



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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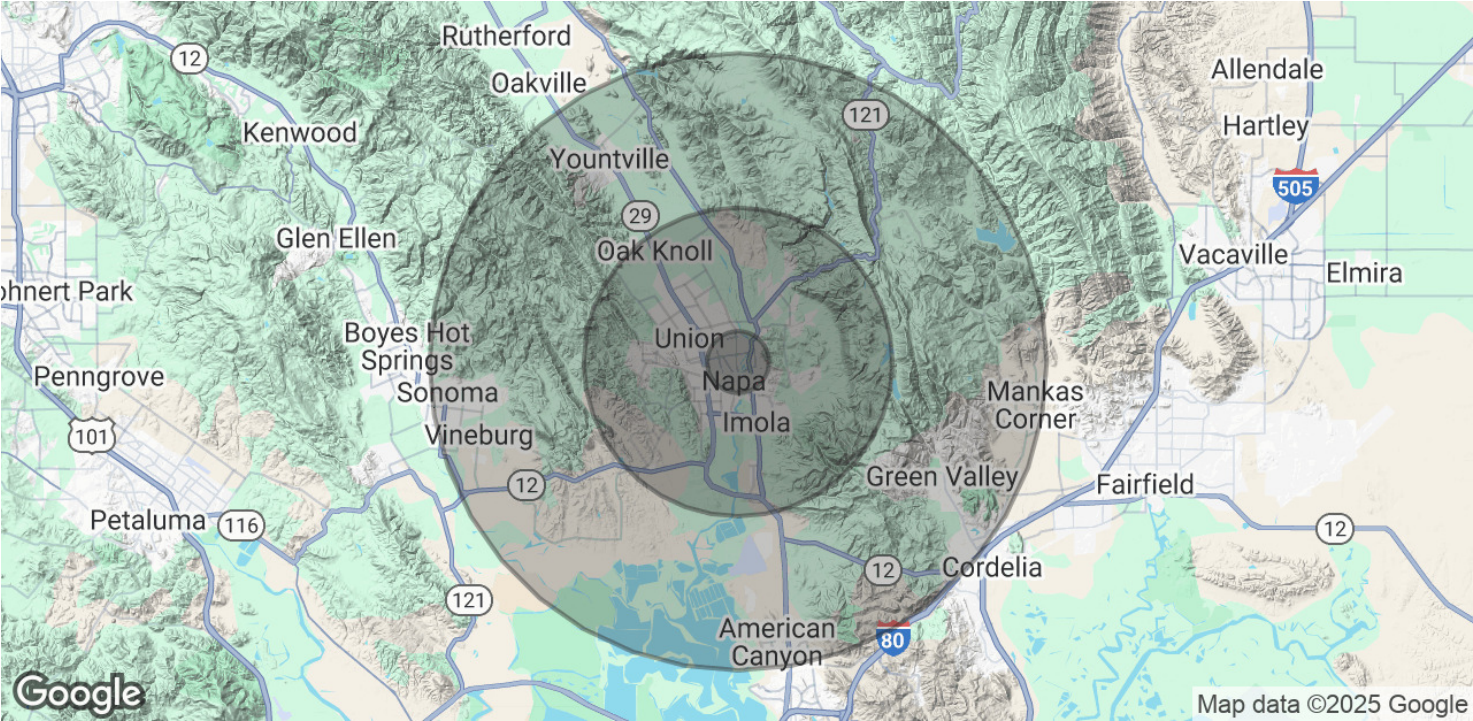
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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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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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