



1830-1836 Soscol Avenue

NAPA, CA 94559

MICHAEL HOLCOMB

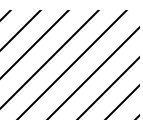
BROKER/OWNER

CALDRE #01458995

707.294.2944

MHOLCOMB@WREALESTATE.NET





Property Summary

1830-1836 SOSCOL AVENUE | NAPA



Location Description

1830-1836 Soscol Ave is located in Central Napa, approximately 1/2 mile from Downtown Napa, offering excellent accessibility and visibility. The property features Soscol Avenue frontage with convenient access from Highway 29 and Silverado Trail via Lincoln Avenue, making it easily reachable for both local and regional traffic.

The site is surrounded by a strong mix of established retail, automotive, and service-oriented businesses along the Soscol corridor, contributing to consistent daily traffic and a well-established commercial environment. The building itself supports a mixed-use configuration, accommodating small to medium-sized office users and flex space, making it well-suited for a variety of professional, service, and light commercial tenants.

Lease Terms

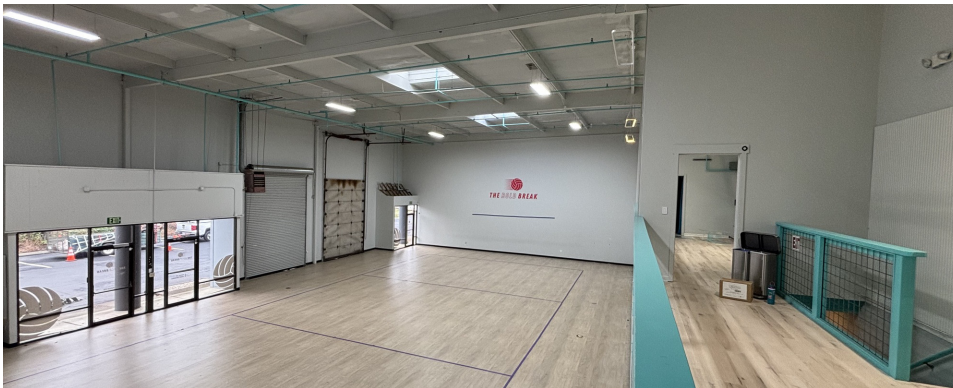
Lease terms are negotiable on all available space. All second-floor suites are designed for small office users and benefit from shared common areas, including restrooms, a reception area, and elevator access.

First Floor: Triple Net (NNN) Lease; Second Floor: Full Service (FS) Lease
Estimated NNN: \$0.68/SF per month
Zoning: Community Commercial (CC)

SPACES	LEASE RATE	SPACE SIZE
1832 Soscol Ave Suite 109 (FS)	\$2.50 SF/month	950 SF
1832 Soscol Ave Suite 114 (FS)	\$2.50 SF/month	467 SF
1834 Soscol Ave Suite C2 (NNN)	\$2.00 SF/month	1,003 SF
1836 Soscol Ave Suite D (NNN)	\$1.10 SF/month	4,171 SF
1834 - 1836 Soscol Ave Suite C2&D	\$1.10 SF/month	5,174 SF

1834 – 1836 Soscol Ave Suite C2 & D

1830-1836 SOSCOL AVENUE | NAPA



Space Notes

Unlock the potential of this dynamic flex space offering a rare blend of open volume and functional office buildout. The premises includes approximately 5,174 rentable square feet comprised of Suite C-2 (±1,003 SF), Suite D (±3,076 SF), and a portion of the rear west side of 1836 Soscol Avenue (±1,095 SF)—ideal for a wide range of business uses.

Designed for adaptability, the space features four private offices/rooms, a reception area (easily convertible to an additional office), and a large open court previously utilized for volleyball—perfect for fitness, training, or creative open-floor concepts. Additional improvements include a mezzanine/seating area, kitchenette, two restrooms, and ample storage.

With high ceilings, three roll-up doors, and multiple access points from both the front and rear of the building, the layout supports efficient flow for operations, clients, or team collaboration. Generous on-site parking further enhances accessibility.

Ideal Uses Include:

- Gym or fitness studio
- Recreational facility
- Showroom or display space
- Creative or collaborative workspace

1834 Soscol Ave Suite C2

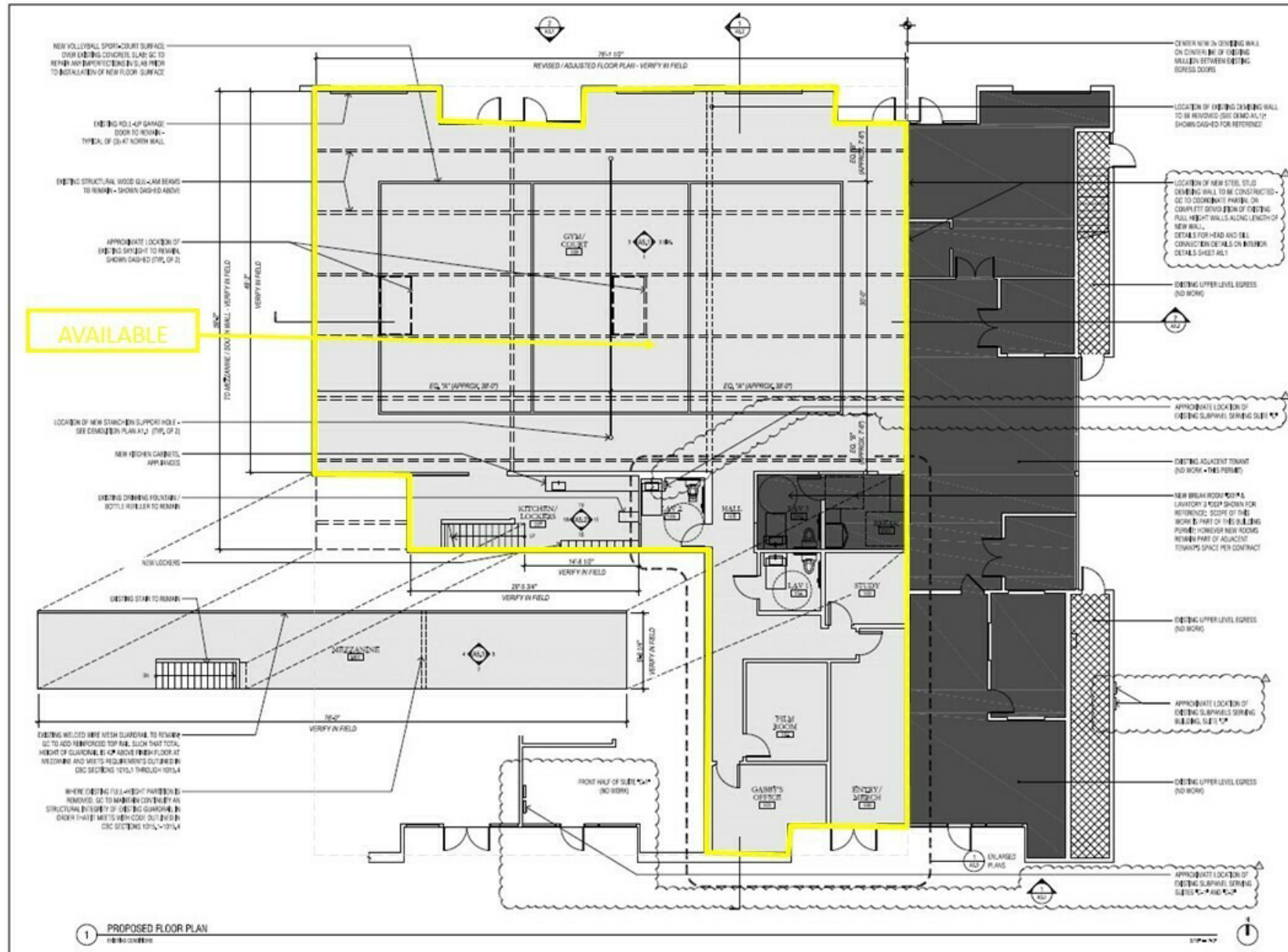
1830-1836 SOSCOL AVENUE | NAPA



Space Notes

Office suite features a reception area, three private offices, and a private restroom, providing a functional layout for a variety of professional and administrative offices, business services, health services, chiropractic and physical therapy practices, as well as select retail. The floor plan offers a comfortable environment for client interaction while maintaining private workspace for day-to-day operations.

1830-1836 SOSCOL AVENUE | NAPA



WHLTA
WHLTA ARCHITECTURE
1200 AVENUE OF THE STARS
SUITE 1000
COSTA MESA, CALIFORNIA 92626



**- THE BOLD BREAK -
VOLLEYBALL FACILITY**
1834 Sausal Ave - Sausalito, CA 94574

FORM 990 (2015)	
OMB 1545-0047	
Part I	Income
1	Line 1
2	Line 2
3	Line 3
4	Line 4
5	Line 5
6	Line 6
7	Line 7
8	Line 8
9	Line 9
10	Line 10
11	Line 11
12	Line 12
13	Line 13
14	Line 14
15	Line 15
16	Line 16
17	Line 17
18	Line 18
19	Line 19
20	Line 20
21	Line 21
22	Line 22
23	Line 23
24	Line 24
25	Line 25
26	Line 26
27	Line 27
28	Line 28
29	Line 29
30	Line 30
31	Line 31
32	Line 32
33	Line 33
34	Line 34
35	Line 35
36	Line 36
37	Line 37
38	Line 38
39	Line 39
40	Line 40
41	Line 41
42	Line 42
43	Line 43
44	Line 44
45	Line 45
46	Line 46
47	Line 47
48	Line 48
49	Line 49
50	Line 50
51	Line 51
52	Line 52
53	Line 53
54	Line 54
55	Line 55
56	Line 56
57	Line 57
58	Line 58
59	Line 59
60	Line 60
61	Line 61
62	Line 62
63	Line 63
64	Line 64
65	Line 65
66	Line 66
67	Line 67
68	Line 68
69	Line 69
70	Line 70
71	Line 71
72	Line 72
73	Line 73
74	Line 74
75	Line 75
76	Line 76
77	Line 77
78	Line 78
79	Line 79
80	Line 80
81	Line 81
82	Line 82
83	Line 83
84	Line 84
85	Line 85
86	Line 86
87	Line 87
88	Line 88
89	Line 89
90	Line 90
91	Line 91
92	Line 92
93	Line 93
94	Line 94
95	Line 95
96	Line 96
97	Line 97
98	Line 98
99	Line 99
100	Line 100

PROPOSED
FLOOR
PLAN

SCALE: 3167-1467
SUBJECT: 3167-1467

A2.1

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.

