

NAPA VALLEY GATEWAY BUSINESS PARK

FOR LEASE

550 GATEWAY ROAD | NAPA, CA 94558

PROPERTY SUMMARY



PROPERTY DESCRIPTION

- ± 50,000 SF Two Story Class A Office Building
- Tenant Improvements to Suit
- Concrete Tilt-up Construction with Steel Decking
- Expansive Lobby Area
- Common Restrooms on both floors
- Extensive Glass-Lined windows with 10' Ceilings
- Card Key Building Access
- Main HVAC installed with Energy Management System
- 4 Spaces per 1,000 SF Parking Ratio
- Mature Landscaping and Volleyball Court
- Large Courtyard and Patio Area
- Landscaped Walkways throughout the Business Park
- Located Adjacent to Napa County Airport
- Excellent Location at the Intersection of Highways 29 & 12

OFFERING SUMMARY

Lease Rate:	\$2.25 - 2.40 SF/month (Full Service)
Available SF:	1,800 - 8,669 SF
Building Size:	50,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	150	14,408	95,253
Total Population	551	45,670	273,119
Average HH Income	\$96,957	\$87,019	\$81,431

MATT CONNOLLY

C: 707.477.6189
mconnolly@stronghayden.com
CalDRE #01164569

STRONG & HAYDEN
COMMERCIAL REAL ESTATE

STRONG & HAYDEN | 1700 SOSCOL AVENUE, SUITE 3, NAPA, CA 94559 | 707.226.2661 | CalDRE #01866095 | STRONGHAYDEN.COM

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. It is our intention that all qualified applicants be given equal opportunity. We do not discriminate on the basis of race, religion, national origin, color, sex, sexual preference, age, veteran status, or disability. The Real Estate Professionals Preparing the above estimate and or their employing Broker do not warrant the accuracy or assumes no responsibility for any errors and omissions.

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ADDITIONAL PHOTOS



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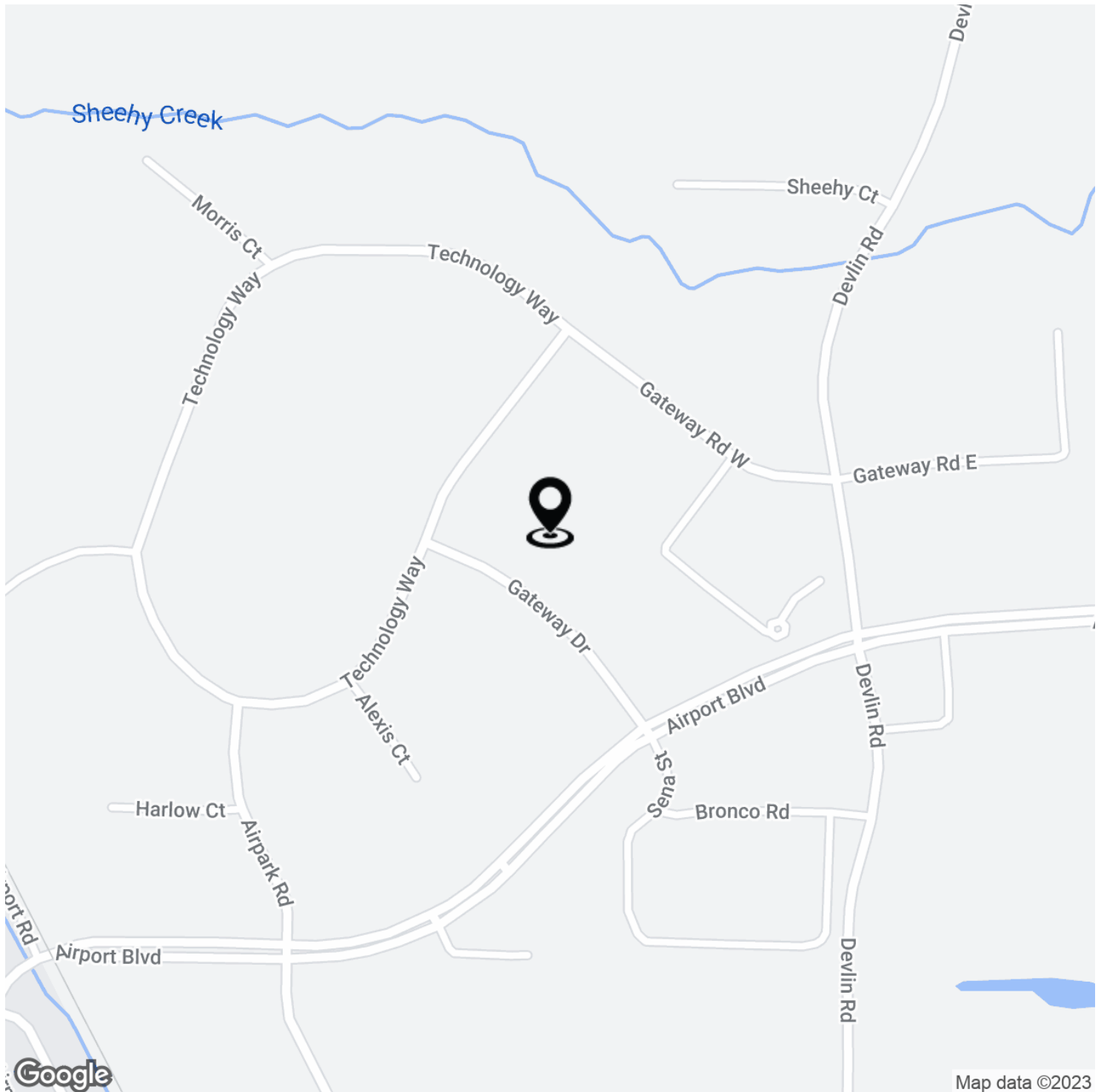
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LOCATION MAP



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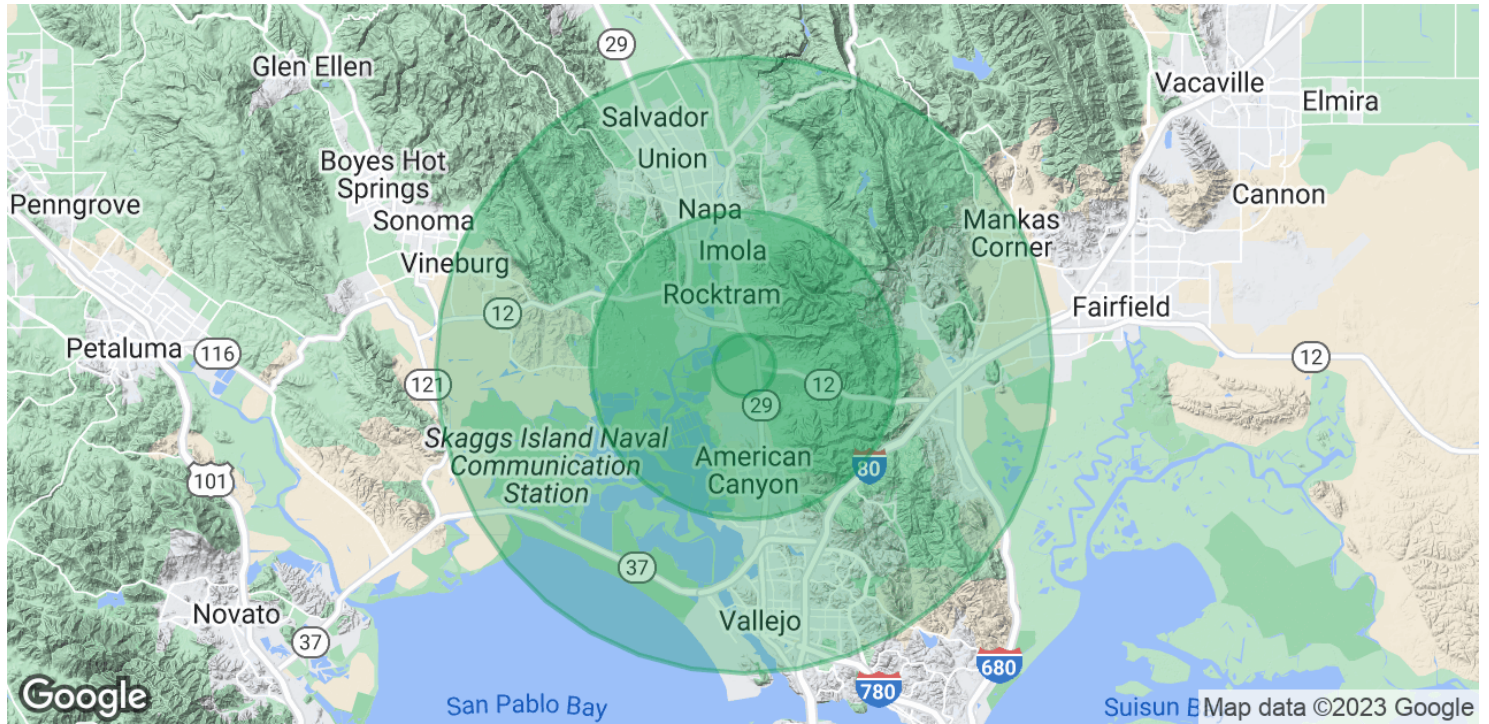
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	551	45,670	273,119
Average Age	34.8	36.4	37.3
Average Age (Male)	37.6	35.3	35.6
Average Age (Female)	34.3	37.7	38.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	150	14,408	95,253
# of Persons per HH	3.7	3.2	2.9
Average HH Income	\$96,957	\$87,019	\$81,431
Average House Value	\$466,651	\$507,892	\$474,098

* Demographic data derived from 2020 ACS - US Census

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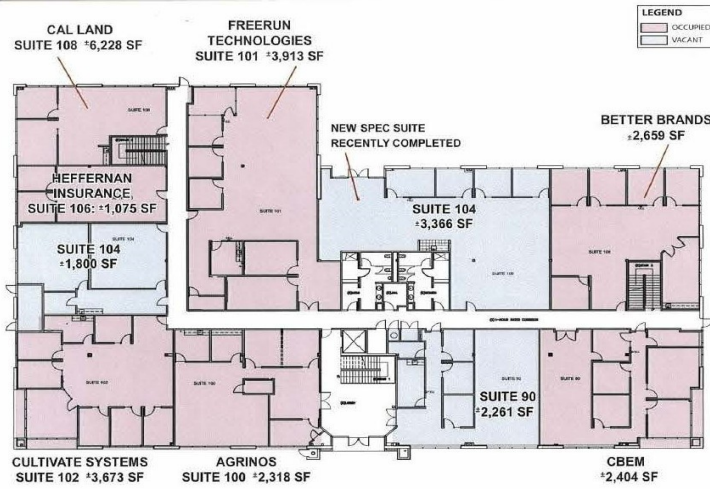
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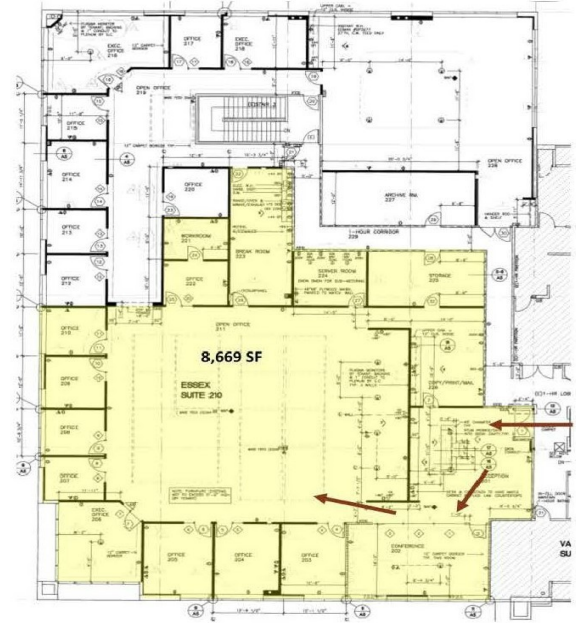
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LEASE SPACES



First Floor



Second Floor

LEASE INFORMATION

Lease Type: Full Service
 Total Space: 1,800 - 8,669 SF

Lease Term: Negotiable
 Lease Rate: \$2.25 - \$2.40 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 80	Available	2,404 SF	Full Service	\$2.40 SF/month
Suite 90	Available	2,261 SF	Full Service	\$2.40 SF/month
Suite 100	Available	2,318 SF	Full Service	\$2.40 SF/month
Suite 104	Available	1,800 SF	Full Service	\$2.40 SF/month
Suite 109	Available	3,367 SF	Full Service	\$2.25 SF/month
Suite 210	Available	8,669 SF	Full Service	\$2.25 SF/month

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