



## Location Description

Situated at 2nd Street and Franklin, you'll be surrounded by some of Napa's most iconic landmarks, including the Uptown Theater, Andaz Hotel, First Street Napa, West End Napa Square and more.

Whether you're looking to create a unique retail store, office space, or tasting room, this versatile location offers endless possibilities. With its prime position in Napa's bustling downtown, you'll be at the center of everything that makes this city a top destination for both locals and visitors.

## Property Description

Space Notes: Open floor plan previously operating as a nail salon, featuring two (2) bathrooms, washer and dryer hookups, dedicated storage, and flexible layout potential.

NNN Lease: Tenant is responsible for property taxes, insurance, and maintenance costs, estimated at \$1.18/Sf/mo.

Flexible Lease Term: Choose between a 3- or 5-year lease to align with your business's growth and needs.

Zoned: DMU - Downtown Mixed Use

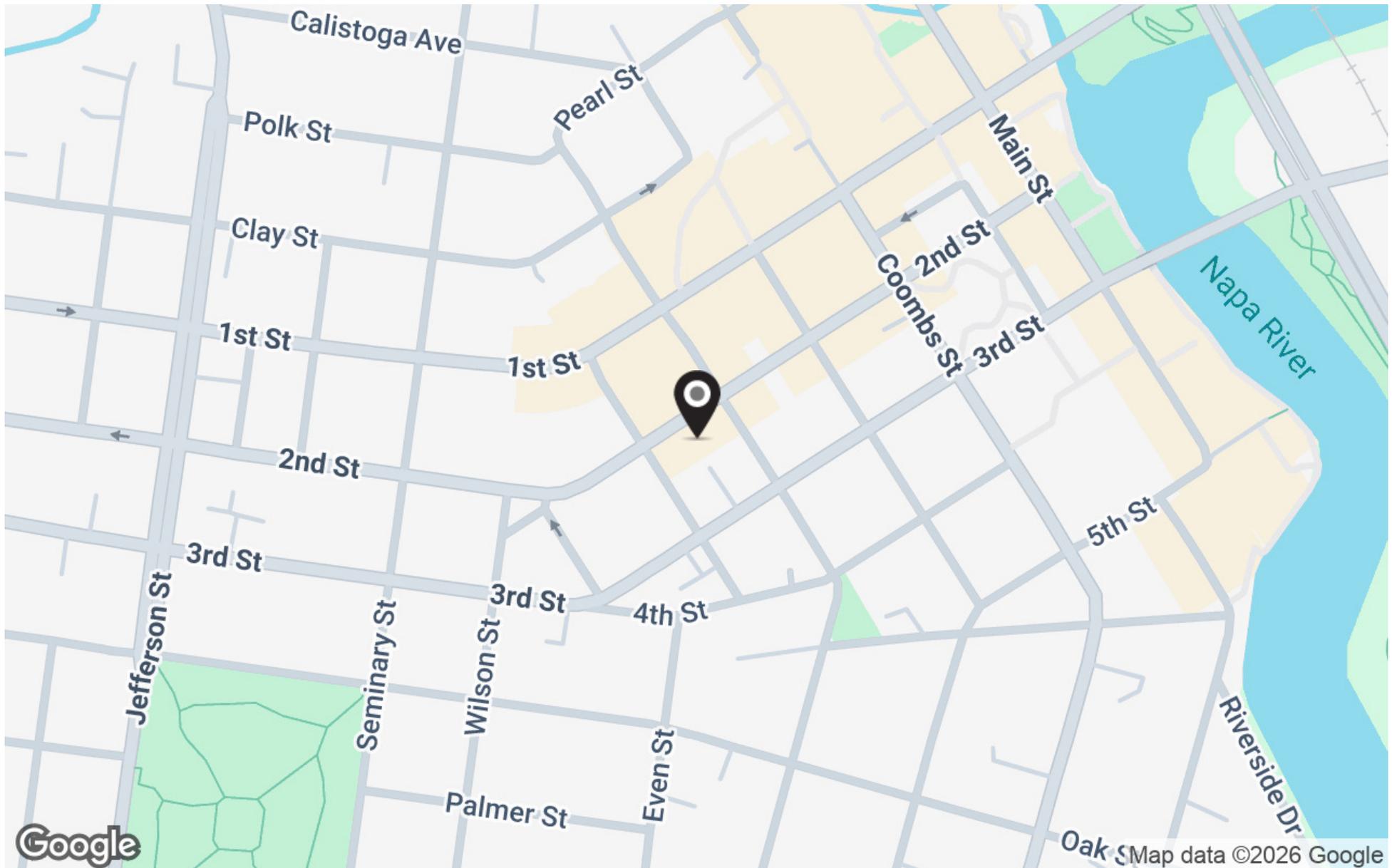
## OFFERING SUMMARY

Lease Rate:	\$3.75 SF/month (NNN)
Available SF:	1,050 SF



# Location Map

DOWNTOWN NAPA RETAIL SPACE | NAPA





## 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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## 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.