



706 California Blvd

706 CALIFORNIA BOULEVARD, NAPA, CA 94559

PATRICK GLEESON

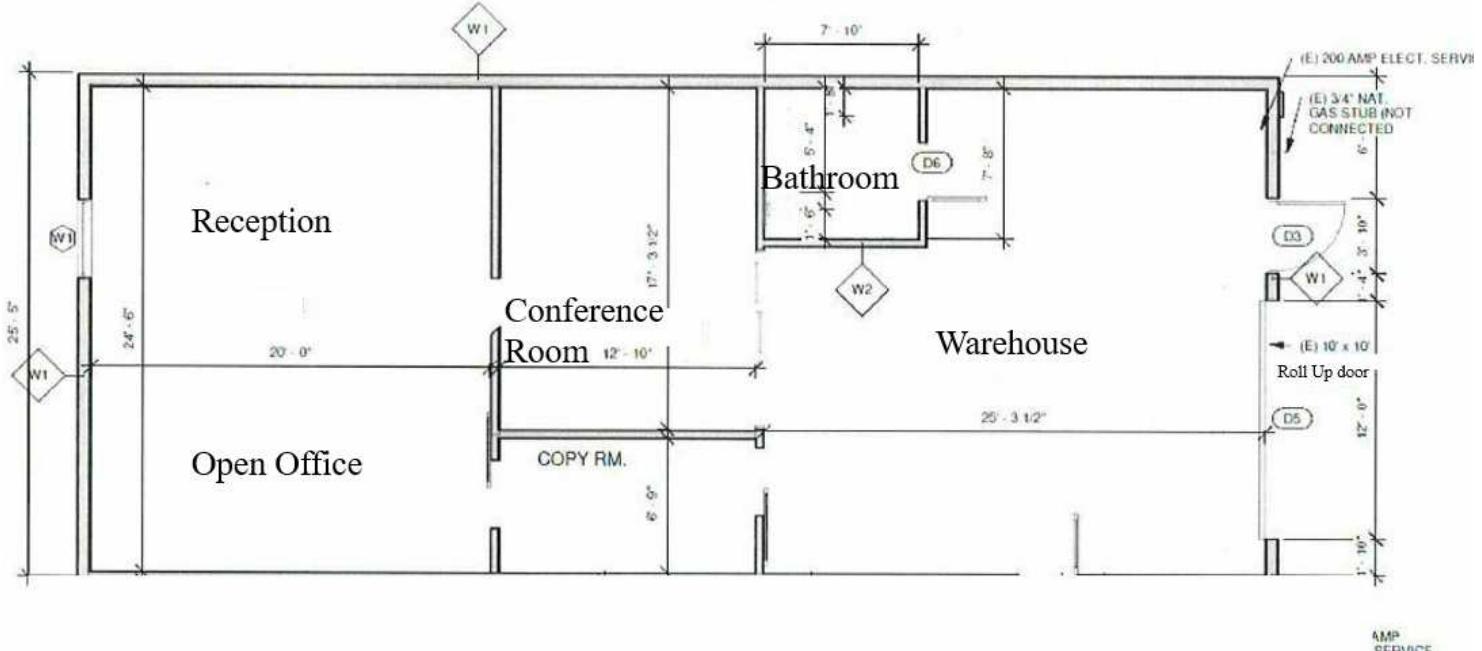
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Property Summary

706 CALIFORNIA BLVD | NAPA

1,500sf



Property Description

3-5 Year Term Preferred

Property Highlights

- +/- 1,500sf space
- Centrally located office/warehouse space within .5 miles of downtown Napa.
- Space is zoned (IL) Light Industrial. Zoning allows for a wide range of uses/businesses. It provides for office use, small-scale manufacturing, fabrication, packaging, storage, equipment repair, wholesale establishments and similar related uses.
- 3 dedicated on-site parking spaces.
- Space has a balance of warehouse space (+/- 625sf) with roll-up door, reception/open office, conference room, 1 private bathroom, copy room, kitchenette space (+/-875sf).

OFFERING SUMMARY

Lease Rate:	\$2.45 SF/month (MG)
Available SF:	1,500 SF
Lot Size:	13,500 SF
Building Size:	3,700 SF

DEMOGRAPHICS 5 MILES 10 MILES 15 MILES

Total Households	31,862	46,831	125,149
Total Population	85,472	131,244	355,435
Average HH Income	\$140,943	\$148,762	\$134,687

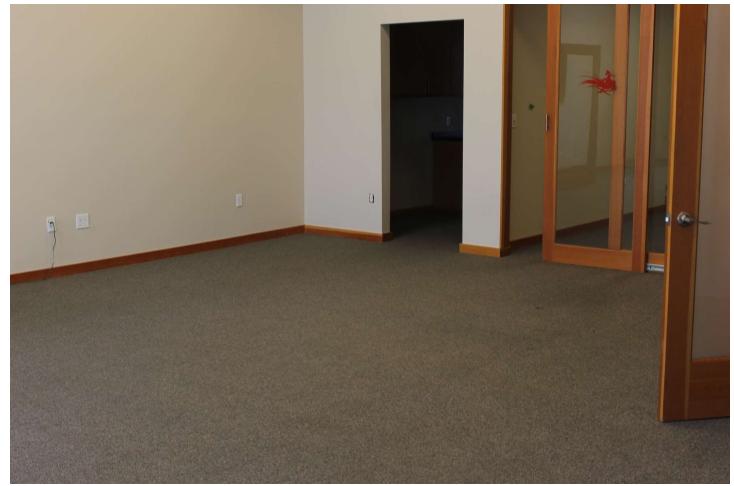
Retailer Map

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Additional Photos

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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

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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.