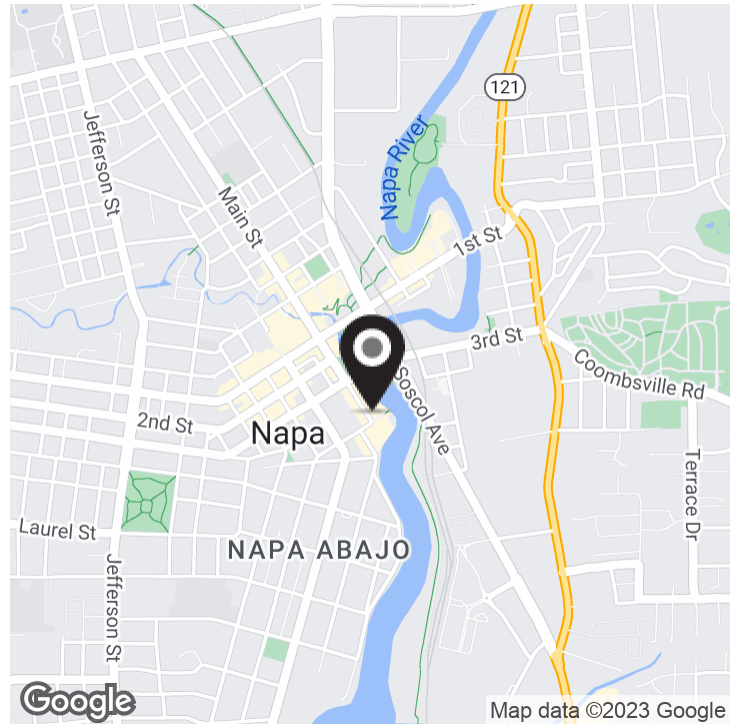
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CALDRE #01164569

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$4.50 SF/month (NNN)
Building Size:	50,000 SF
Available SF:	1,282 - 2,717 SF

PROPERTY OVERVIEW

Join world famous culinary star Iron Chef Morimoto, Basalt restaurant, along with other restaurants and boutiques. Office tenants include Morgan Stanley/Smith Barney, Bank of the West, Merrill Lynch and other tenants in this upscale mixed-use property. Onsite underground parking with 110 public 3 hour stalls and adjacent to Fifth Street garage with approximately 500 stalls. This project is along the river walk Promenade, which is a five-block pedestrian walkway along the Napa River that includes the Main Street Boat Dock and Veterans Park. There is also seven miles of connecting trails along the Napa Riverfront Promenade for walk-ability through Downtown Napa.

PROPERTY HIGHLIGHTS

- Second Floor Class A Offices at the Riverfront
- Suites 210-1,282 Sq Ft include 4 private offices, a reception area, a conference room and a kitchenette.
- Suite 305-310 -2,717 Sq Ft has +-7 offices, kitchenette, reception and conference room
- Quality Improvements to the units.
- Surround yourself with world class dining, local artisans and community



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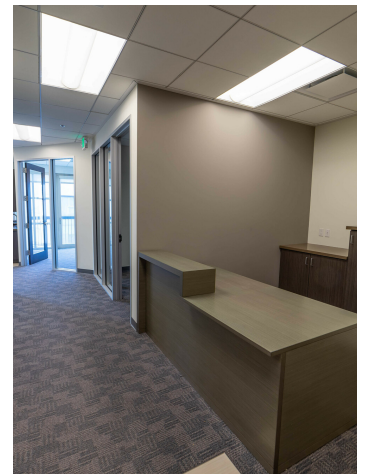
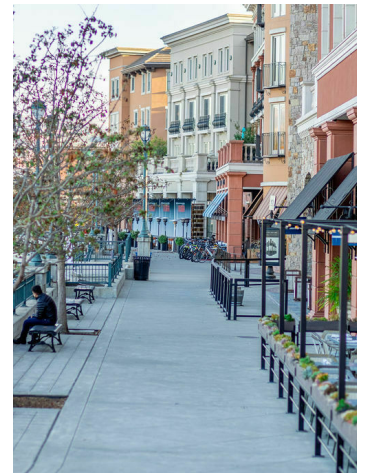
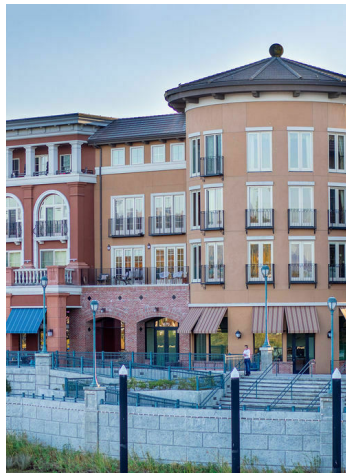
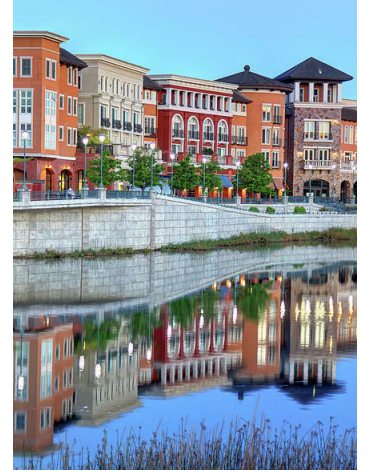
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ADDITIONAL PHOTOS



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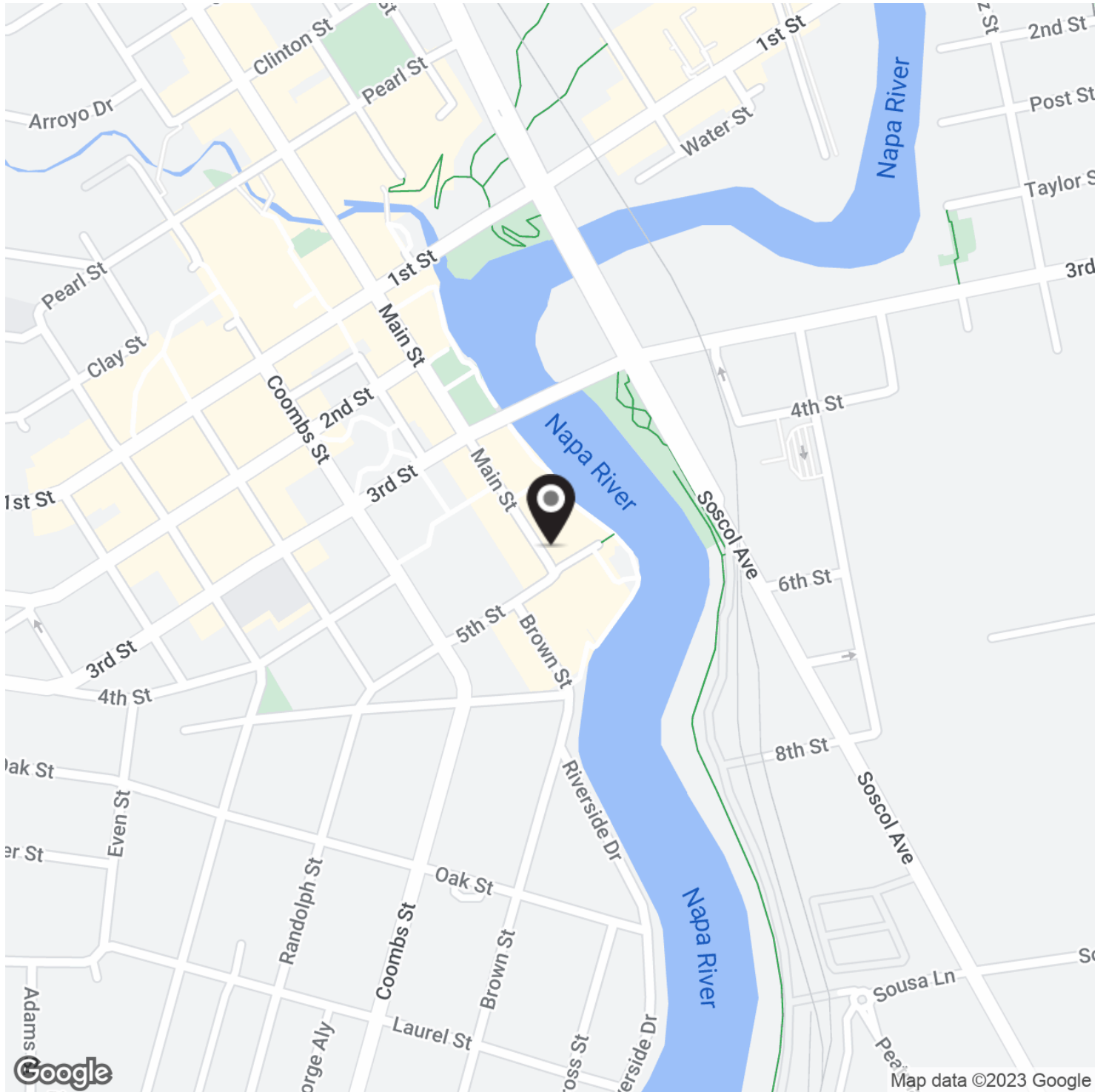
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LOCATION MAP



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,282 - 2,717 SF	Lease Rate:	\$4.50 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 210	Available	1,282 SF	NNN	\$4.50 SF/month	-
Suite 305 - 310	Available	2,717 SF	NNN	\$4.50 SF/month	-



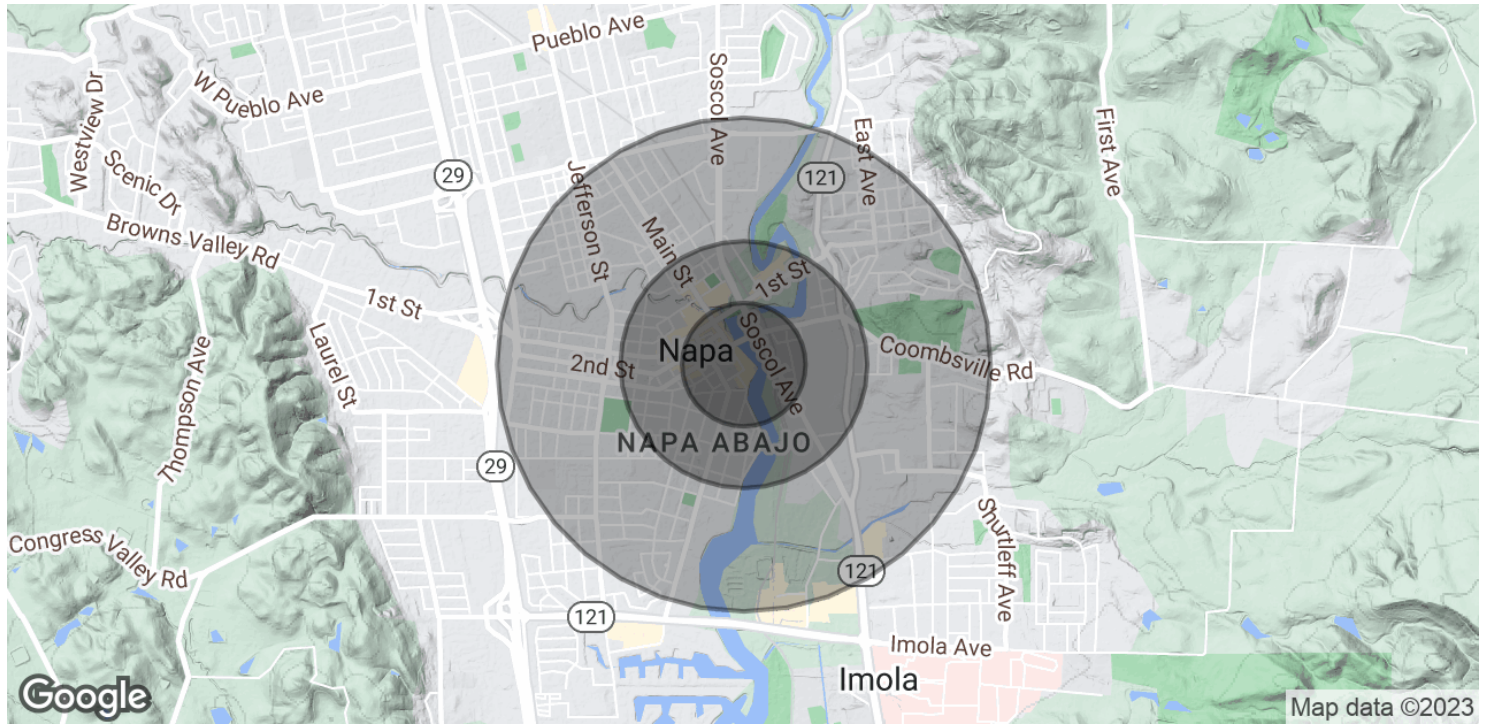
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	769	2,977	14,504
Average Age	35.7	38.0	39.6
Average Age (Male)	33.3	36.8	38.5
Average Age (Female)	36.2	38.2	39.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	343	1,430	6,152
# of Persons per HH	2.2	2.1	2.4
Average HH Income	\$77,944	\$79,552	\$96,071
Average House Value	\$666,047	\$680,335	\$656,875

* Demographic data derived from 2020 ACS - US Census



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