



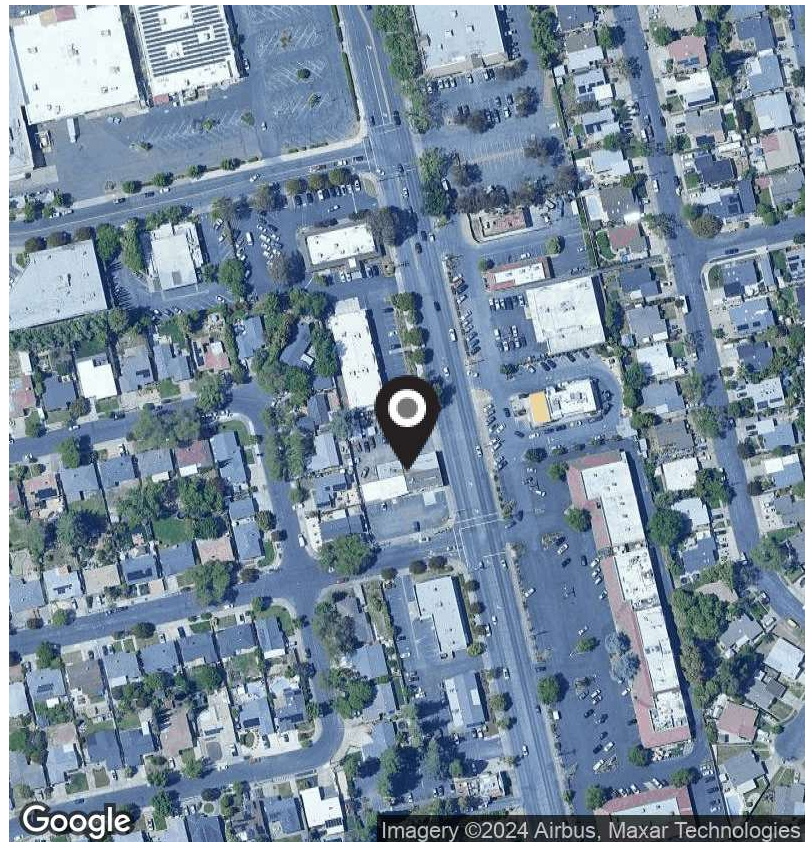
Location Description

Discover a fantastic opportunity to establish your business on Jefferson Street, one of Napa’s bustling thoroughfares. This high-visibility location is surrounded by well-known tenants, including McDonald’s, Starbucks, Mother’s Tacos, Golden Bagel, and Taco Bell, ensuring a steady flow of foot traffic and potential customers. The area boasts a vibrant mix of personal services, featuring hair salons, spas, and a barbershop, creating a dynamic community atmosphere.

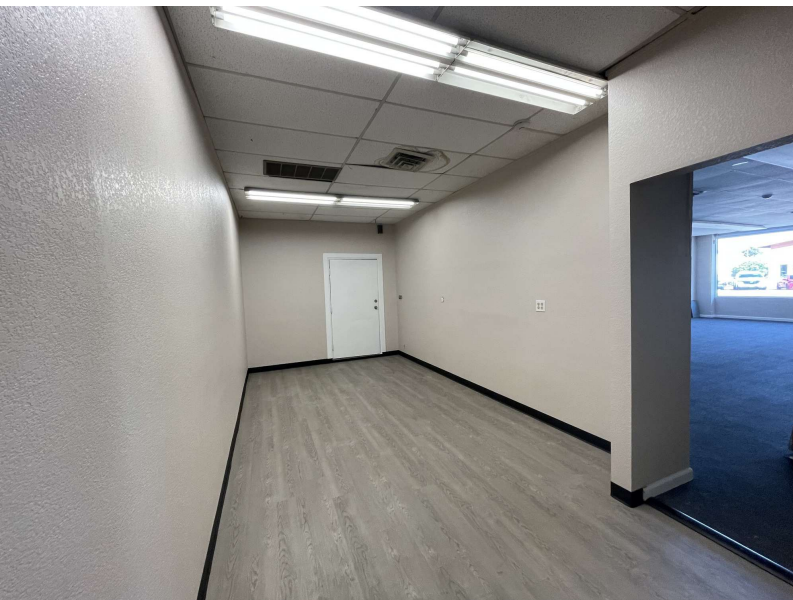
Zoning: Zoned Local Community (CL), this designation allows for a variety of uses, making it perfect for retail, office, or professional services.

Offering Summary

Lease Rate:	\$2.85 SF/month (MG)
Available SF:	1,100 SF
Lot Size:	15,682 SF
Building Size:	6,284 SF



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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,561	5,620	21,175
Average Age	38	40	41
Average Age (Male)	37	39	40
Average Age (Female)	39	42	43

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	490	1,942	7,732
# of Persons per HH	3.2	2.9	2.7
Average HH Income	\$125,481	\$131,076	\$127,891
Average House Value	\$467,134	\$606,471	\$741,416

* Demographic data derived from 2020 ACS - US Census



Population

5,620



Median Home Value

\$606,471



Average Household Income

\$131,076



Average Age

40

