



Property Description

Location: Conveniently located just south of Napa's city limits off of Kelly Road. Easy access to Highways 12, 29, and 221, making commuting a breeze.

Layout: 3 built-in office bays and 3 private offices, shared restrooms on the first floor

Additional Space: Possible shared warehouse/yard space available pending negotiation

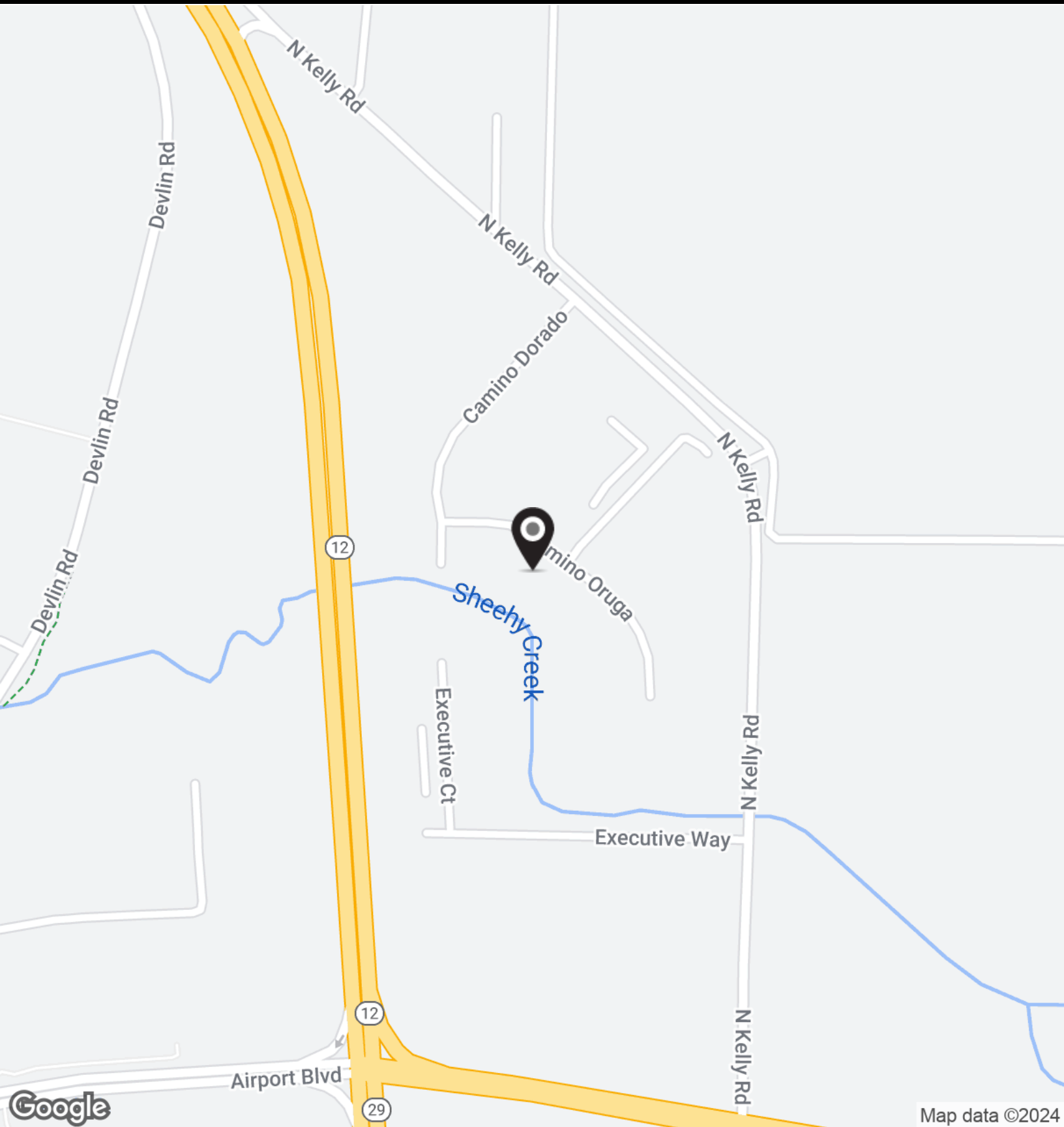
Property Highlights

- Easy access to major highways
- Versatile office layout suitable for various business needs
- Potential for additional storage or operational space

Offering Summary

Lease Rate:	\$4,000.00 per month
Lease Type:	Full Service
Available SF:	± 2,200 SF
Floor:	2nd floor
Lot Size:	± 1.07 Acres
Building Size:	± 7,700 SF





Population

	1 Mile	5 Miles	10 Miles
Total Population	129	43,406	244,163
Average Age	47.0	38.0	40.2
Average Age (Male)	48.9	36.7	38.7
Average Age (Female)	43.6	37.7	41.5

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	40	13,857	89,550
# of Persons per HH	3.2	3.1	2.7
Average HH Income	\$123,063	\$112,465	\$101,444
Average House Value	\$1,170,954	\$639,528	\$532,251

* Demographic data derived from 2020 ACS - US Census



Population

43,406



Median Home Value

\$639,528



Average Household Income

\$112,465



Average Age

38.0

