



## Property Description

**Mostly Open Space Layout:** Ideal for flexibility in design and usage, allowing for easy customization.

**Large Windows:** Providing ample natural light and enhance visibility from the street, making it inviting for customers.

**Street Front Visibility:** Excellent for attracting foot traffic and making a strong impression on passersby, perfect for retail or office use.

**Private Bathrooms:** Adds convenience for employees and clients.

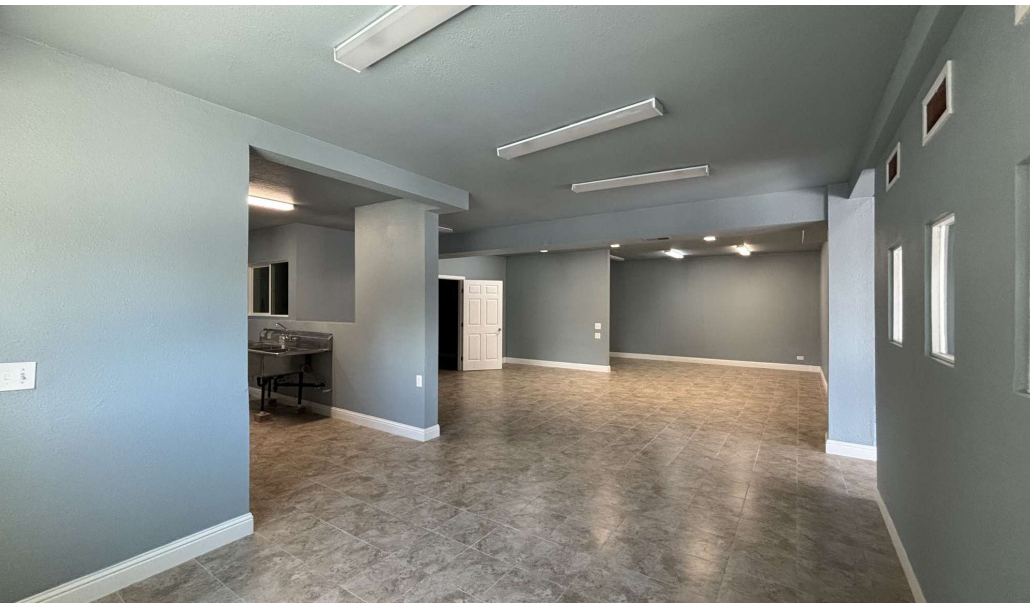
## Location Description

This prime commercial property is located at the bustling intersection of Lincoln Avenue and Jefferson Street. This high-traffic area ensures maximum visibility and accessibility, making it an ideal spot for retail, office, or service-oriented ventures. Surrounding popular establishments include Butter Cream Bakery, Starbucks, Napa Valley School District, Napa High School, and La Morenita Market. This diverse mix not only enhances foot traffic but also fosters a strong sense of community.

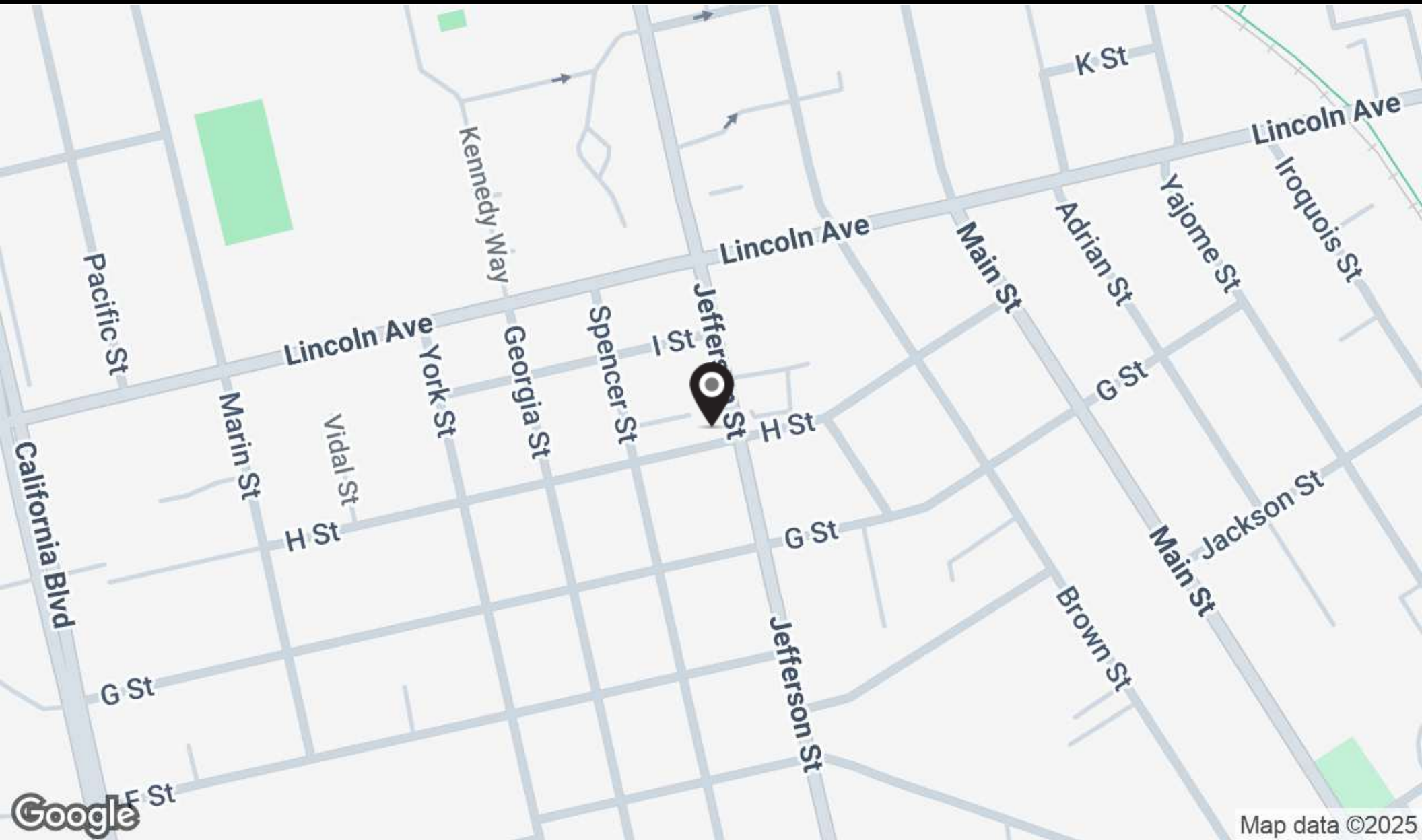
## Offering Summary

Lease Rate:	\$2.50 SF/month (MG)
Available SF:	1,530 SF
Lot Size:	8,319 SF
Building Size:	4,727 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	770	2,218	7,071
Total Population	1,971	6,641	20,306
Average HH Income	\$121,600	\$125,041	\$124,428







## Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,971	6,641	20,306
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	41	41

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	770	2,218	7,071
# of Persons per HH	2.6	3	2.9
Average HH Income	\$121,600	\$125,041	\$124,428
Average House Value	\$858,159	\$910,261	\$846,041

\* Demographic data derived from 2020 ACS - US Census



Population

**6,641**



Average Household Income

**\$125,041**



Median Home Value

**\$910,261**



Average Age

**40**

