



Property Description

Discover an exceptional investment opportunity with this 5,140 SF free-standing building in Napa, CA. Built in 1980 and fully renovated in 2018 With IL zoning, and a prime location along Hyway 29, the building provides flexibility for a range of retail operations. Boasting a 100% occupancy rate, this well-maintained property presents a stable income stream for investors. Its strategic location in Napa, an area celebrated for its commercial vitality, further enhances its appeal. Don't miss the chance to acquire a unique retail asset with a strong tenant and enduring value.

Property Highlights

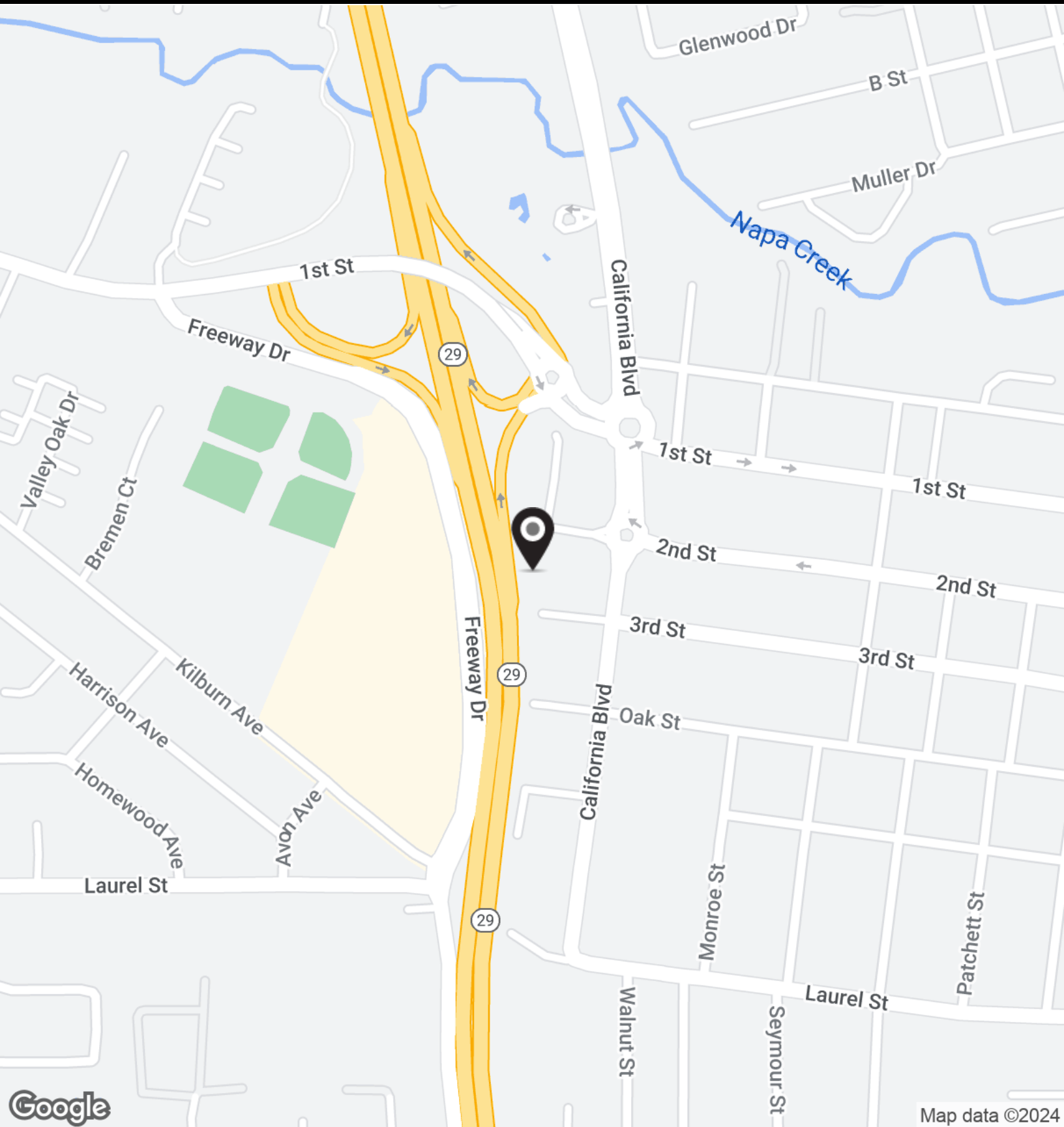
- - 5,140 SF free-standing building
- - Built in 1980, renovated in 2018
- - Zoned IL for versatile retail use
- - Prime Napa location
- - 100% occupancy, stable income

Offering Summary

Sale Price:	\$6,300,000
Lot Size:	19,709 SF
Building Size:	5,140 SF
NOI:	\$331,421.00
Cap Rate:	5.26%

Demographics	3.3 Miles	6.5 Miles	9 Miles
Total Households	29,601	32,398	44,874
Total Population	80,186	87,354	126,990
Average HH Income	\$139,486	\$142,090	\$148,935





Population

	3.3 Miles	6.5 Miles	9 Miles
Total Population	80,186	87,354	126,990
Average Age	42	43	43
Average Age (Male)	41	42	42
Average Age (Female)	43	44	44

Households & Income

	3.3 Miles	6.5 Miles	9 Miles
Total Households	29,601	32,398	44,874
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$139,486	\$142,090	\$148,935
Average House Value	\$916,951	\$948,286	\$916,338

* Demographic data derived from 2020 ACS - US Census



Population

87,354



Median Home Value

\$948,286



Average Household Income

\$142,090



Average Age

43

