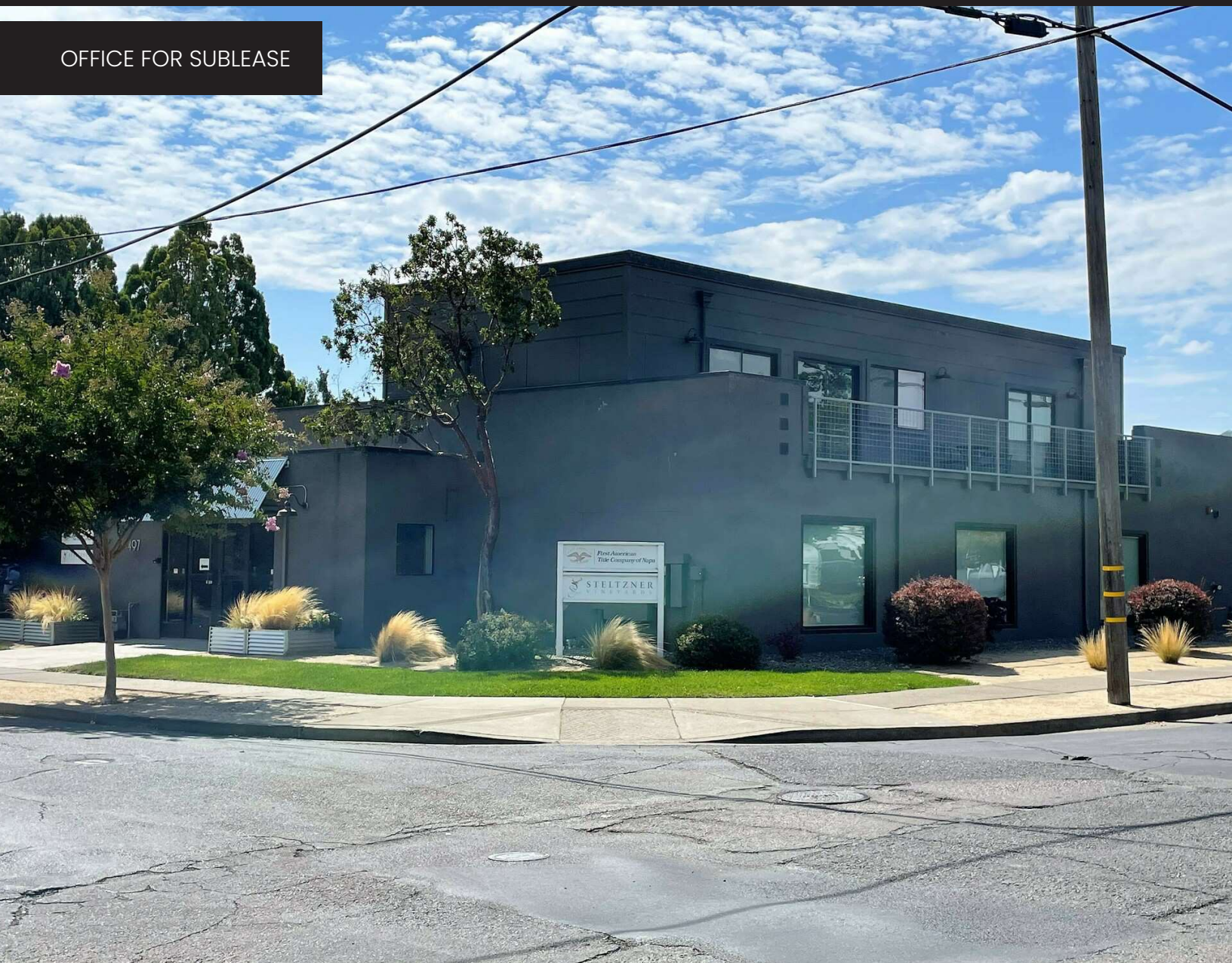




497 WALNUT STREET, SUITE B
NAPA, CA 94558

1700 SOSCOL AVE, STE 3 | NAPA, CA 94559 | WCOMMERCIALRE.COM

OFFICE FOR SUBLEASE



FOR MORE INFORMATION:

PATRICK GLEESON

707.235.5766

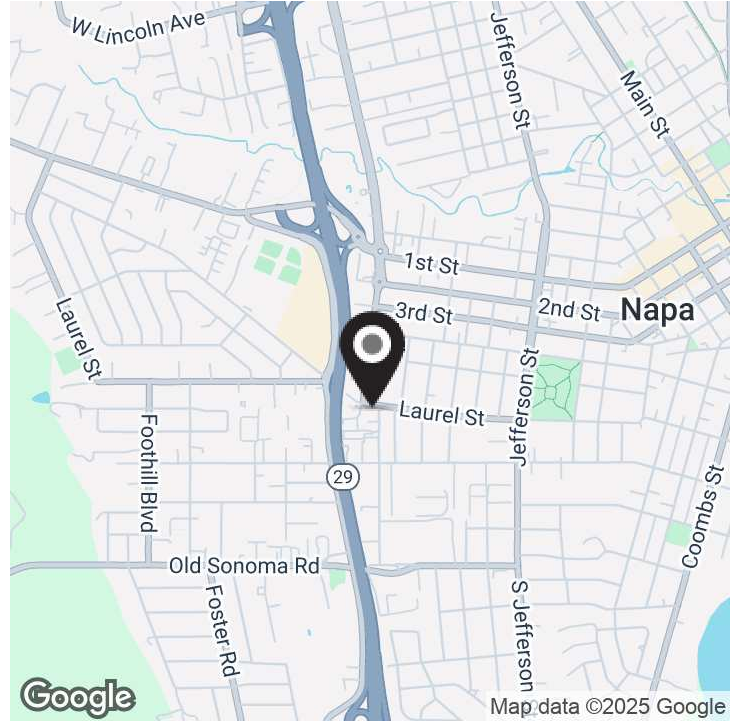
PGLEESON@WREALESTATE.NET

CALBRE #01212486

497 WALNUT STREET, SUITE B

NAPA, CA 94558

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$2.25/SF MG
Building Size:	7,090 SF
Available SF:	2,250 SF
Year Built:	1954
Zoning:	Light Industrial

PROPERTY OVERVIEW

Fantastic office space available for sublease through 1-31-27. The office layout has a nice balance of open office space and five private offices. A small kitchenette and shared bathroom.

Located 5 minutes away from Downtown Napa and Highway 29, Walnut Street is uniquely positioned for an office user who is looking to be close to the action of downtown, while being able to access the Napa Valley's highway. This property is located in the (IL) Light Industrial zone. The area is known for it's variety of use which includes office, retail, industrial and residential. In addition, space can be used as a tasting room, if your winery holds the necessary license type required.



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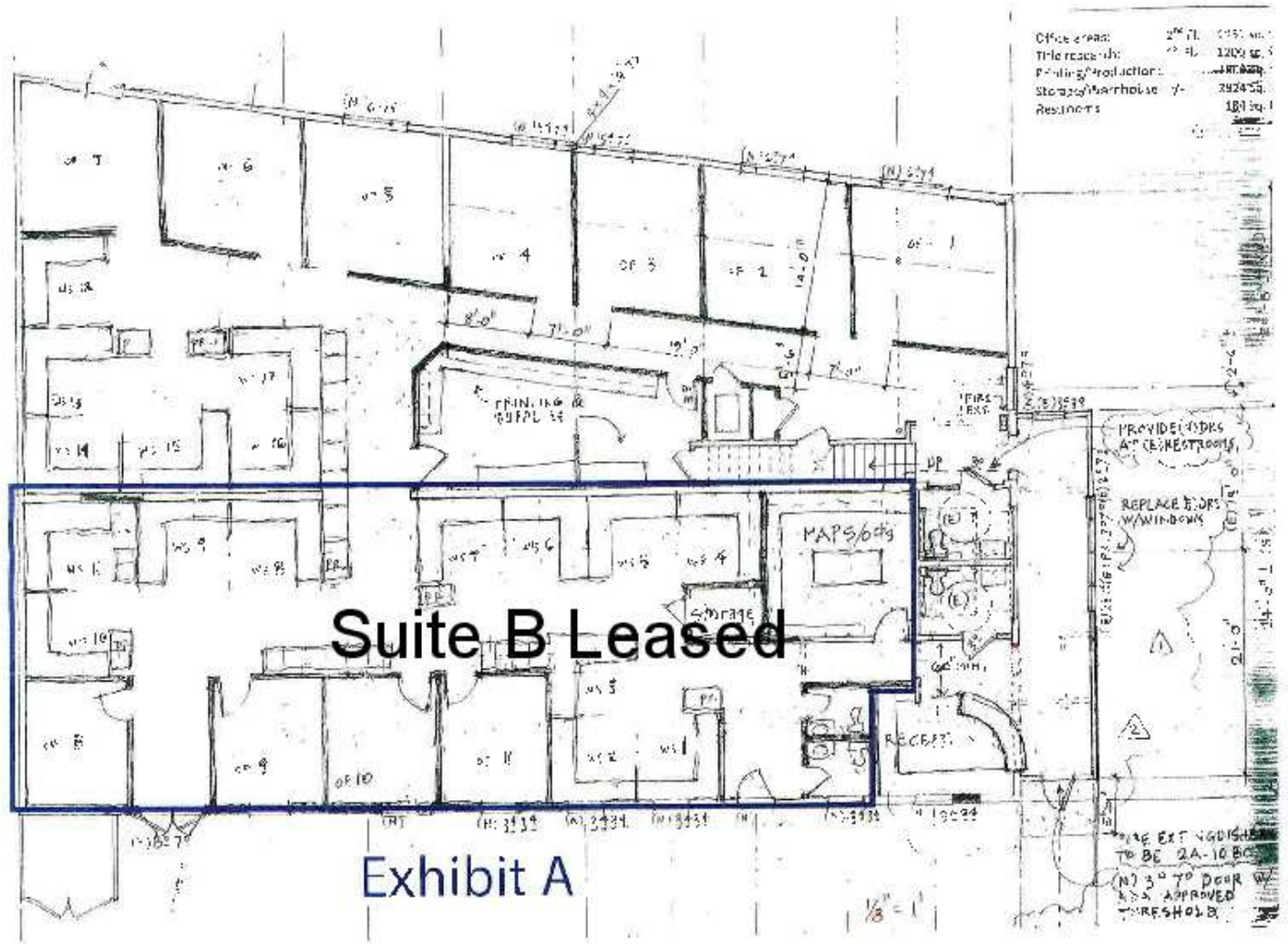
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FLOOR PLAN



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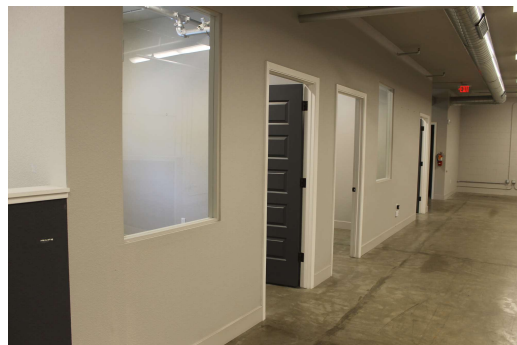
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ADDITIONAL PHOTOS



PATRICK GLEESON

707.235.5766

PGLEESON@WREALESTATE.NET

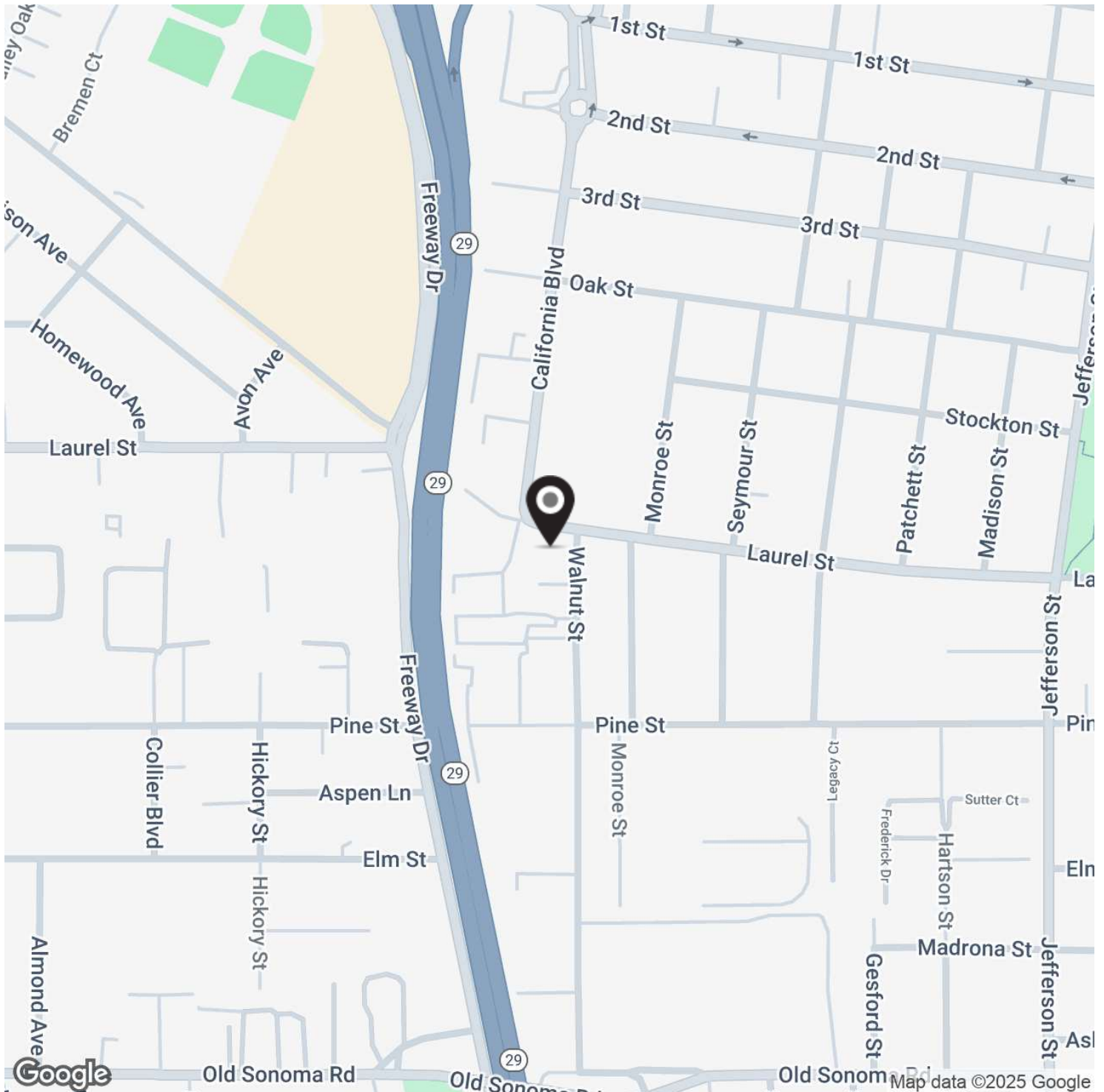
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LOCATION MAP



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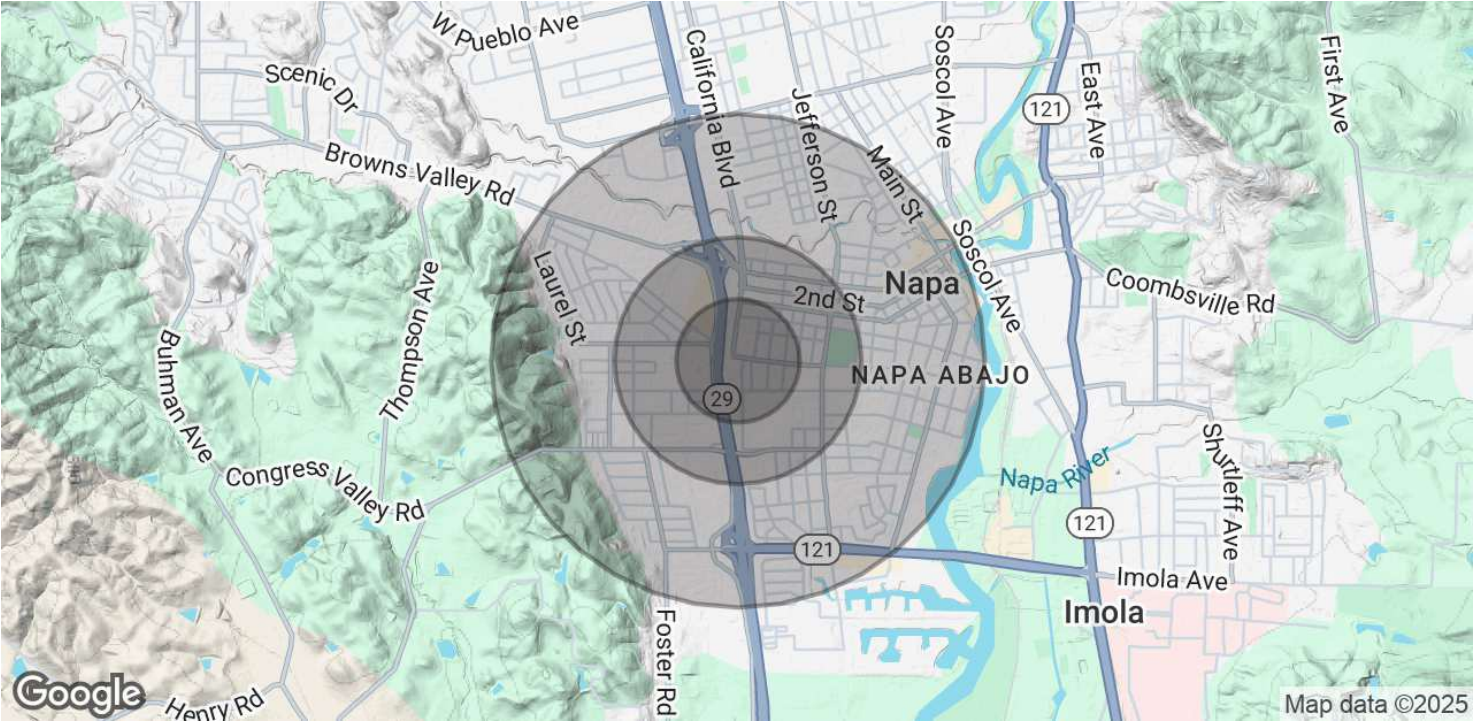
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,262	6,477	19,325
Average Age	35.7	34.7	34.3
Average Age (Male)	24.9	29.8	32.8
Average Age (Female)	38.9	36.6	34.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	461	2,243	7,033
# of Persons per HH	2.7	2.9	2.7
Average HH Income	\$89,432	\$89,837	\$92,633
Average House Value	\$591,034	\$607,780	\$644,956

2020 American Community Survey (ACS)



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