

# RETAIL SPACE FOR LEASE

**3,250 SF COMMERCIAL RETAIL INLINE SPACE IN PRIME NAPA LOCATION**

**NAPA CROSSING SOUTH**

**308 SOSCOL AVE. UNIT B, NAPA, CA. 94559**



## Highlights:

- 3,250sf space located in front of building between Michael's and Xfinity
- Prime location in affluent Napa Valley in a multi-tenant daily needs retail shopping center with National and Regional retail tenants: HomeGoods, Marshall's, Michael's, Xfinity, Massage Envy, T-Mobile, Chipotle, Habit Burger
- Other surrounding retailers in the area include Target, Home Depot, Raley's, Office Depot
- Signalized intersection of Soscol Ave and Kansas Ave
- Average Daily Traffic = +/- 29,000
- Abundant onsite parking lot
- Bright lofty space with HVAC and strong electrical amps

## **FOR LEASE:**

**3,250sf: \$3.00/sf NNN (NNN = ± \$0.70/sf)**

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