



WALKING DISTANCE TO THE OXBOW PUBLIC
MARKET AND DOWNTOWN NAPA!

1700, 1710 SOSCOL AVENUE & 625 IMPERIAL WAY, NAPA, CA 94559

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

OFFICE BUILDING FOR LEASE



FOR MORE INFORMATION:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The RiverWalk Office Park is centrally located in the world famous Napa Valley. It consists of three professional office buildings conveniently located near Downtown Napa, on one of the main corridors in Napa, Soscol Avenue. This location is walking distance to the Oxbow Public Market and has convenient access to Highway 29, Silverado Trail and the South Napa Market Place, making it an ideal location for any business, and its clientele.

PROPERTY HIGHLIGHTS

- Walking Distance to the Oxbow Public Market and Many Downtown Napa Restaurants
- Soscol Avenue Frontage, Highly Visible Location
- Beautifully Landscaped and Abundant Onsite Parking
- Soscol Avenue Monument Signage Available
- Great Tenant Synergy
- ADA Accessible
- Recent Renovation Includes New Windows, Sliding Doors, Exterior Paint and Concrete Flooring in the Common Area

VIDEO

OFFERING SUMMARY

Lease Rate:	\$3.00 SF/month (MG)
Available SF:	928 - 2,620 SF
Lot Size:	7.34 Acres
Building Size:	51,519 SF

SPACES	LEASE RATE	SPACE SIZE
1700 Soscol Avenue, Suite 5	\$3.00 SF/month	2,620 SF
1700 Soscol Avenue, Suite 7	\$3.00 SF/month	928 SF
1700 Soscol Avenue, Suite 29	\$3.00 SF/month	2,183 SF
625 Imperial Way, Suite 2	\$3.00 SF/month	973 SF



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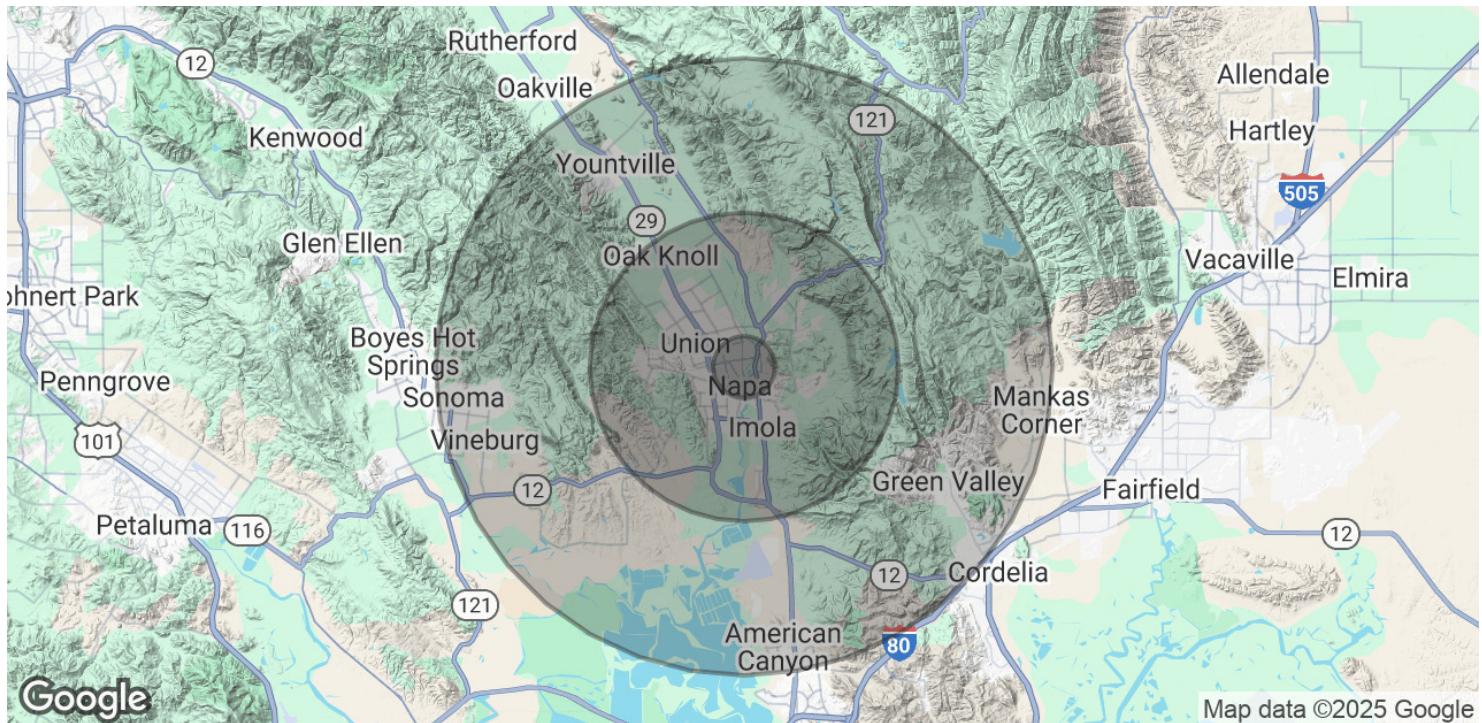
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,879	86,862	128,945
Average Age	40.5	41.2	43.6
Average Age (Male)	40.3	39.9	42.5
Average Age (Female)	40.0	41.8	43.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,325	34,396	51,863
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$94,216	\$106,512	\$113,830
Average House Value	\$634,204	\$695,650	\$765,325

2020 American Community Survey (ACS)



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