

6484 WASHINGTON STREET

YOUNTVILLE, CA 94599

RETAIL PROPERTY FOR LEASE

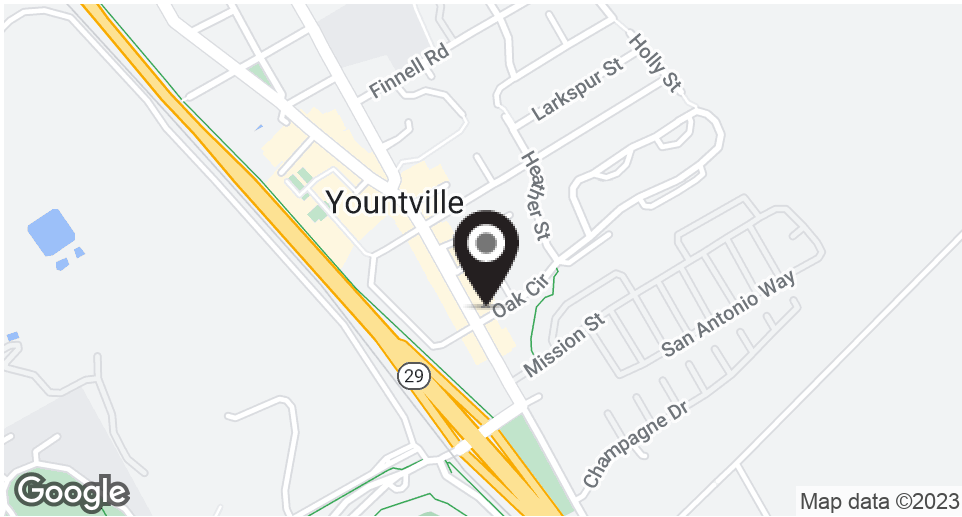


PROPERTY DESCRIPTION

Approximately ± 727.24 rentable square feet available to lease located in the Piazza Quercia in Yountville near R+D Kitchen, The Franch Laundry, Bistro Jeanty, Jessup Cellars, RH Yountville Restaurant, and more.

OFFERING SUMMARY

Lease Rate:	\$2,700.36 per month (NNN)
Available SF:	727 SF
Building Size:	5,531 SF



MICHAEL HOLCOMB
707.332.2654
MHOLCOMB@WREALESTATE.NET
CALDRE #01458995

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	727 SF	Lease Rate:	\$2,700.36 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6484 Washington Street - Suite B	Available	727 SF	NNN	\$2,700 per month	Suite B consists of approximately ± 727.24 rentable SF.



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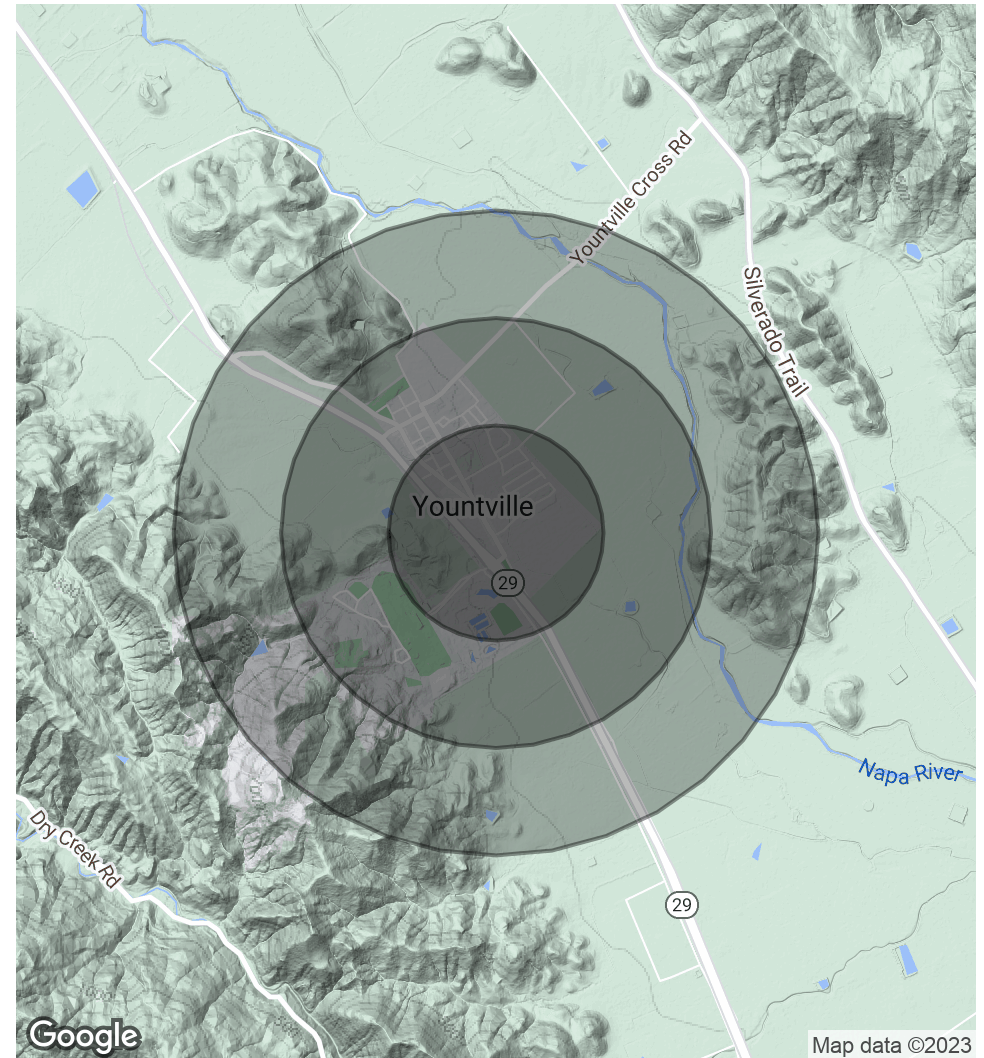
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RETAIL PROPERTY FOR LEASE

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,018	2,989	3,496
Average Age	63.6	63.0	63.1
Average Age (Male)	57.9	58.3	58.7
Average Age (Female)	64.9	64.4	64.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,321	1,854	2,016
# of Persons per HH	1.5	1.6	1.7
Average HH Income	\$78,123	\$83,544	\$87,034
Average House Value	\$481,033	\$600,052	\$635,995

* Demographic data derived from 2020 ACS - US Census



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