



*Price Reduction*

# For Sale

\$6,250,000 | \$250 PSF

## Rare Opportunity | Stable Light Industrial Multi-Tenant Investment in Central Napa

*520 California Blvd. | Napa, CA*

*Exclusively Offered By:*

**Bret DeMartini**

Executive Vice President  
CA License No. 00853110  
bret.demartini@colliers.com  
+1 707 322 2108

**Michael Moffett**

Commercial Specialist  
CA License No. 00946472  
mmoffett@cbnapavalley.com  
+1 707 479 1976

**Steve Crocker**

Senior Vice President  
CA License No. 01476069  
steve.crocker@colliers.com  
+1 707 685 6395

**Cathy Holmes**

Commercial Specialist  
CA License No. 01355085  
cholmes@cbnapavalley.com  
+1 707 304 3338

# Offering Summary

520 California Blvd. | Napa, CA

Colliers and Coldwell Banker Commercial, Brokers of the Valley, as Exclusive Advisors, are pleased to present the opportunity to acquire 520 California Blvd. in central Napa, Napa County, California (“the Property”).

520 California Blvd. is a ±25,000 square foot, fully leased light industrial building. The current owners have held this property for almost 40 years. The building is occupied by a collection of quality tenants. Many of these tenants have occupied their spaces for more than a decade and some decades. Further details as to the tenants and the lengths and economics of their leasehold interests will be provided to qualified buyers after an NDA and or Confidentiality Agreements have been executed.

The property is currently 100% occupied and has historically maintained a very high occupancy rate. Located on California Blvd., just off the First Street exit, this building is just west of downtown Napa and boasts an irreplaceable central location within the city. It is within a short driving distance to numerous amenities and offers easy and quick access to Highways 29, 221 and 12.



# 520 California Blvd.

Napa | CA

## Property Summary

Address	520 California Blvd., Napa, CA
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Building Size	±25,000 SF
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Year Built	1981
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Parcel Size	±128,937 SF (±2.96 Acres)
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Zoning	Industrial Light (IL)
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## Utility Provider

Water Service	City of Napa
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Sewer Service	Napa Sanitation
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Natural Gas Service	PG&E
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Electrical Service	PG&E Power Available: 800AMPs/120-208/3-phase
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# Building Features

## Property & Building

±25,000 SF  
*Total Building Size*

±2.96 Acres  
*Parcel Size*

Concrete Tilt Up  
*Construction Type*

±67  
*Auto Parking Stalls*  
*(On street parking is also available)*

## Warehouse

±18'  
*Clear Height*

R-19  
*Ceiling Insulation*

## Grade Level Loading Doors

20 Total  
±10' x ±12',  
*Grade Level Roll Up Doors*



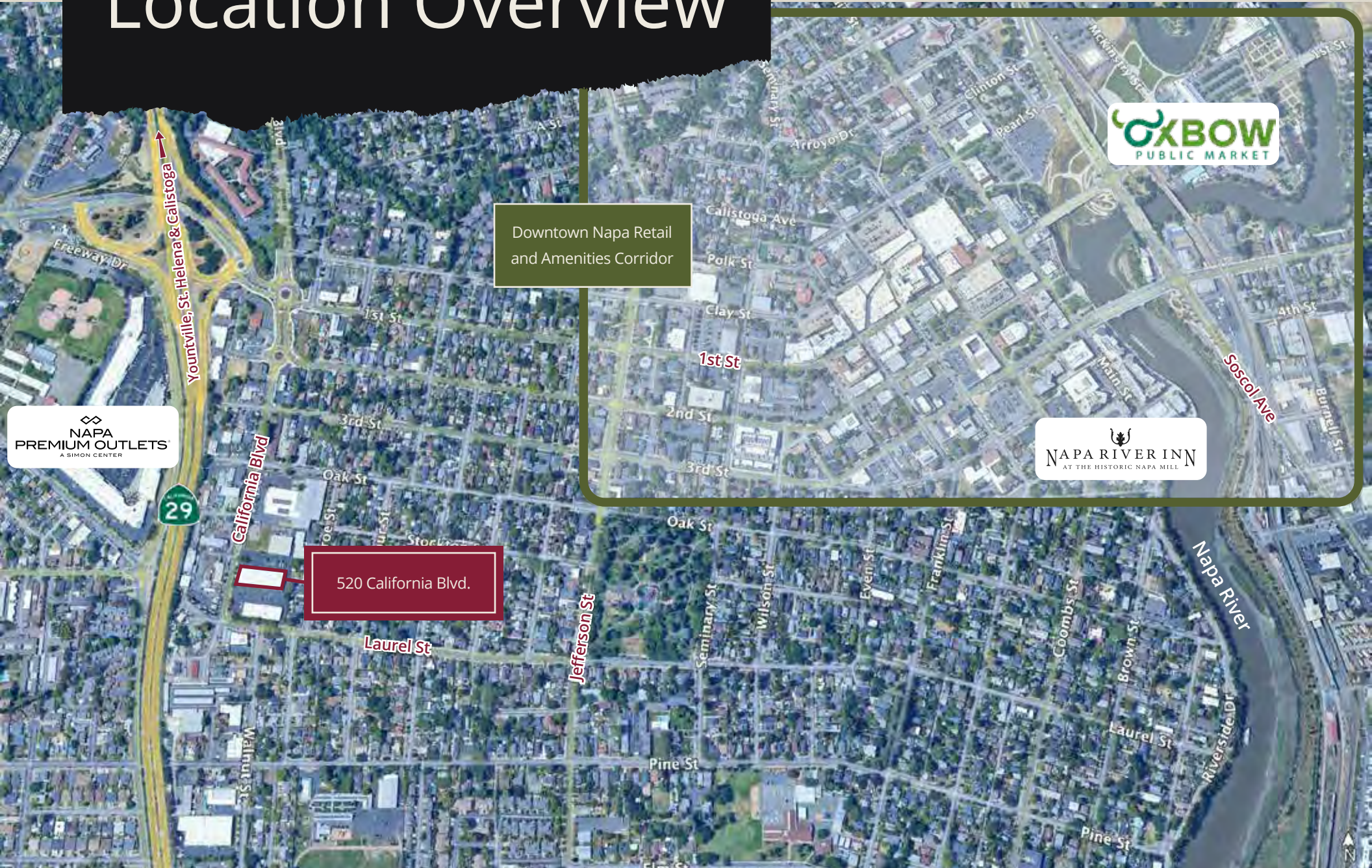






# Location Overview

520 California Blvd. | Napa, CA



Downtown Napa Retail  
and Amenities Corridor



520 California Blvd.



# Distances and Drivetimes



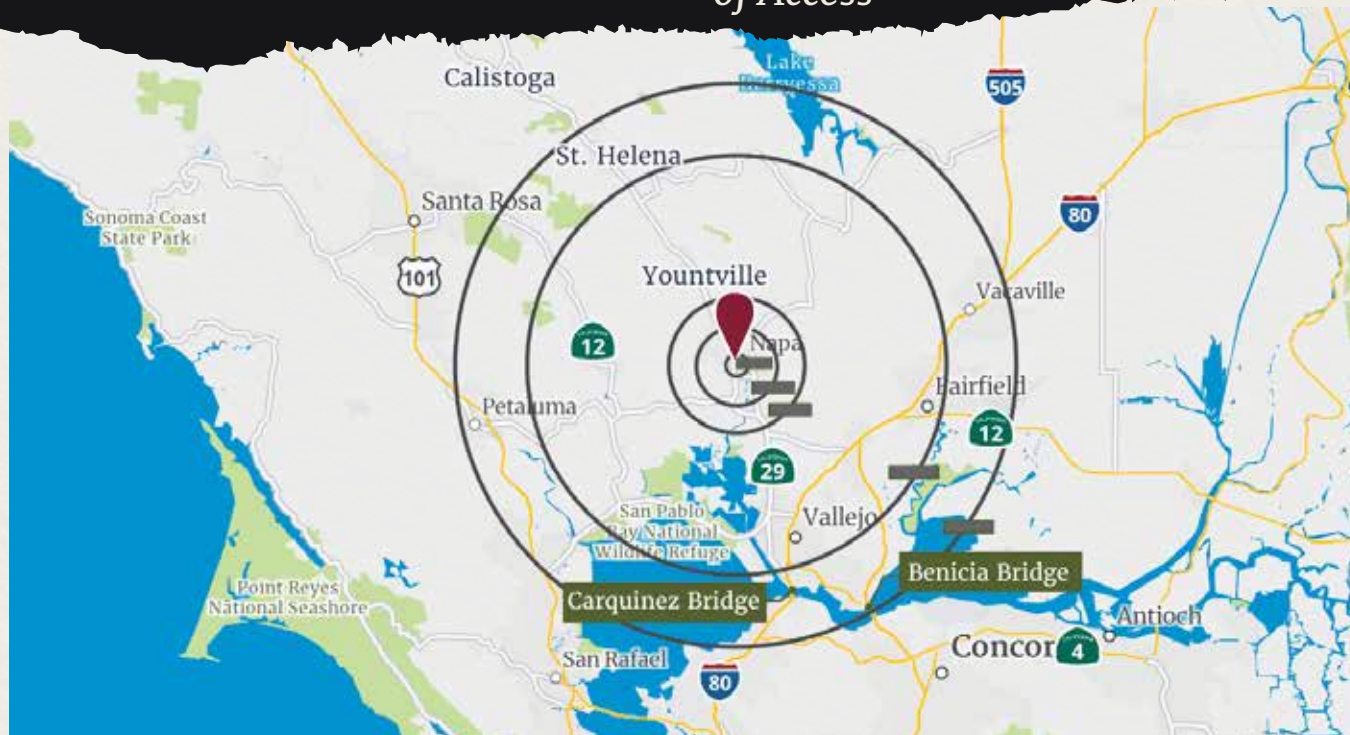
## Location Highlights

The property is located in downtown Napa on California Blvd., just off the First Street exit on Highway 29. Situated about one mile from Highway 29, the building sits on California Blvd., one of Napa's primary streets.



## Ease of Access

The property offers a very central location within the City Limits of Napa for the tenant to service Napa County and the heart of the downtown business area is approximately a mile away.

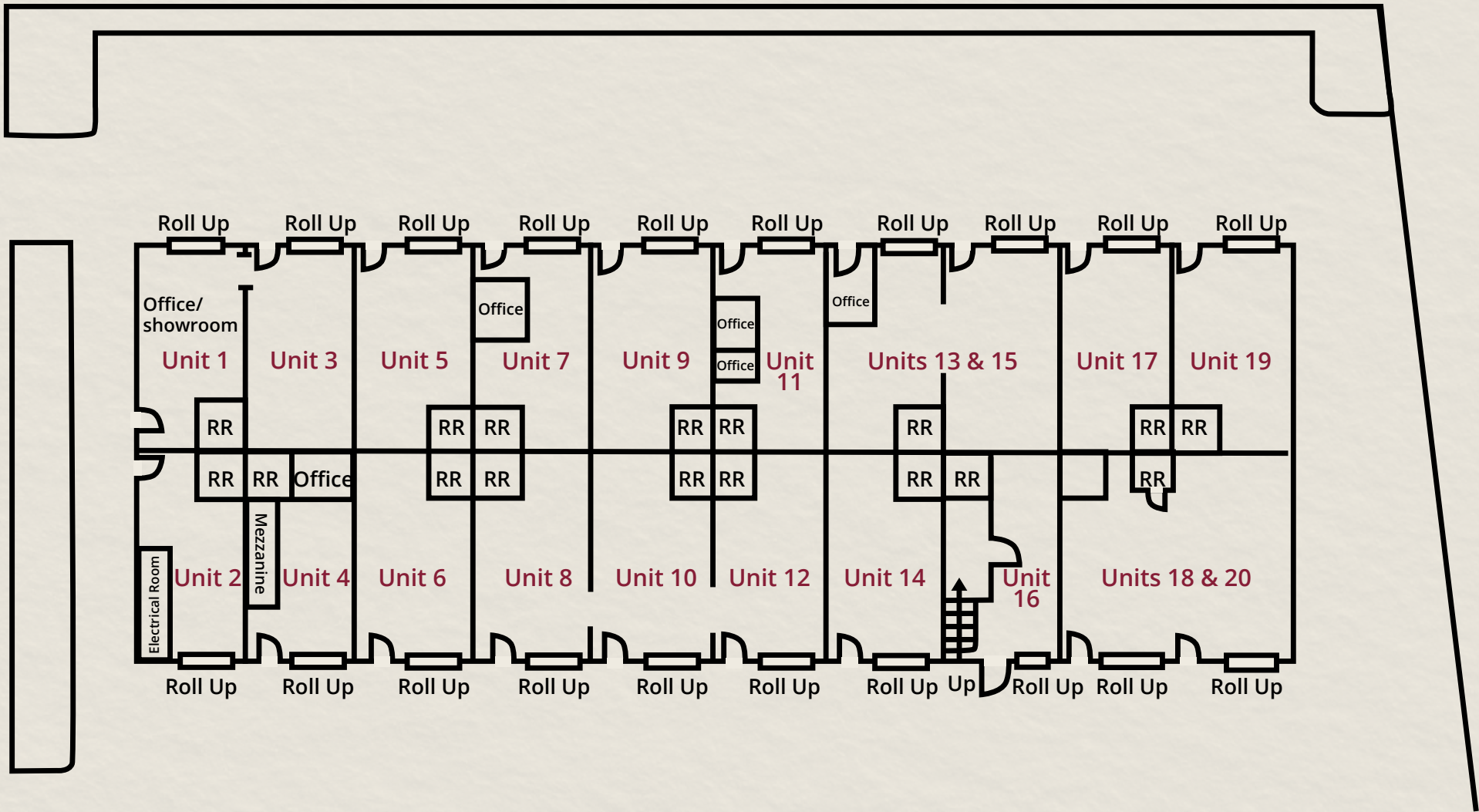


City	Distances	Drivetimes	Population (5 mile radius)
Napa	1 Mile	4 Minutes	87,141
St. Helena	18 Miles	27 Minutes	10,117
Sonoma	13 Miles	23 Minutes	34,323
Fairfield	20 Miles	23 Minutes	124,853
Santa Rosa	39 Miles	55 Minutes	195,670
San Francisco	48 Miles	1 Hour and 12 Minutes	790,223



# Floor Plan

California Blvd.



*\*Floor plan not to scale or complete accuracy as to interior finishes.*



# Photo Gallery





# 520 California Blvd.

Napa | CA

## Opportunity Highlights



Combination of lease terms permitting a buyer to manage the buildings performance and uses with below market rents



Fully leased with historically strong demand with market vacancy rate for smaller spaces at less than 1%



Outstanding location with easy access to Highway 29 and the Napa Valley, downtown Napa amenities and services not to mention the rest of the Napa Valley



Globally recognized city, wine industry, beauty and very strong barriers to market entry



Asking price is well below replacement cost



Seasoned and quality tenant mix, some occupying their space for more than a decade



# Irreplaceable Commercial Investment Opportunity

The increasing restrictions on development, and scarcity of land to develop especially industrial projects within the City of Napa and up-valley, make 520 California Blvd. a rare and valuable opportunity for buyers. For investors seeking to invest in a market where new construction faces significant challenges—such as rising permitting costs, extended timelines, and high barriers to entry—this property stands out.

Demand for small industrial spaces in Napa is exceptionally strong, with the current market vacancy rate below 1%. At a price well below replacement cost, 520 California Blvd. offers a high-quality light industrial building in a prime location.

The property's centralized location provides businesses in the building with convenient access to major transportation arteries to serve their clients efficiently. The tenants at this location are also very near the amenities of downtown Napa. Napa's globally recognized name and strong brand identity drive consistently low vacancy rates and stable rents. This has made Napa a desirable headquarters location for wine-related and non-wine-related businesses alike.



# Tours & Offers

520 California Blvd. | Napa, CA

## Property Tours

*Qualified prospective purchasers will be given an opportunity to tour the property. To receive access to building details an NDA and or CA will be required. To schedule a tour, please contact:*

**Bret DeMartini**

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cholmes@cbnapavalley.com  
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## Offering Process

All offers should be delivered to the offices of the Exclusive Advisors, Colliers & Coldwell Banker Brokers of the Valley, attention:

Please contact Bret DeMartini, Michael Moffett, Steve Crocker, or Cathy Holmes by email:

**Bret DeMartini**

bret.demartini@colliers.com

**Michael Moffett**

mmoffett@cbnapavalley.com

**Steve Crocker**

steve.crocker@colliers.com

**Cathy Holmes**

cholmes@cbnapavalley.com

We request that interested parties submit a formal Letter of Intent ("LOI") outlining the salient terms by which they intend to purchase the Property including:

- Company background & information
- Due diligence contingency period
- Purchase price
- Financing contingency period
- Deposits
- Closing period

Please contact the Exclusive Advisors for a copy of the NDA or confidentiality agreement. A buyer will be selected based upon the owner's assessment of an offer's price and terms, and the buyer's demonstrated ability to close.

The information furnished has been obtained from sources we deem reliable and/is submitted subject to errors, omissions, and changes. Although Colliers and Coldwell Banker Commercial Brokers of the Valley has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to execution of any legal documents.