

BUILD-TO-SUIT OFFICE & RETAIL OPPORTUNITY

IN THE HEART OF DOWNTOWN NAPA
1005 FIRST AVENUE

**BOUNTY HUNTER
BUILDING**
FIRST & MAIN



▶ ±28,497 SF - FOUR-STORIES - FULLY ENTITLED



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► PROPERTY HIGHLIGHTS

Prime Location

- First & Main, in the core of Napa's entertainment and retail district.

Excellent Signage Potential

- The site's location presents strong signage visibility on one of Napa's most well-known thoroughfares.

Size & Flexibility

- ±28,497 SF across retail, restaurant, and office configurations.

Design Customization

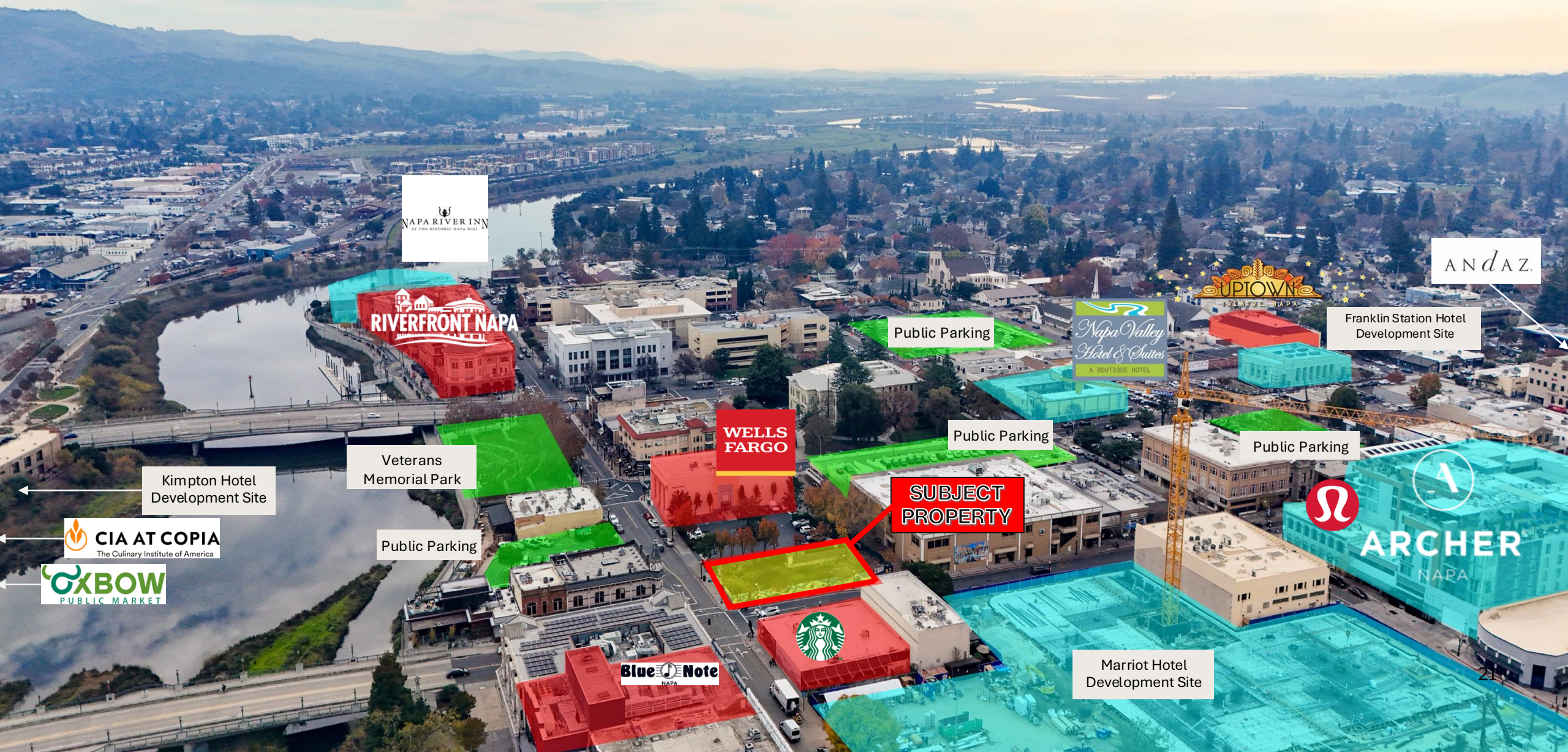
- Opportunity for a tenant to partner with ownership potential design input and strong signage visibility — ideal for a brand seeking high-impact exposure and a customizable presence in a premier location.

Outdoor Amenities

- Multiple upper-level terraces for dining, entertaining, or collaborative office space.



▶ AREA OVERVIEW



Kimpton Hotel
Development Site

Veterans
Memorial Park

Public Parking



Public Parking



Public Parking

SUBJECT
PROPERTY



Franklin Station Hotel
Development Site

ANDAZ

Public Parking



Marriot Hotel
Development Site

PRESENTED BY

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