



1272 Hayes St – For Lease

NAPA, CA 94559

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Property Summary

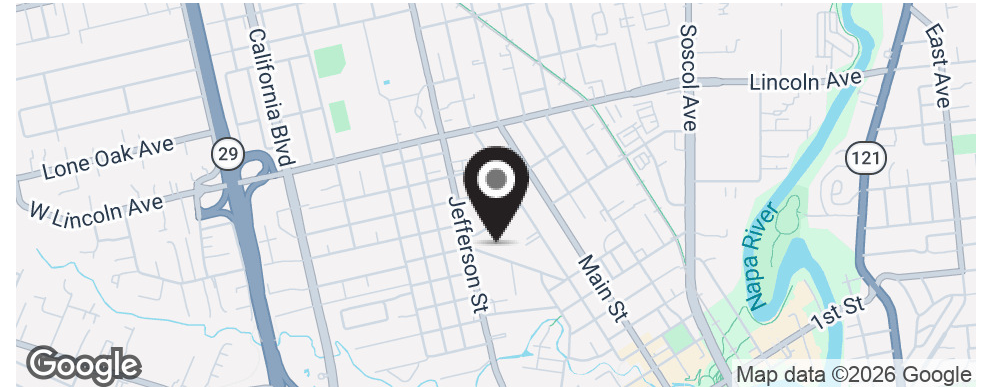
1272 HAYES ST | NAPA

Property Description

Position your business in a peaceful and professional office environment at **1272 Hayes Street** in Napa. This attractive executive office building offers approximately 1,914 square feet and **can be leased as a single suite or demised into two separate suites** (Suite A and Suite B), each consisting of approximately 957 square feet.

The space features abundant natural light throughout, creating a bright and welcoming atmosphere for employees and clients alike. Surrounded by mature landscaping and a park-like setting, the property provides a serene work environment rarely found in office space today. Dedicated on-site parking ensures convenience, while the property's location allows for an easy walk to Downtown Napa's restaurants, shops, services, and amenities.

Ideal for professional services, medical-related users, consultants, financial firms, or other office users seeking a high-quality Napa location, 1272 Hayes Street offers flexibility, convenience, and a tranquil setting in the heart of Napa.

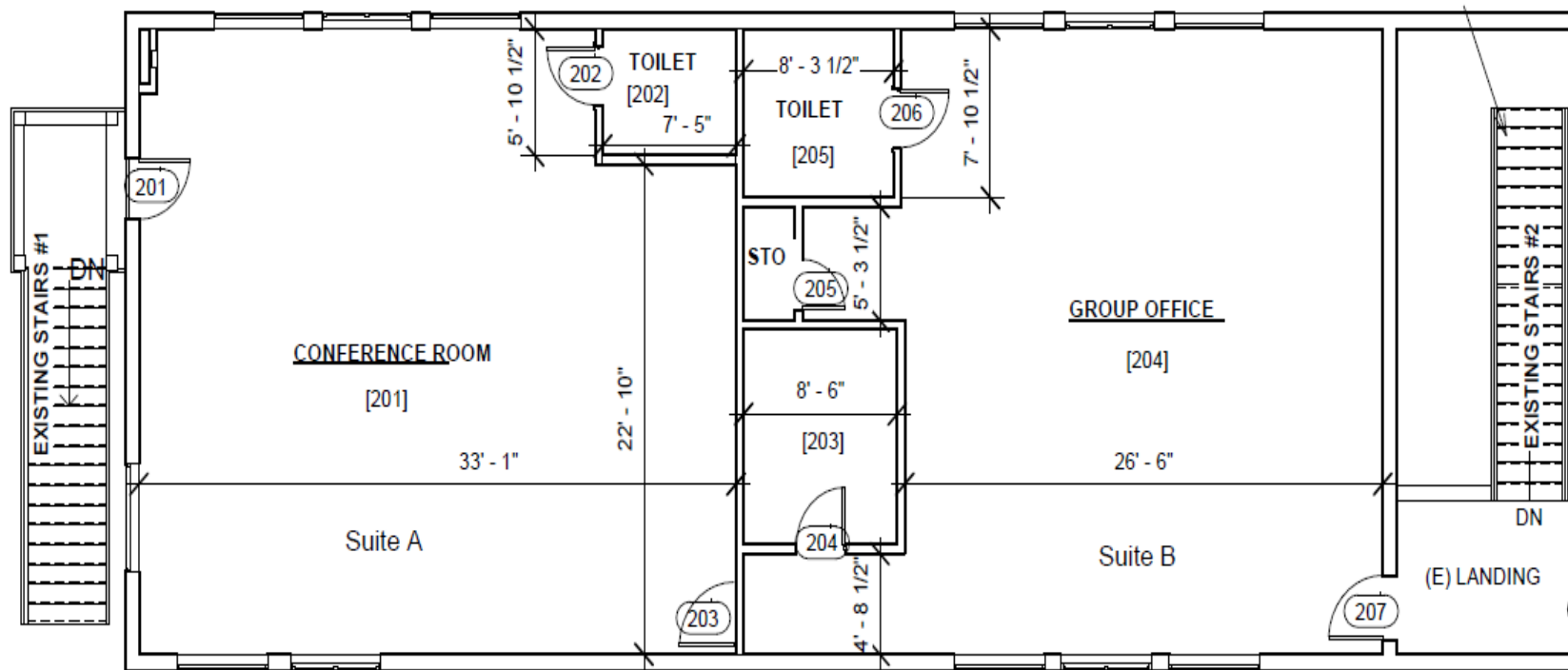


Offering Summary

Lease Rate:	\$1.90 SF/month (MG)
Available SF:	1,914SF
Lot Size:	0.937 Acres

Floor Plan Demised

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Additional Photos

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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

1272 Hayes Street enjoys an exceptional location in one of Napa's most desirable professional office corridors. Situated just minutes from Downtown Napa, the property provides convenient access to the city's renowned restaurants, boutique retail, hotels, financial institutions, and government services. Employees and clients benefit from the ability to walk or take a short drive to many of Napa's most popular amenities, creating a highly accessible and desirable business environment.

The surrounding area is characterized by a mix of established professional offices, medical practices, and residential neighborhoods, offering a quiet and professional atmosphere while remaining connected to the region's primary commercial districts. With easy access to Highway 29, Silverado Trail, and Napa's major thoroughfares, the property provides efficient connectivity throughout Napa Valley and to neighboring communities throughout the North Bay. Combining convenience, accessibility, and Napa's renowned quality of life, 1272 Hayes Street offers an outstanding location for businesses seeking a professional presence in the heart of Wine Country.

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	85,549	131,040	346,886
Average Age	42.6	45.0	42.1
Average Age (Male)	42.6	44.6	41.4
Average Age (Female)	42.9	45.4	43.4

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	32,346	49,539	124,556
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$140,899	\$152,501	\$132,850
Average House Value	\$899,811	\$997,890	\$793,538

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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