



# 3030 Beard Rd, Napa

3030 BEARD RD, NAPA, CA 94558

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# Property Summary

3030 BEARD RD, NAPA | NAPA



## Property Description

Prime medical/professional office building offering  $\pm 3,761$  sq ft of well-maintained space in Napa's established medical corridor. The property features three suites, two of which are currently occupied by medical professionals, making it ideal for owner-users or investors seeking stable income with upside potential. Attractive financing options available, including SBA and potential for Seller Financing. Strategically located near Queen of the Valley Medical Center with easy access to Trancas Street and Silverado Trail, this is a rare opportunity to own a quality asset in a high-demand professional area.

## OFFERING SUMMARY

Sale Price:	\$1,100,000
Number of Units:	3
Lot Size:	12,953 SF
Building Size:	3,761 SF

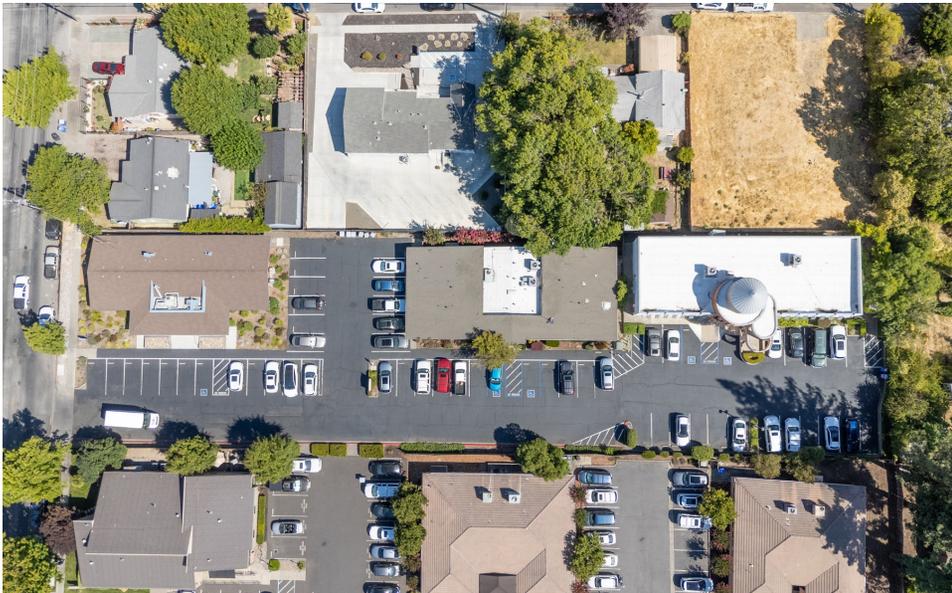
# Complete Highlights

3030 BEARD RD, NAPA | NAPA



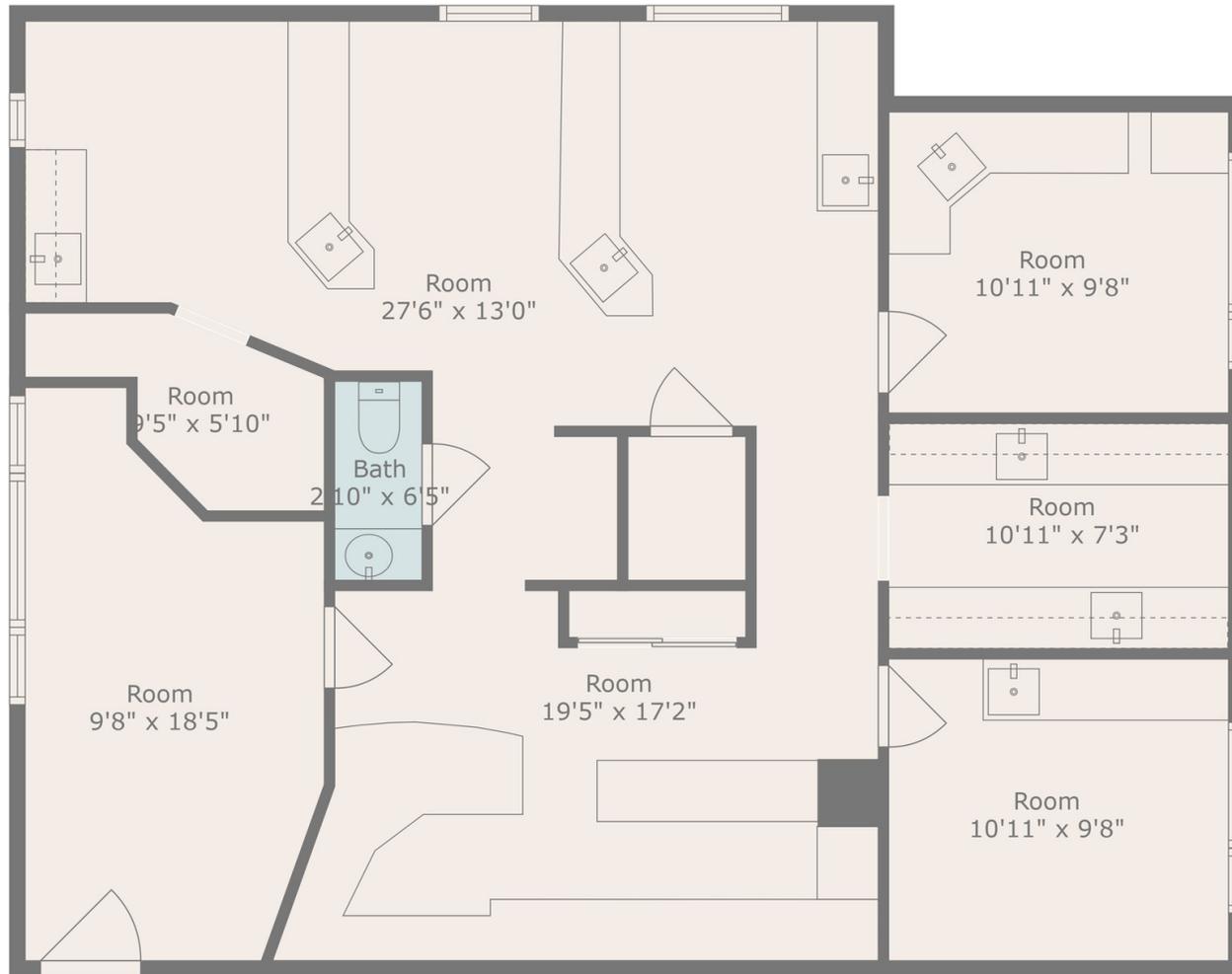
## Property Highlights

- Office Medical
- Prime Napa Valley location next to the Queen of the Valley Hospital
- 3761 sqft. on .31 acre lot
- 3 suites, 2 currently occupied one vacancy
- Well-maintained building with ample parking and functional layout
- Excellent owner-user or investment opportunity.
- Attractive financing options available, including SBA and potential for Seller Financing.



# Floor Plan

3030 BEARD RD, NAPA | NAPA



**TOTAL: 1139 sq. ft**  
FLOOR 1: 1139 sq. ft  
WALLS: 70 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





## About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

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# About Napa

Napa, California is the vibrant hub of the world-renowned Napa Valley wine region. Located just north of San Francisco, Napa is celebrated for its scenic beauty, award-winning wineries, and rich agricultural heritage. The city offers a unique blend of rustic charm and refined sophistication, attracting visitors from around the globe for wine tasting, fine dining, and luxury accommodations.

Downtown Napa has undergone a revitalization in recent years, now featuring a walkable mix of tasting rooms, boutique shops, gourmet restaurants, and a thriving arts scene. The Napa River runs through the city, providing a scenic backdrop and opportunities for outdoor recreation like kayaking, biking, and walking trails. Whether you're exploring world-class vineyards, enjoying a farm-to-table meal, or taking in live music at the Napa Valley Opera House, Napa offers an unforgettable experience rooted in wine, culture, and natural beauty.

<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	85,859	113,556	351,658
Average Age	43	44	42
Average Age (Male)	42	43	41
Average Age (Female)	44	46	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Households	32,042	42,923	123,765
# of Persons per HH	2.7	2.6	2.8
Average HH Income	\$141,342	\$147,529	\$134,071
Average House Value	\$939,679	\$994,803	\$770,301

## DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.



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