

AUTO REPAIR OUTPARCEL TO WALMART SUPERCENTER

Retail Space for Lease

KENNEDY WILSON

BROKERAGE

603 Lincoln Avenue | Napa, CA 94558



JAIMIE MARCHAND

Senior Portfolio Manager
jmarshand@kennedywilson.com
DRE #01904001

DONNA CLARK

Senior Managing Director
dclark@kennedywilson.com
DRE #01134266

For more information: 833-262-3190

AUTO REPAIR OUTPARCEL TO WALMART SUPERCENTER

Retail Space for Lease

603 Lincoln Avenue | Napa, CA 94558

AVAILABLE

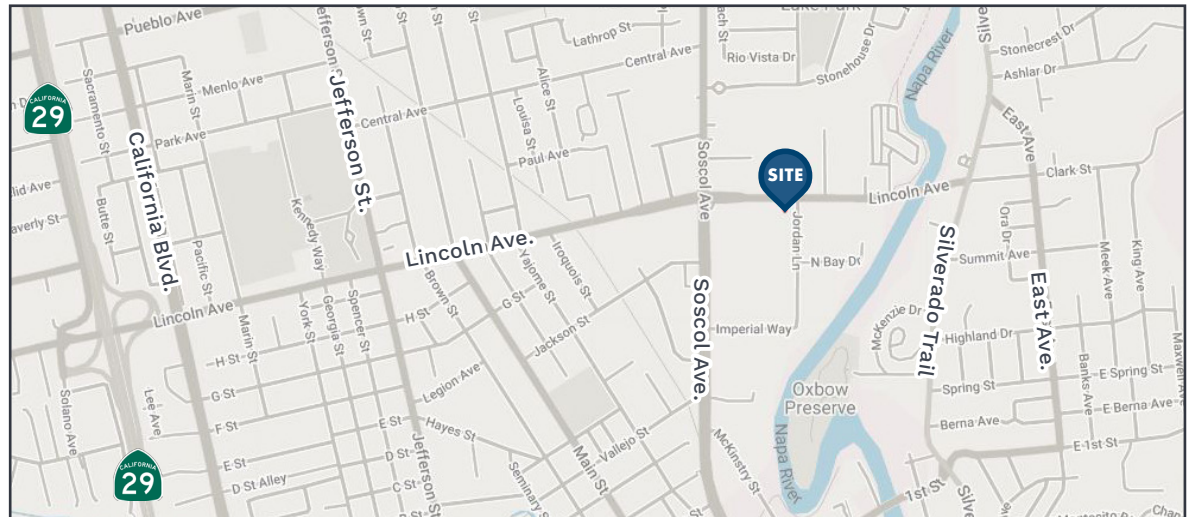
Size: ±2,580 SF

Rent: \$4.00 PSF/Mo., NNN

PROPERTY HIGHLIGHTS

- Vacant auto repair space sharing a roofline with a busy Speedway gas station
- Outparcel to Walmart Supercenter
- Located at the intersection of Lincoln Avenue and Jordan Lane
- Strong traffic counts of 24,000+ CPD
- Exceptional demographics with almost 90,000 daytime population within 5 miles

Prospective tenants are hereby advised that all uses are subject to City approval



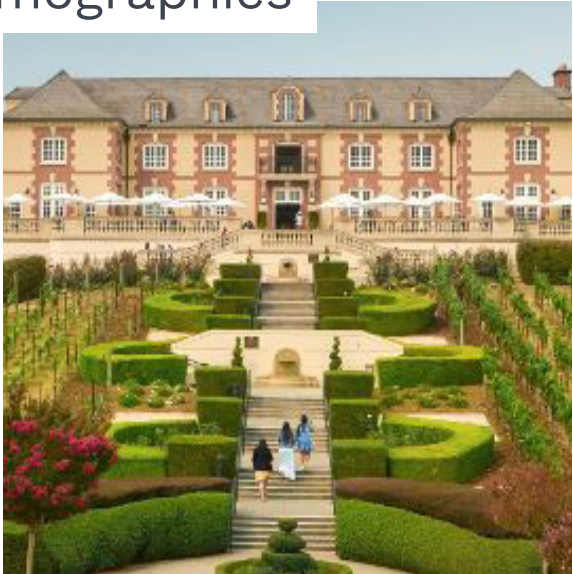
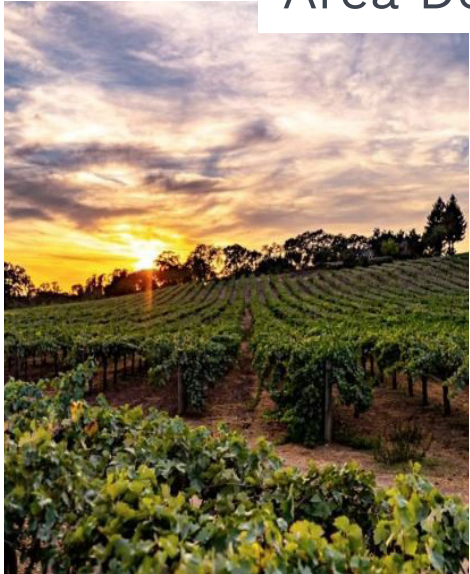
AUTO REPAIR OUTPARCEL TO WALMART SUPERCENTER

Retail Space for Lease

603 Lincoln Avenue | Napa, CA 94558



Area Demographics



	1 Mile	2 Mile	5 Mile
POPULATION			
2023 Estimated Population	15,618	52,655	89,406
2028 Projected Population	15,427	52,031	88,167
2010 Census Population	15,428	51,944	89,202
Projected Annual Growth 2023 to 2028	-1.22%	-1.19%	-1.39%
Historical Annual Growth 2010 to 2023	1.23%	1.37%	0.23%
2023 Median Age	40.2	39.7	42.4
HOUSEHOLDS			
2023 Estimated Households	5,912	18,831	32,541
2028 Projected Households	5,842	18,612	32,091
2010 Census Households	5,826	18,532	32,387
Projected Annual Growth 2023 to 2028	-1.18%	-1.16%	-1.38%
Historical Annual Growth 2010 to 2023	1.48%	1.61%	0.48%
RACE & ETHNICITY			
2023 Estimated White	90.2%	90.7%	90.3%
2023 Estimated Black or African American	1.15%	1.15%	1.42%
2023 Estimated Asian or Pacific Islander	3.99%	3.14%	3.53%
2023 Estimated American Indian or Native Alaskan	1.41%	1.57%	1.31%
2023 Estimated Other Races	2.84%	3.10%	3.08%
2023 Estimated Hispanic	44.1%	47.5%	47.5%
INCOME			
2023 Estimated Average Household Income	\$116,797	\$115,966	\$126,458
2023 Estimated Median Household Income	\$90,613	\$89,016	\$96,773
EDUCATION			
2023 Estimated High School Graduate	18.3%	17.3%	16.7%
2023 Estimated Some College	27.9%	26.6%	28.3%
2023 Estimated Associates Degree Only	10.1%	11.2%	9.64%
2023 Estimated Bachelors Degree Only	20.7%	17.6%	20.1%
2023 Estimated Graduate Degree	9.42%	9.21%	10.8%

KENNEDY WILSON

BROKERAGE

JAIMIE MARCHAND

jmarchand@kennedywilson.com

DRE #01904001

DONNA CLARK

dclark@kennedywilson.com

DRE #01134266

833-262-3190

Kennedy Wilson Brokerage | 1860 Howe Avenue, Suite 240, Sacramento, CA 95825 | 833-262-3190

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.