



## Property Description

### 2412 3rd Street, Napa

Warehouse shop with office space 2,700 SF building with +/-7,000 Sf yard

#### BUILDING INFORMATION

Building Type: office building, shop and yard

Tenancy: Single

#### OFFERING SUMMARY

Sale Price: \$0

Lease Rate: \$2.00 SF/month (MG)

Available SF: 2,700 SF

Lot Size: 7,089 SF

Building Size: 2,700 SF

Zoning: CT

APN: 004491015000

Available: Immediately







## About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

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# About Napa

2412 3rd Street is ideally located in the heart of Napa. This warehouse/office space and yard is conveniently located near the 1st Street/Central Napa Exit off of Highway 29.

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,780	6,250	21,030
Average Age	38	37	39
Average Age (Male)	38	37	38
Average Age (Female)	39	38	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	661	2,222	7,448
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$124,979	\$121,720	\$122,427
Average House Value	\$905,887	\$871,191	\$950,972



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## DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.