



Villa Plaza – For Sale

3266 VILLA LN, NAPA, CA 94558

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Property Description

Presenting a premier opportunity for office users in Napa! This remarkable property boasts a well-appointed 1,152 SF building ideally suited for a range of professional endeavors. The desirable OC zoning further enhances the property's potential, allowing for flexibility and diverse usage possibilities. With its strategic location in the thriving Napa area, this investment promises to deliver both value and exceptional prospects for growth. Don't miss the chance to capitalize on this prime asset and elevate your portfolio in the dynamic Napa market.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,971	32,060	38,240
Total Population	16,102	85,904	101,285
Average HH Income	\$129,677	\$141,373	\$146,100

Property Highlights

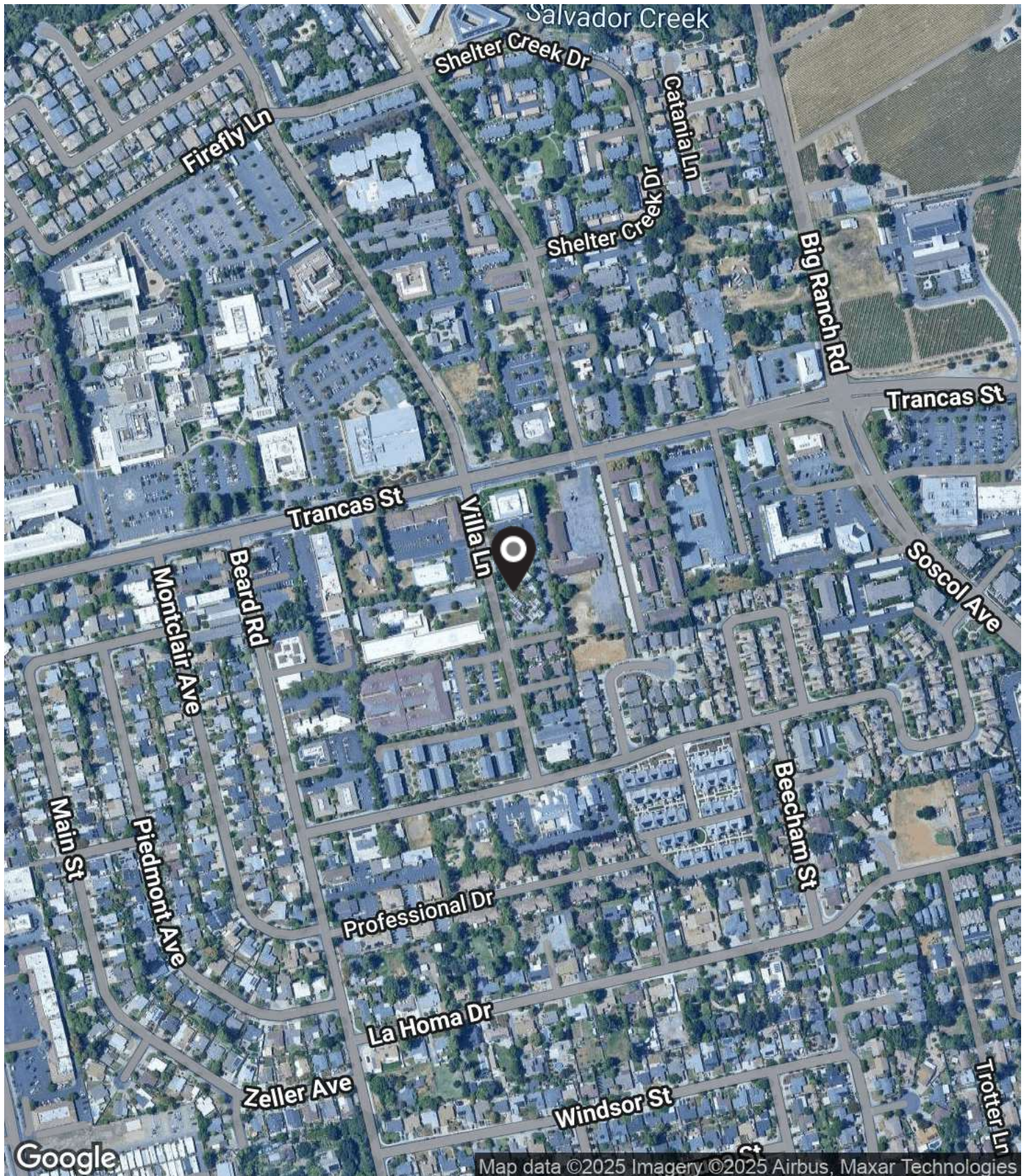
- 1,152 SF building
- Abundant Parking
- Beautifully landscaped and maintained
- Skylights on the Second Floor
- Private bathroom
- Zoned OC

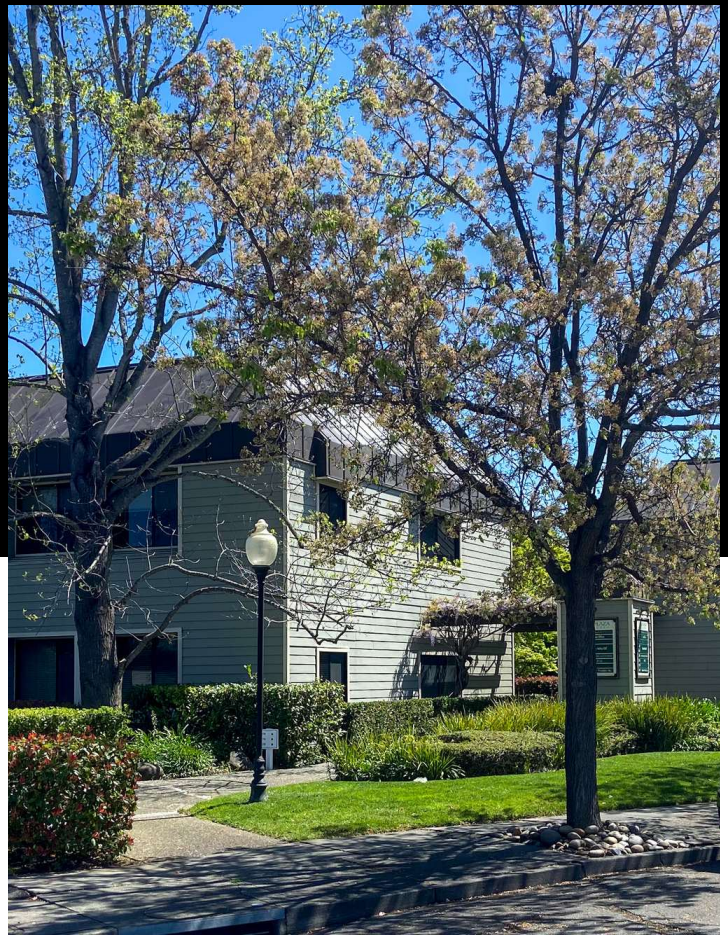
OFFERING SUMMARY

Sale Price:	\$700,000
Lot Size:	1,699 SF
Building Size:	1,152 SF

Location Map

VILLA PLAZA | NAPA







About Napa

Situated in the heart of Napa, this prime location offers a wealth of amenities and attractions for professionals. The nearby area boasts access to prestigious wineries including Robert Mondavi Winery, providing an enchanting backdrop for client meetings and corporate events. Additionally, the Oxbow Public Market offers a diverse selection of culinary experiences, perfect for business lunches and networking opportunities. Napa's dynamic downtown district is within close reach, featuring boutique shops, gourmet restaurants, and cultural destinations such as the Napa Valley Opera House. With its rich tapestry of offerings, the area surrounding the property cultivates a sophisticated and vibrant environment conducive to success for office and office building investors.

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	16,102	85,904	101,285
Average Age	41	43	45
Average Age (Male)	40	42	43
Average Age (Female)	43	44	46

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,971	32,060	38,240
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$129,677	\$141,373	\$146,100
Average House Value	\$721,216	\$939,919	\$995,612



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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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.