

NAPA JUNCTION RETAIL

5055 NAPA JUNCTION RD, AMERICAN CANYON, CA 94503

RETAIL AVAILABLE FOR LEASE



PROPERTY DESCRIPTION

Napa Junction Retail allows a broad range of community-serving commercial uses including: QS restaurant, small profession office (financial, real estate, lawyers), and other service uses that compliment the existing businesses.

The Jamba Juice location will be available July 1, 2026. The current operator may consider an earlier termination. Please do not disturb the existing business or inquire with staff regarding availability or tours. All inquiries should be directed to the listing broker.

LOCATION DESCRIPTION

The Napa Junction Shopping Center is located off Highway 29, in the heart of American Canyon. Shopping center features Walmart, Starbucks, Bank of America, Panda Express, Verizon, AT&T, Northbay Urgent Care, and many more.

| SPACES | LEASE RATE | SPACE SIZE |
|----------------------|-----------------|------------|
| 6050 Main St | \$3.25 SF/month | 1,259 SF |
| 416 Napa Junction Rd | \$3.25 SF/month | 1,715 SF |

Estimated NNN: \$1.40/SF



MICHAEL HOLCOMB

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CALBRE #01458995

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CAFE'/DELI & SMALL OFFICE/RETAIL AVAILABLE



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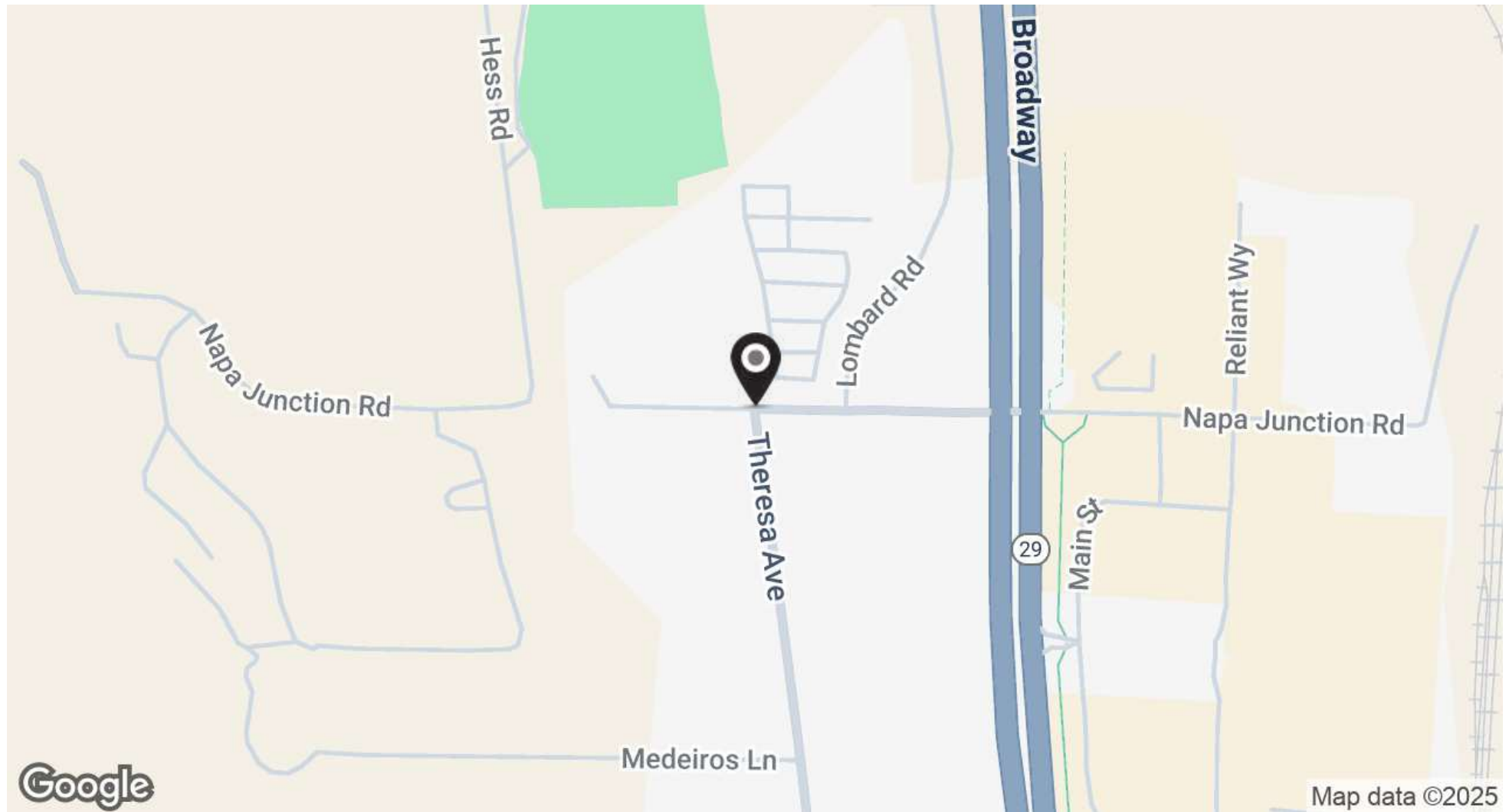
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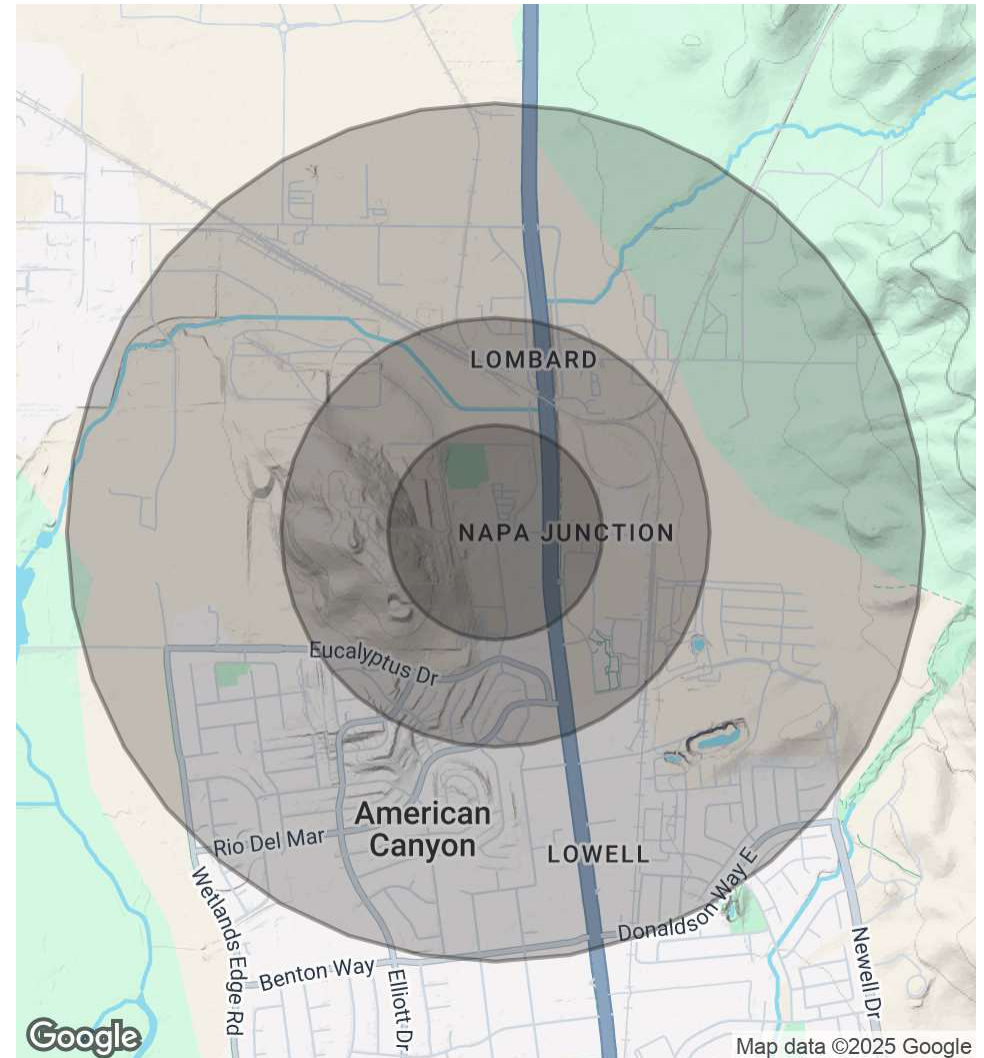
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CAFE'/DELI & SMALL OFFICE/RETAIL AVAILABLE

| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 135 | 1,242 | 4,900 |
| Average Age | 40.2 | 37.5 | 36.9 |
| Average Age (Male) | 41.9 | 39.2 | 38.6 |
| Average Age (Female) | 37.1 | 34.4 | 33.8 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 36 | 324 | 1,330 |
| # of Persons per HH | 3.8 | 3.8 | 3.7 |
| Average HH Income | \$136,818 | \$122,905 | \$116,698 |
| Average House Value | \$654,407 | \$566,287 | \$526,134 |

2020 American Community Survey (ACS)



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