



807 Soscol Ave
NAPA, CA 94559

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W
COMMERCIAL

Property Summary

807 SOSCOL AVE | NAPA



Location Description

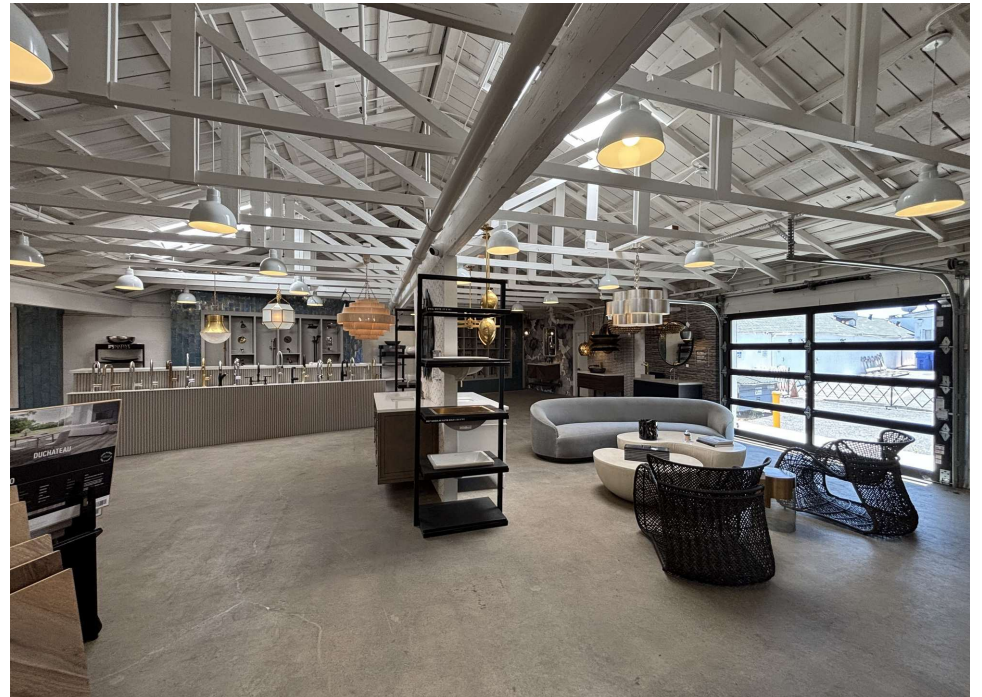
A Historic Transformation
Formerly home to the Gelow, Borreson, Gelow newspaper distributorship, 807 Soscol Avenue has been beautifully reimagined as a modern warehouse and showroom space. Situated just outside downtown Napa, the Oxbow District, and Napa River, the property offers both convenience and character in Napa’s most vibrant commercial district.

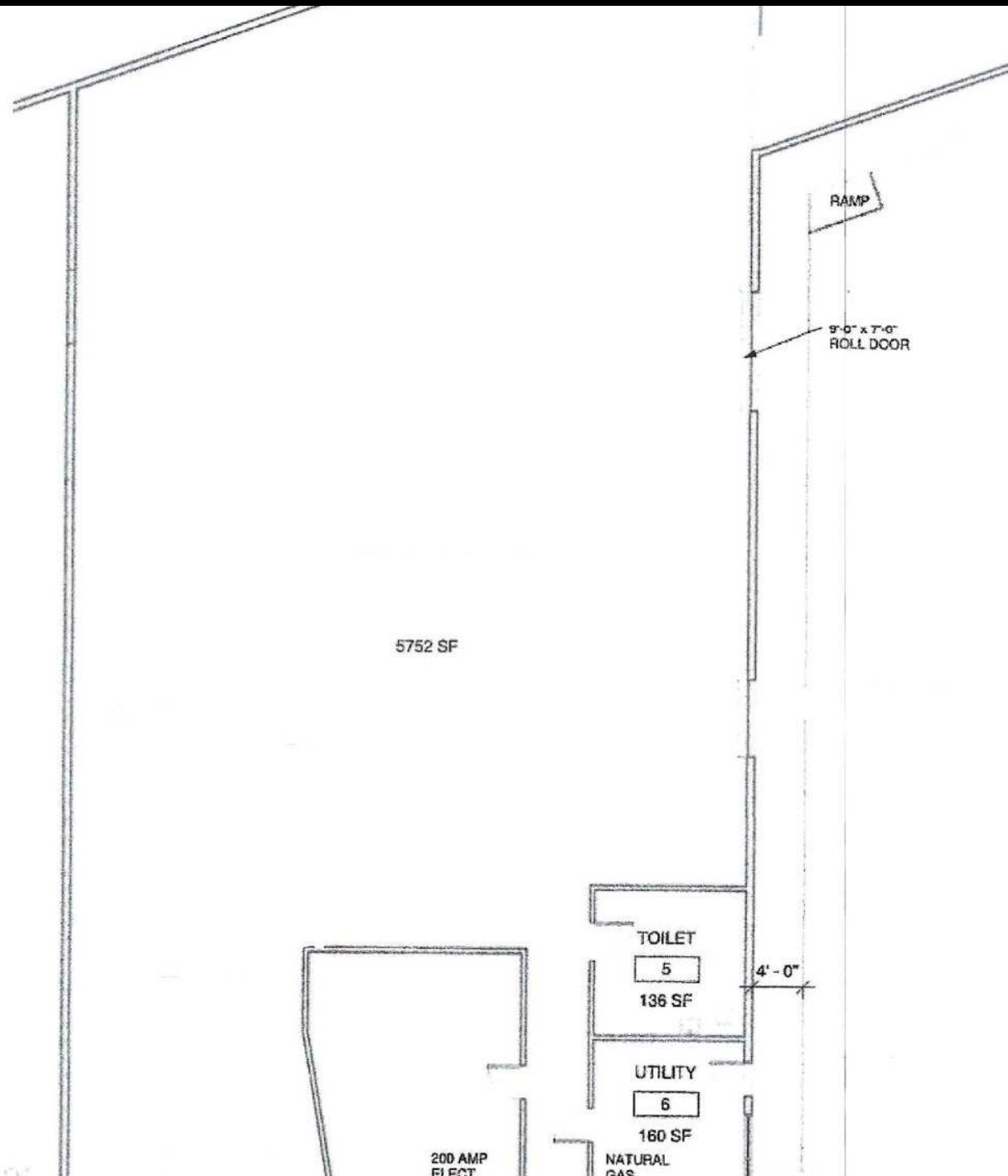
The building retains its industrial charm while offering upgraded functionality, ideal for businesses seeking a unique yet practical location. Its proximity to Napa’s tourism hubs makes it especially well-suited for design studios, specialty retail, and light industrial use.

OFFERING SUMMARY

Lease Rate:	\$1.75 SF/month (MG)
Available SF:	6,048 SF
Lot Size:	25,186 SF
Building Size:	17,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	192	1,028	5,917
Total Population	589	3,004	15,565
Average HH Income	\$125,417	\$124,011	\$129,896







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

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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.