

135

CAMINO
DORADO

NAPA, CA, 94558

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CBRE



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The Offering



135 Camino Dorado is a single-story ±11,000 square foot office building located in the highly sought after Napa Airport submarket. The property offers potential buyers / users a flexible and efficient layout and the ability to lease parts of the building if desired. The property also offers signage opportunities. The building was built in 2001 and includes approximately 34 on-site parking spaces on .91 acres of land. The site is easily accessible, and conveniently located at the intersection of Hwy. 29 and Hwy 12. The property is also adjacent to Napa Valley Business Park, which is a 386-acre master planned mixed-use business park. Due to a lack of land and significant construction costs there continues to be a limited supply of owner-user properties in the market.

Property Description

ADDRESS 135 Camino Dorado, Napa, CA

TYPE Office

BUILDING SF ±11,196 SF

LAND SF ±39,640 SF, ±0.91 acres

YEAR BUILT 2001

ZONING Industrial Park; which allows for a variety of uses including commercial office, agriculture, industrial, and warehouse.

PARKING ±34 Spaces



Market Overview

Due to a lack of land available for new developments, there continues to be strong barriers to entry in the Napa County office and Industrial markets. Land and building values have continued to appreciate as a direct result of this.

While COVID has slowed down deal velocity in recent quarters, market conditions have remained tight especially among Class 'A' product in Napa. Companies have now had ample time to strategize their reentry plans and have made modifications to their office density to continue working both from the office and remote. Additional changes are expected moving forward.

The average asking rents in Q4 for Class A/B office product in Napa South, where the site is located, increased to \$2.25-2.85/SF FSG or \$1.50- 2.10/SF NNN. Increase in asking rents in downtown Napa has continued to create demand for office product in South Napa.



LABOR FORCE

Napa, East Bay, and Solano County

Napa is home to 600,000+ residents that live within a 30 minute drive of 135 Camino Dorado. This region supports a low area affluence which suggests great wage purchasing power for area employers. The median wage index for Napa is 11% higher than the U.S. average and up to 6% above comparative markets. Napa has fewer competing employment centers and greater labor supply than demand compared to competing markets. Within a 30 minute drive-time radius the Interstate 80 corridor north to Fairfield is projected to have the largest population growth over the next 5 years in adults ages 18 to 34.

Lower housing costs and Solano and Contra Costa counties' urban country waterfront mix attract a diverse, growing population of young professionals who call the area home. With approximately 2.8 million workers within a 50-mile radius, the Bay Area's northeast counties have the potential to draw from a large and growing labor pool. Within the county, there are over 100,000 outbound commuters, a number which has decreased significantly over the last decade, who could work closer to home. Many of the outbound commuters work in construction, manufacturing, healthcare and government, and have a bachelor's degree or higher. Inbound commuters can take Amtrak's Capitol Corridor train which makes multiple runs from the Bay Area and Sacramento.



Corporate Neighbors



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