



# CANYON CORNER RETAIL / OFFICE SPACE FOR LEASE

110 W AMERICAN CANYON RD, AMERICAN CANYON, CA 94503

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

**Goodwill**

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CALDRE #01458995



# CANYON CORNERS

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RETAIL/OFFICE BUILDING FOR LEASE



## LOCATION DESCRIPTION

Located on two of American Canyon's most travelled roads, American Canyon Rd and Highway 29, Canyon Corners is one of five shopping plaza's in Napa Valley's gateway city. Canyon Corners Plaza consisting of +/- 48,000/Sf of commercial space with a tenants mix of restaurants, personal service, medical, fitness and more. Available space ranges from 1309/Sf - 5259/Sf.

## SPACES

	LEASE RATE	SPACE SIZE
110 W American Canyon Rd Suite L1	\$3.75 SF/month	1,327 SF
110 W American Canyon Rd Suite L2	\$3.75 SF/month	1,314 SF

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	4,873	38,267	88,420
Total Population	18,168	109,002	244,954
Average HH Income	\$116,611	\$89,213	\$101,169



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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	±1,309 - ±5,259 SF	Lease Rate:	\$3.25 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
110 W American Canyon Rd Suite L1	Available	1,327 SF	Modified Gross	\$3.75 SF/month	-
110 W American Canyon Rd Suite L2	Available	1,314 SF	Modified Gross	\$3.75 SF/month	-



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