



## Property Description

Welcome to Sawyer Tannery, a distinguished mixed-use industrial/creative campus located in the heart of Napa. This property offers an exceptional opportunity for businesses, artists, makers, and visionaries to locate within a unique, historically informed setting, with convenient access, character, and flexibility.

### DEMOGRAPHICS 5 MILES 10 MILES 15 MILES

|                   |           |           |           |
|-------------------|-----------|-----------|-----------|
| Total Households  | 31,887    | 45,680    | 147,845   |
| Total Population  | 85,551    | 127,877   | 418,047   |
| Average HH Income | \$141,120 | \$149,299 | \$132,590 |

## Property Highlights

- Iconic Sawyer Tannery Campus – a historic mixed-use property with industrial character and creative energy
- Zoned MU-T (Mixed Use – Tannery) – allows for light industrial, artisan, office, showroom, retail, and maker usesOffice
- Flexible spaces available – from small creative lofts to larger warehouse/production suitesShop/Storage
- Ample parking and circulation within a campus-style layout

## OFFERING SUMMARY

|               |                                |
|---------------|--------------------------------|
| Lease Rate:   | \$0.00 - 27.00 SF/yr (NNN; MG) |
| Available SF: | 146 - 30,000 SF                |
| Lot Size:     | 45.19 Acres                    |



## Lease Information

|              |                 |             |                        |
|--------------|-----------------|-------------|------------------------|
| Lease Type:  | NNN; MG         | Lease Term: | Negotiable             |
| Total Space: | 146 - 30,000 SF | Lease Rate: | \$0.00 - \$27.00 SF/yr |

## Available Spaces

| SUITE                    | TENANT SIZE (SF)            | LEASE TYPE     | LEASE RATE      | DESCRIPTION   |
|--------------------------|-----------------------------|----------------|-----------------|---|
| ■ 68 S Coombs A4         | Available 146 SF            | NNN            | \$5.00 SF/yr    | -   |
| ■ 68 S Coombs Suite D5   | Available 556 SF            | NNN            | \$2.25 SF/month | Office Artist Loft Space, High ceilings, open space |
| ■ 68 S Coombs Suite D6   | Available 500 SF            | NNN            | \$2.25 SF/yr    | -   |
| ■ 68 S Coombs L2         | Available 462 SF            | NNN            | \$2.25 SF/month | Open floor plan. small warehouse workshop           |
| ■ 68 S Coombs, L6        | Available 2,100 SF          | NNN            | \$2.25 SF/yr    | -   |
| ■ 68 S Coombs Bldg F     | Available 1,000 - 2,000 SF  | NNN            | \$1 per month   | Open warehouse space                                |
| ■ 68 S Coombs Yard Space | Available 3,500 - 30,000 SF | Modified Gross | \$0 per month   | Gated -outside yard space                           |



# Additional Photos

SAWYER TANNERY | NAPA

