



# Small Bay Industrial Suites For Lease

100 COOMBS STREET , NAPA, CA 94559

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# Property Summary

SMALL BAY INDUSTRIAL SUITES FOR LEASE | NAPA



## Property Description

100 Coombs is situated minutes from Downtown Napa and offers the perfect blend of convenience and utility featuring private small warehouse suites for workspace and storage. The warehouse suites are perfectly suited for small businesses, restaurants with back stock storage needs, artists, makers, and other users. Minimum 2 Year lease space available Jan 1, 2026.

## OFFERING SUMMARY

|                |                                      |
|----------------|--------------------------------------|
| Lease Rate:    | \$1,863 per month (MG; Full Service) |
| Available SF:  | 1,250 SF (Negotiable)                |
| Lot Size:      | 145,055 SF                           |
| Building Size: | 48,000 SF                            |

## Amenities & Utilities

- Garbage & Recycling
- Water & Power
- Common Areas, bathrooms, lunch areas, kitchenette, lockers
- Forklift
- Built In Racking shelves
- Downtown location, perfect for restaurant back stock
- Built 2005
- Loading Dock
- On site management M-F

# Lease Spaces

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## Lease Information

Lease Type:

Total Space:

Full Service; MG

1,250 SF

Lease Term:

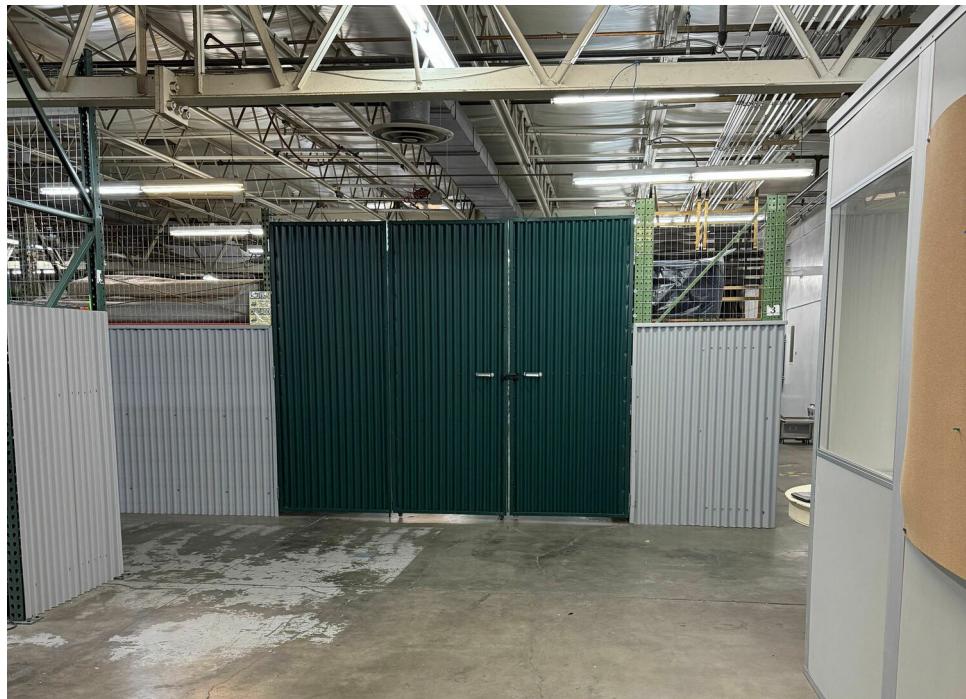
Lease Rate:

Negotiable

\$1,863.00 per month

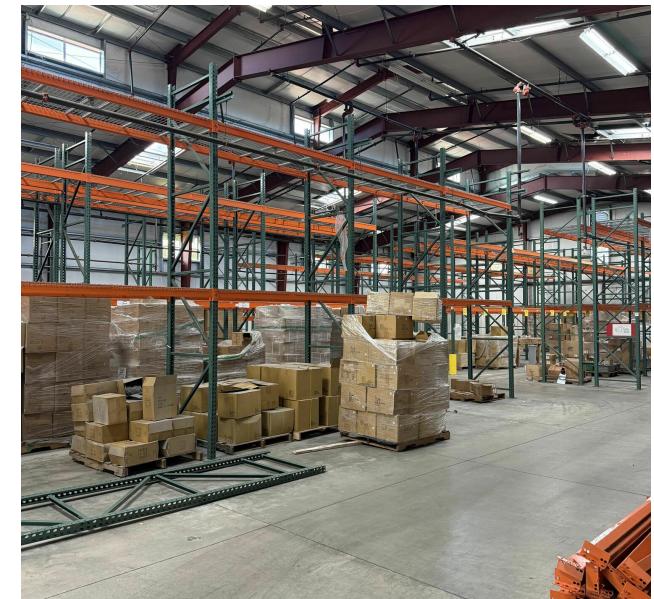
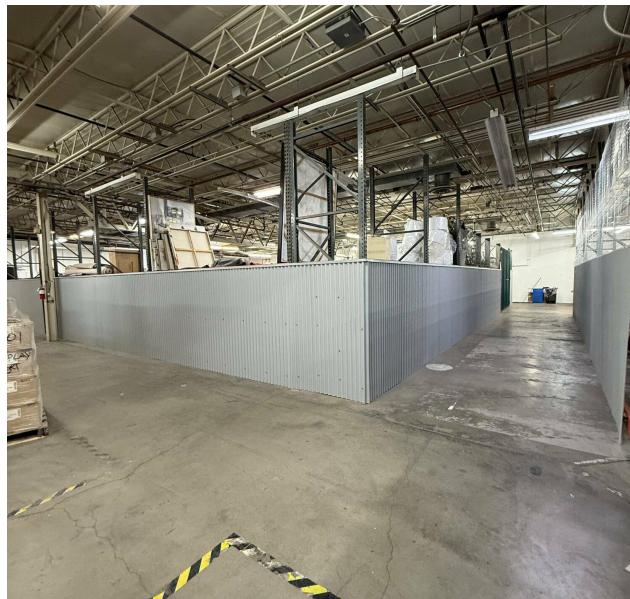
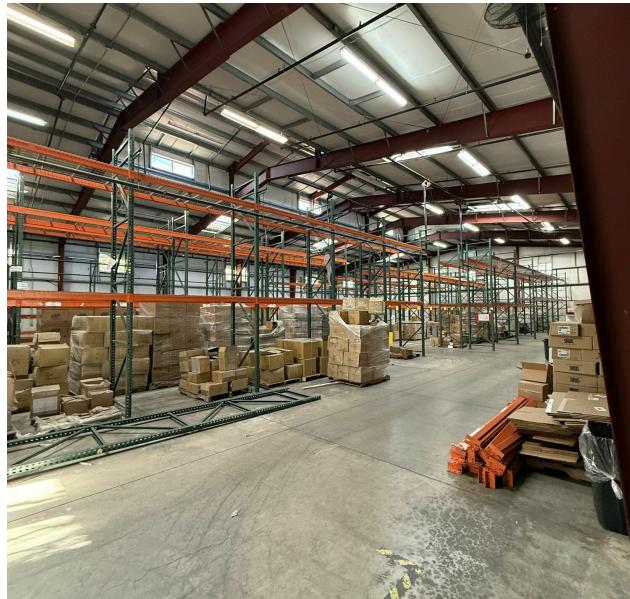
## Available Spaces

| SUITE    | SIZE (SF) | LEASE TYPE     | LEASE RATE        |
|----------|-----------|----------------|-------------------|
| Space 29 | 1,250 SF  | Full Service   | \$1,863 per month |
| Space 30 | 1,250 SF  | Modified Gross | \$1,863 per month |
| Space 31 | 1,250 SF  | Full Service   | \$1,863 per month |



# Photos

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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.

500 BICENTENNIAL WAY, SUITE 310  
SANTA ROSA, CA 95403

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## About Napa

Situated on Coombs Street, this property benefits from a highly accessible position within Napa's commercial core. The location provides quick entry to Imola Avenue, Soscol Avenue, Jefferson Street, and Highway 29—offering seamless connectivity for local businesses, commuter traffic, and regional visitors.

This pocket of Napa supports a strong mix of local and tourist commerce. Surrounding businesses benefit from both daily neighborhood activity and the constant flow of travelers drawn to Napa's wine, hospitality, and dining industries. Retail, service, and light industrial users in this corridor enjoy a stable customer base generated by residents, workforce traffic, and visitors frequenting nearby hotels, tasting rooms, and downtown amenities.

| POPULATION           | 5 MILES | 10 MILES | 15 MILES |
|----------------------|---------|----------|----------|
| Total Population     | 85,407  | 127,967  | 418,047  |
| Average Age          | 43      | 43       | 42       |
| Average Age (Male)   | 41      | 42       | 41       |
| Average Age (Female) | 44      | 44       | 43       |

| HOUSEHOLDS & INCOME | 5 MILES   | 10 MILES  | 15 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 31,822    | 45,718    | 147,845   |
| # of Persons per HH | 2.7       | 2.8       | 2.8       |
| Average HH Income   | \$141,151 | \$149,362 | \$132,590 |
| Average House Value | \$937,372 | \$918,960 | \$753,336 |

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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.

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