



FOR LEASE

3199 Jefferson St
NAPA, CA



NICKOLAS SALDIVAR III

916.672.4112

nick.saldivar@ngcip.com

Lic #01766394

CHRIS SANTANA

925.203.1106

chris.santana@ngcip.com

Lic #01868378

NAINorthgate

LEASING TEAM

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 3199 Jefferson Street is a rare stand-alone building opportunity located in Napa, CA.
- Building is equipped with one (1) grade level door, retail sales area and warehouse space.
- Excellent ingress and egress including reciprocal access with adjacent parcels.
- The high visibility location is located in the Jefferson Street retail corridor with 30K ADT.
- Area Co-Tenants include Safeway, Whole Foods, Ross, Petco, Target, Dollar Tree, Walgreens, CVS, Orchard Supply Hardware, Benjamin Moore/Dunn Edwards Paints, Trader Joes + more

PROPERTY INFO

ADDRESS	3199 Jefferson Street Napa, CA
LEASE PRICE:	Contact Broker
DEMISEABLE SPACE:	± 1,000 SF to ± 6,208 SF
LAND	± 0.41 AC
ZONING:	Local Commercial (CL)
LEASE TYPE:	NNN
APN	001-304-013
TRAFFIC:	Jefferson St 30,000 ADT

MARKET AERIALS – Northern View



MARKET AERIALS – Southern View



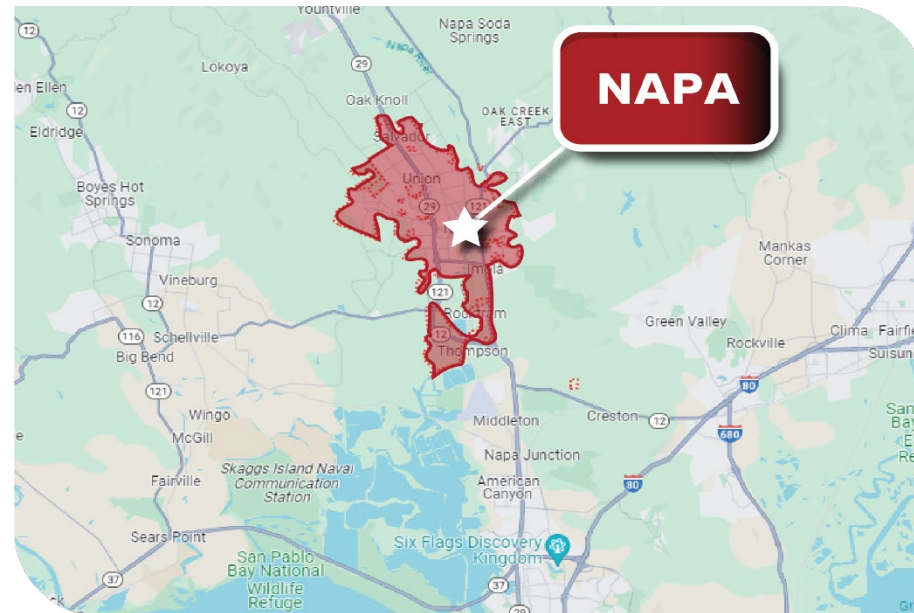
AREA OVERVIEW

NAPA, CALIFORNIA

The city of Napa is considered the **Wine Capital of the World** – known for its acclaimed vineyards, restaurants, and luxury hotels across the valley. Napa is also the home of an estimated 80,000 residents and 4,000 businesses that contribute to the growth of its community.

- Napa's economy thrives on wine tourism, education, and healthcare, making it a vital and dynamic community within the Northern California region
- Approximately 4,000 businesses and nearly 29,000 employees contribute to the service and economical growth of the city of Napa
- An estimated 30,000 households within the city limits
- Napa offers a lively downtown with shops, restaurants, and wine tasting rooms, drawing both tourists and Bay Area residents.

	POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population		21,625	89,507	119,343
2028 Projected Population		21,329	88,254	117,575
2023 Median Age		39	42	44
	INCOME			
2023 Estimated Average Household Income		\$93,100	\$96,757	\$97,571
	DIVERSITY			
2023 Estimated White		19,511	80,862	106,277
2023 Estimated African American/Black		303	1,172	1,525
2023 Estimated Asian or Pacific Islander		943	3,442	5,910
2023 Estimated Hispanic		10,604	34,734	41,213



NAI Northgate

3199 JEFFERSON ST | NAPA, CA



NICKOLAS SALDIVAR III

Investments Partner

P: 916.672.4112

nick.saldivar@ngcip.com

Lic #01766394

DRE: #01910787



CHRIS SANTANA

President | CFO

P: 925.203.1106

chris.santana@ngcip.com

Lic #01868378

DRE: #01910787

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