

For Lease

DOWNTOWN NAPA RETAIL SPACE | NAPA



Property Description

NNN Lease: Tenant is responsible for property taxes, insurance, and maintenance costs, providing you with a predictable monthly rental expense.

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

Space Notes: Formerly a tasting room. Open floor plan, restaurant like feel w/ booths, large bar/counter top, private room, floor drains, mops sink, two private bathrooms

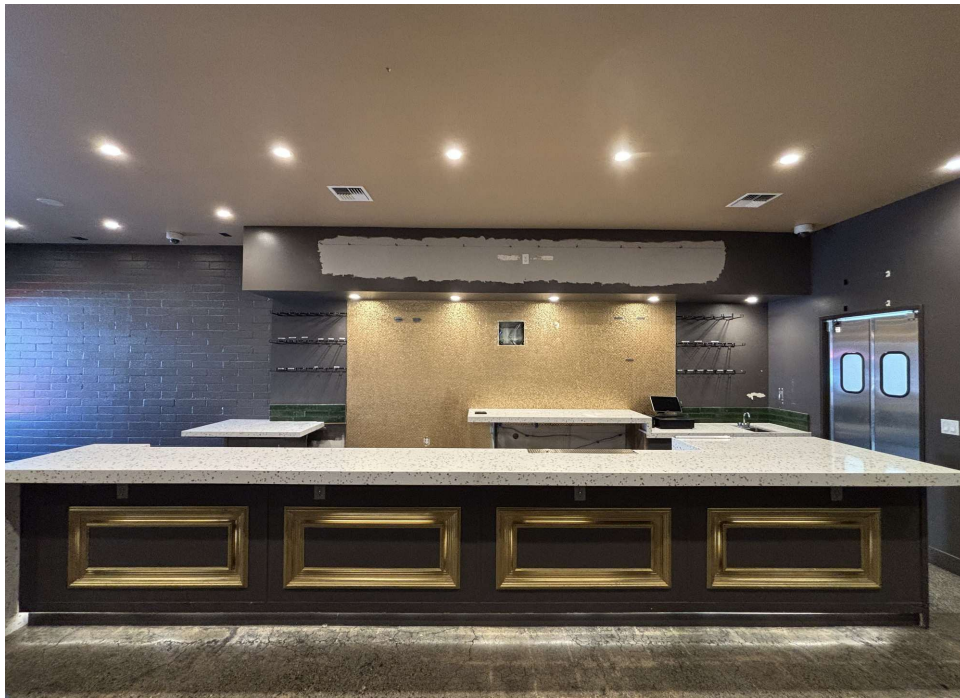
Location Description

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.

OFFERING SUMMARY

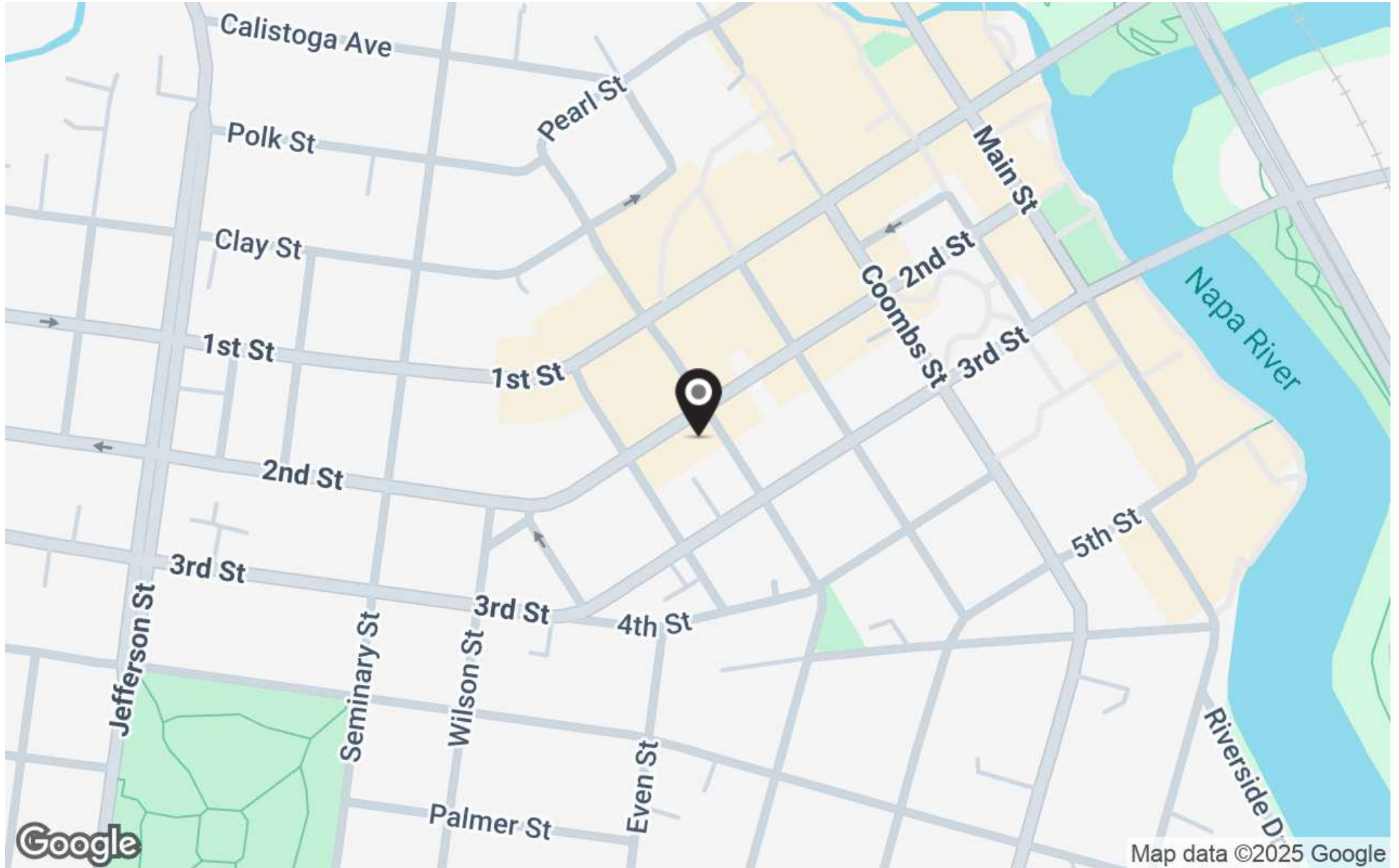
Lease Rate:	\$3.75 SF/month (NNN)
Available SF:	1,653 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	429	1,809	6,883
Total Population	786	3,984	16,866
Average HH Income	\$59,809	\$81,284	\$93,144



Location Map

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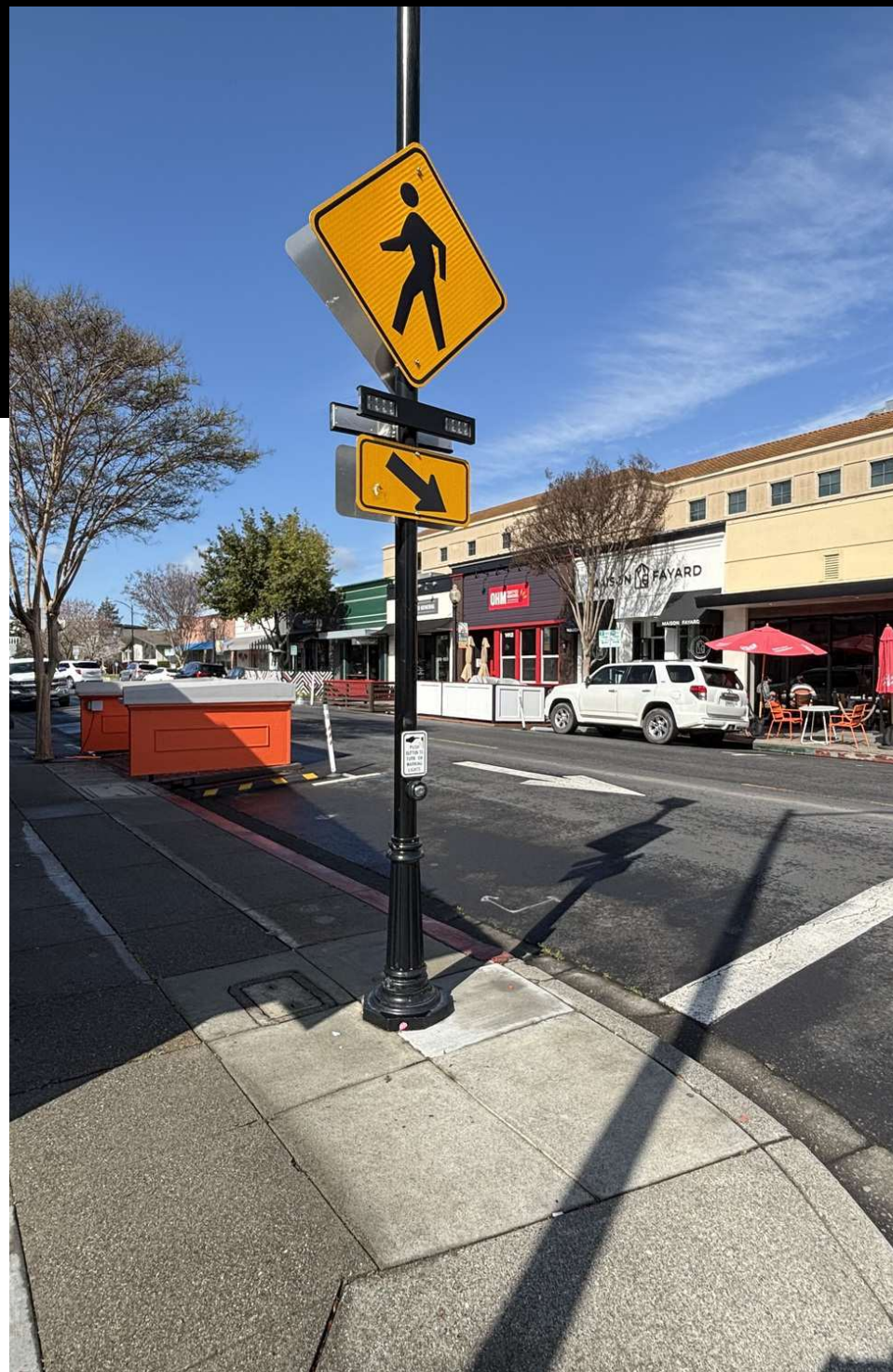
About W Commercial

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.