

UNIQUE INDUSTRIAL
DEVELOPMENT OPPORTUNITY
3 parcels remaining available: 3.1 AC - 7.2 AC

RIVERSOUND

napa, california



Ideal for wineries, barrel storage,
food & beverage production,
maker-space, warehouse &
light industrial

Extensive water
capability

Part of the 152-acre Riversound
Mixed-Use Redevelopment Project



RIVERSOUND REDEVELOPMENT

A 152-Acre, Mixed-Use Park for Residential, Retail and Industrial *Residential Under Construction*

- Residential Development - \pm 945 homes
(Under construction - www.RiversoundNapa.com)
- Costco Warehouse and gas station
(Open for business)
- Light Industrial - 3 parcels remaining from 3.1 to 7.2 AC
- Boutique Hotel and retail amenities

Project Site Plan





PROJECT HIGHLIGHTS



City of Napa Location

The Riversound redevelopment is annexed into the City of Napa, providing access to City of Napa services and extensive water capabilities



Fully Entitled

FAR approval of wine production, food & beverage, maker space & light industrial product. Buildings can range from 10k to >65k SF



Amenities

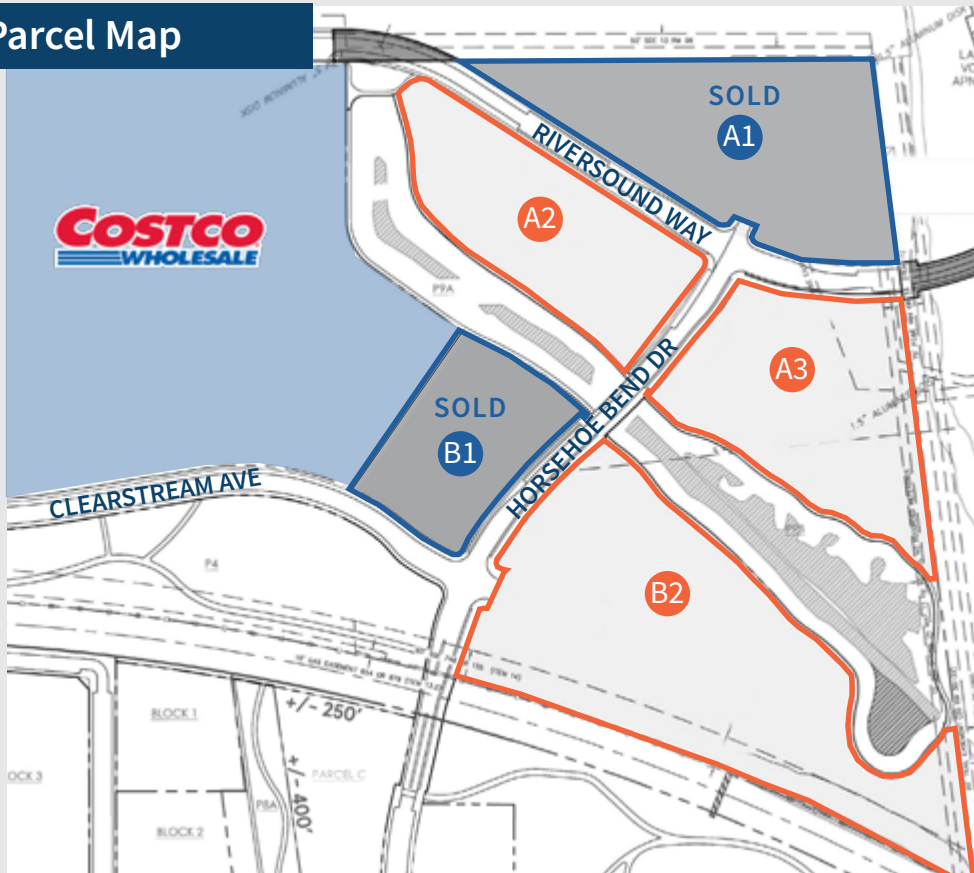
Riversound amenities includes residential development, Costco Wholesale store and gas station **NOW OPEN**, boutique hotel and office/R&D, as well as over 20 acres of developable industrial land (**Phase 1 residential under construction**)



Access

Immediate access to downtown Napa hospitality and dining amenities. Beautiful setting along Napa River. Adjacent to high-end, mixed-use business park with name brand occupiers

Parcel Map



PARCEL BREAKDOWN

Parcel#	Acres	APN
A1	4.284 - SOLD	046-810-012
A2	3.165	046-810-010
A3	3.715	046-810-008
B1	2.499 - SOLD	046-810-005
B2	7.179	046-810-001

POTENTIAL USES

Riversound is zoned for **all light industrial uses**

Some potential uses include, but not limited to:



Wine Related Products, Bottling



Tasting Room



Barrel Storage



Brewery, Distillery, Beverage Production



Food Production, Horticulture, Culinary Arts



Manufacturing, Light Industrial, Warehouse



Artisan Market, Retail/Co-op Productions



Self-Storage

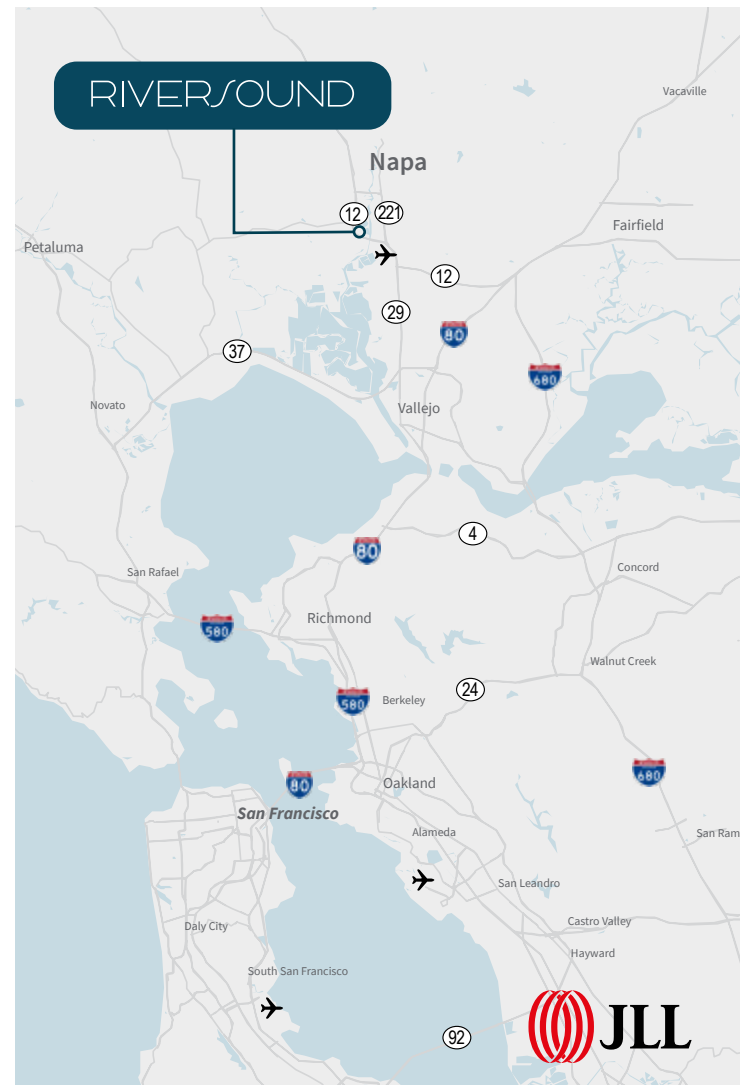




IDEAL LOCATION

Riversound is located at the gateway to the world-renowned Napa Valley Wine Region

Just 2 miles south of downtown Napa at the Intersection of Highways 29 & 221



Corporate Neighbors

- 1 Grape Crusher Statue
- 2 Meritage Resort
- 3 Vino Bello
- 4 Vista Collina Resort
- 5 Napa County Offices
- 6 Top it Off Bottling
- 7 Perfect Puree of Napa Valley
- 8 Trinitas Cellars
- 9 Free Flow Wines
- 10 La Tavola Linens
- 11 Cooperages 1912
- 12 Ca'Momi Wines/Fior di Sole
- 13 Blackbird Vineyards
- 14 Darioush Winery
- 15 Kaiser Data Facility

- Adjacent to high-end, mixed-use business park with name brand occupiers
- Immediate access to downtown Napa hospitality and dining amenities
- Close proximity to over 700 wineries in Napa Valley
- Riversound Development amenities to include a Costco Wholesale store and gas station and boutique hotel along with residential and office developments



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