



LEASED INVESTMENT

1200 JEFFERSON ST, NAPA, CA 94559

1700 SOSCOL AVE, STE 3 | NAPA, CA 94559 | WCOMMERCIALRE.COM

OFFICE LIVE/WORK UNIT BUILDING FOR SALE



FOR MORE INFORMATION:

MICHAEL HOLCOMB

707.294.2944

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CALDRE #01458995

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PROPERTY SUMMARY

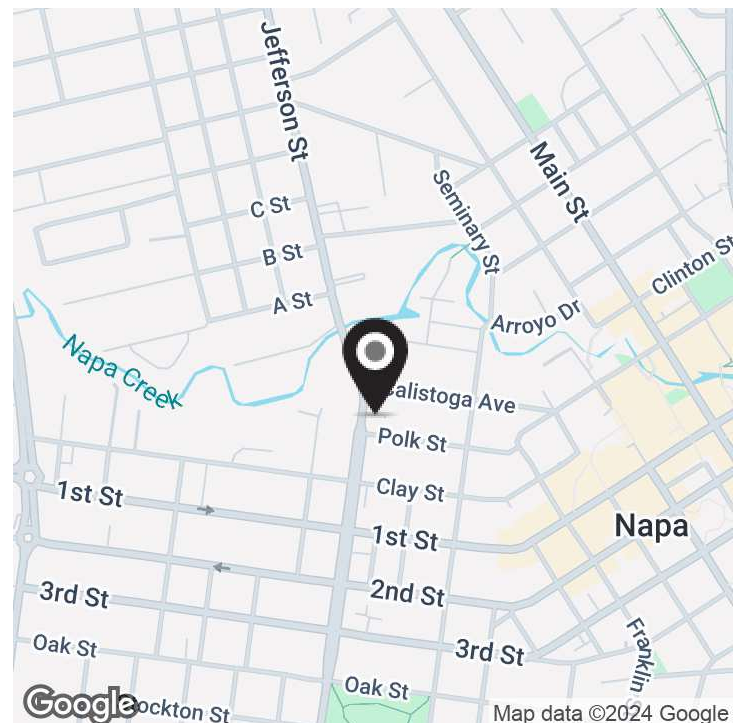


PROPERTY DESCRIPTION

This approximate $\pm 1,760$ SF building is adaptable for various purposes, such as office space, a home/office setup, or as a home. The property includes 6 office suites, entry way, reception area, kitchen, and 2 restrooms. Situated in downtown Napa, the property offers excellent visibility and convenient access to nearby businesses and restaurants. Monthly rental rate \$6,437 per month with a cap rate of 6%.

OFFERING SUMMARY

Sale Price:	\$799,000
Building Size:	$\pm 1,760$ SF
Zoning:	OC
Year Built:	1910 - per MLS



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ADDITIONAL PHOTOS



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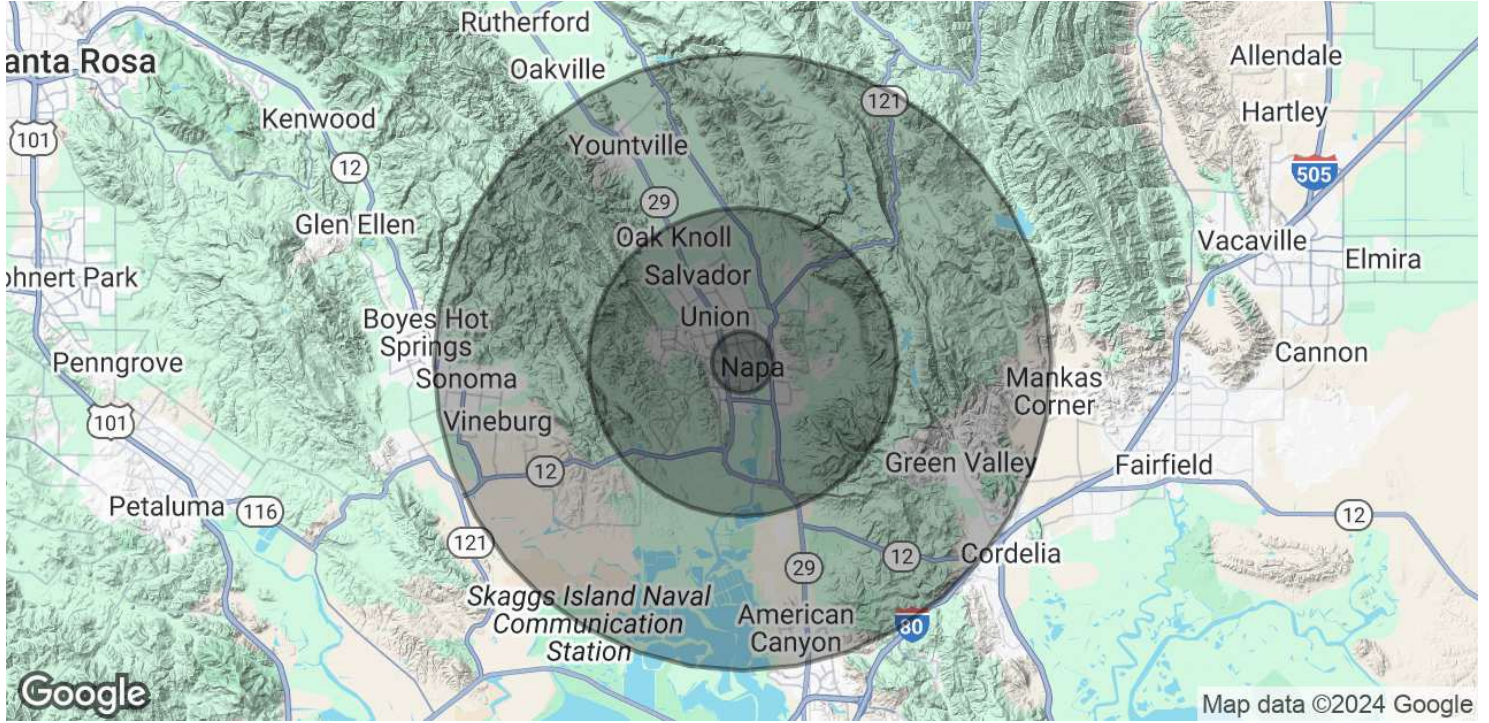
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	18,710	86,785	137,781
Average Age	36.9	41.2	43.8
Average Age (Male)	34.6	39.8	42.6
Average Age (Female)	37.6	41.7	44.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,328	34,341	55,287
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$92,043	\$106,131	\$112,812
Average House Value	\$631,005	\$691,774	\$746,734

2020 American Community Survey (ACS)



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