



25 Executive Court

NAPA, CA 94558

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Location Description

25 Executive Ct is located in a well-established business park in Napa, offering a strategic position between Napa and Solano Counties with convenient access to Highway 29, Highway 37, and Interstate 80. This central location provides efficient connectivity throughout Napa County, Solano County, Sonoma County and the greater Bay Area.

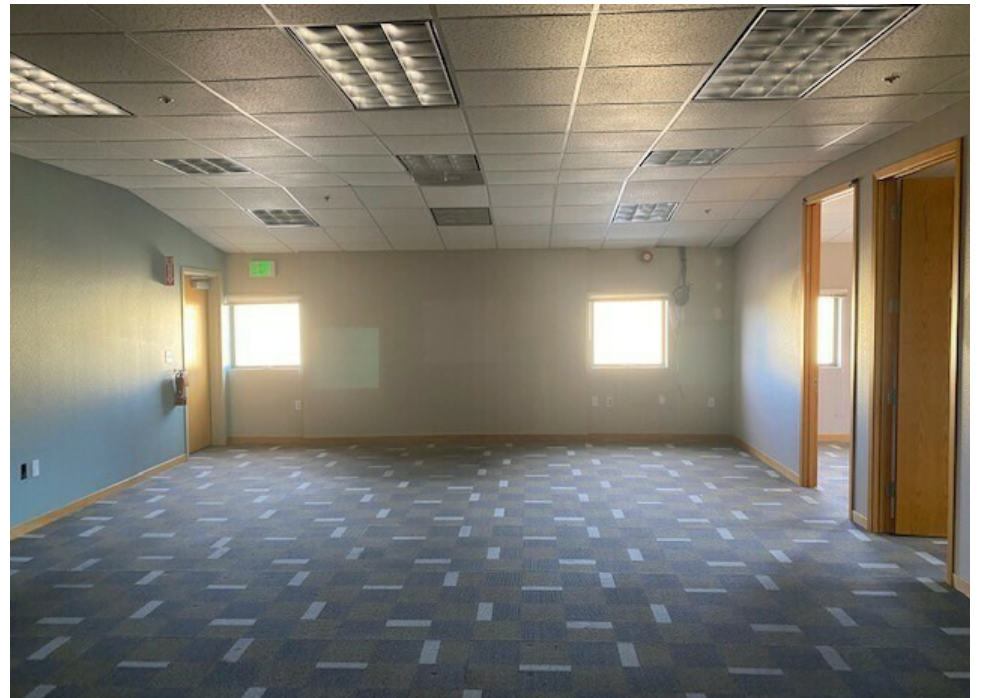
The surrounding Executive Court area features a mix of professional offices, service providers, and light commercial users, supported by nearby retail, dining, and daily services. Proximity to Napa, American Canyon, and Vallejo provides access to a diverse regional labor pool, making this an ideal location for businesses seeking strong accessibility and a professional setting.

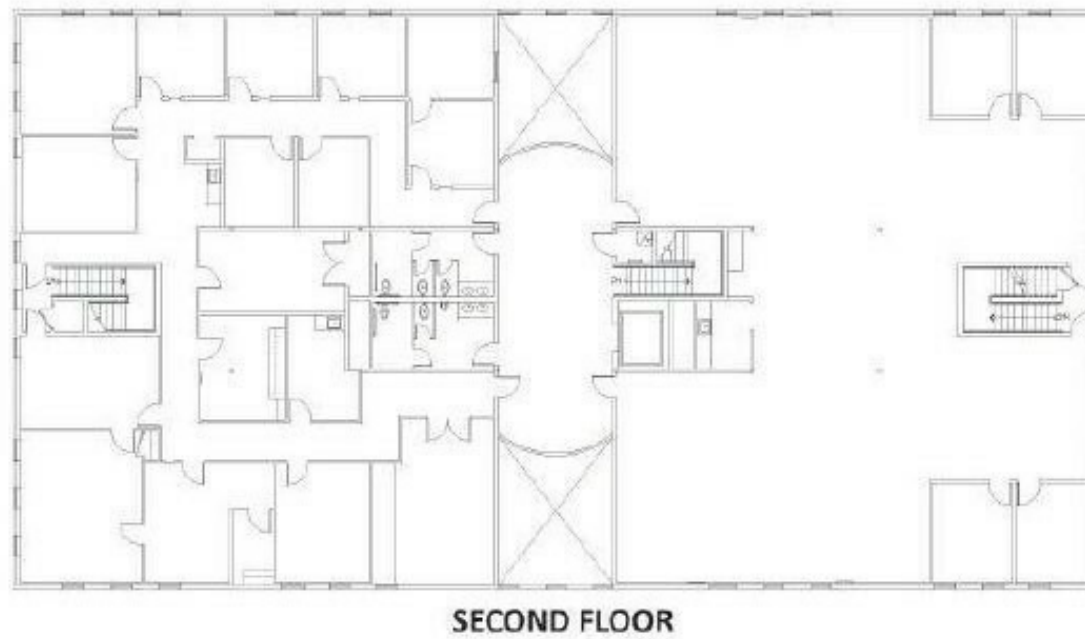
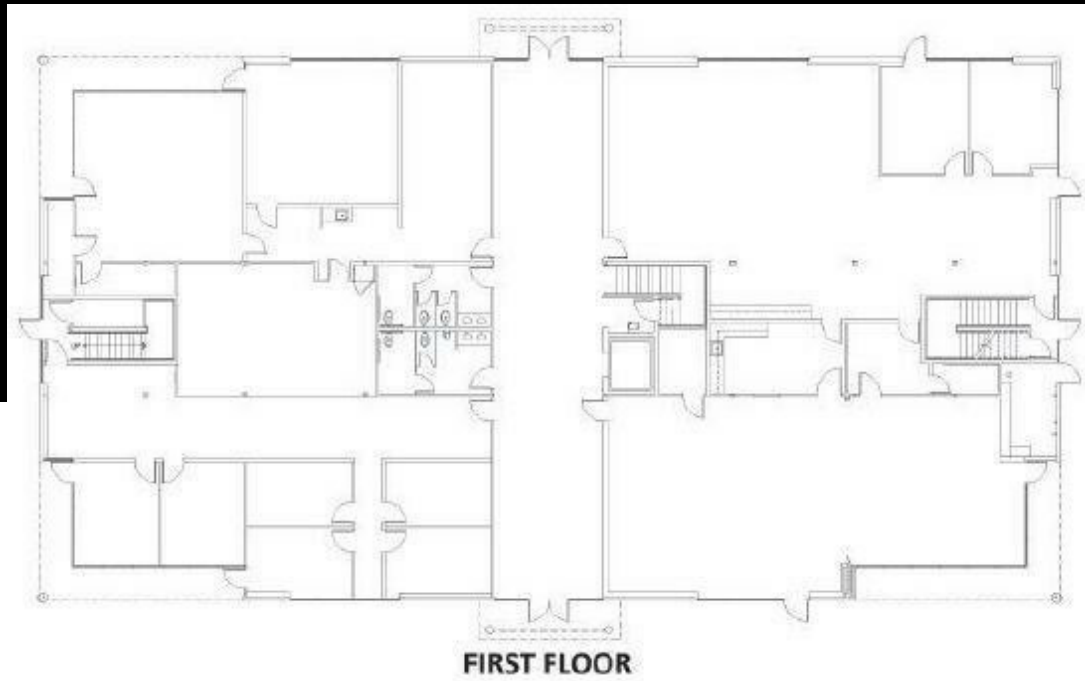
Property Description

This stand-alone $\pm 24,000$ SF office building can be divided to $\pm 6,000$ SF, offering flexibility for a variety of office users. Situated on an approximately ± 1.56 -acre parcel, the property features abundant parking with 89 spaces, excellent natural light from large windows, and restrooms located on each floor. Additional amenities include a kitchen/breakroom, multiple kitchenettes, optional storage space, and a prominent signage opportunity facing Highway 29.

Lease terms are negotiable, with estimated NNN expenses of approximately \$0.20 per square foot per month.

SPACES	LEASE RATE	SPACE SIZE
25 Executive Ct	\$0.85 SF/month	24,000 SF







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.

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About Napa

Napa is a vibrant and well-established community at the heart of Northern California’s renowned wine country. Known for its strong sense of local identity, Napa blends small-town character with a diverse and growing population that supports local businesses, professional services, and year-round economic activity.

Tourism is a major economic driver, attracting millions of visitors annually for world-class wineries, restaurants, hotels, and cultural experiences. This steady visitor presence supports a wide range of hospitality, retail, and service-oriented businesses while also strengthening the broader local economy.

Beyond tourism, Napa maintains a balanced economic base that includes healthcare, education, professional services, light industrial, and agricultural support industries. Continued public and private investment in infrastructure, mixed-use development, and business-friendly initiatives has contributed to Napa’s long-term stability and appeal. With its proximity to the greater Bay Area and high quality of life, Napa offers an attractive environment for businesses seeking both community connection and sustained economic opportunity.

POPULATION	1 MILE	5 MILES	10 MILES	HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Population	142	43,960	245,314	Total Households	43	13,844	89,956
Average Age	46.0	38.0	40.1	# of Persons per HH	3.3	3.2	2.7
Average Age (Male)	47.9	36.7	38.7	Average HH Income	\$120,633	\$112,663	\$101,237
Average Age (Female)	42.5	37.8	41.4	Average House Value	\$1,063,197	\$627,997	\$530,684



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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.