

978

KAISER ROAD
NAPA, CALIFORNIA



±6,300 SF WAREHOUSE SPACE FOR LEASE

PROPERTY OVERVIEW

- Suite A: $\pm 4,550$ SF
- Suite B: $\pm 1,750$ SF
- Can be leased individually or combined ($\pm 6,300$ SF total)
- 200 Amps
- 14-16' Clear Height
- Sprinklered
- Fenced Yard
- Divisible

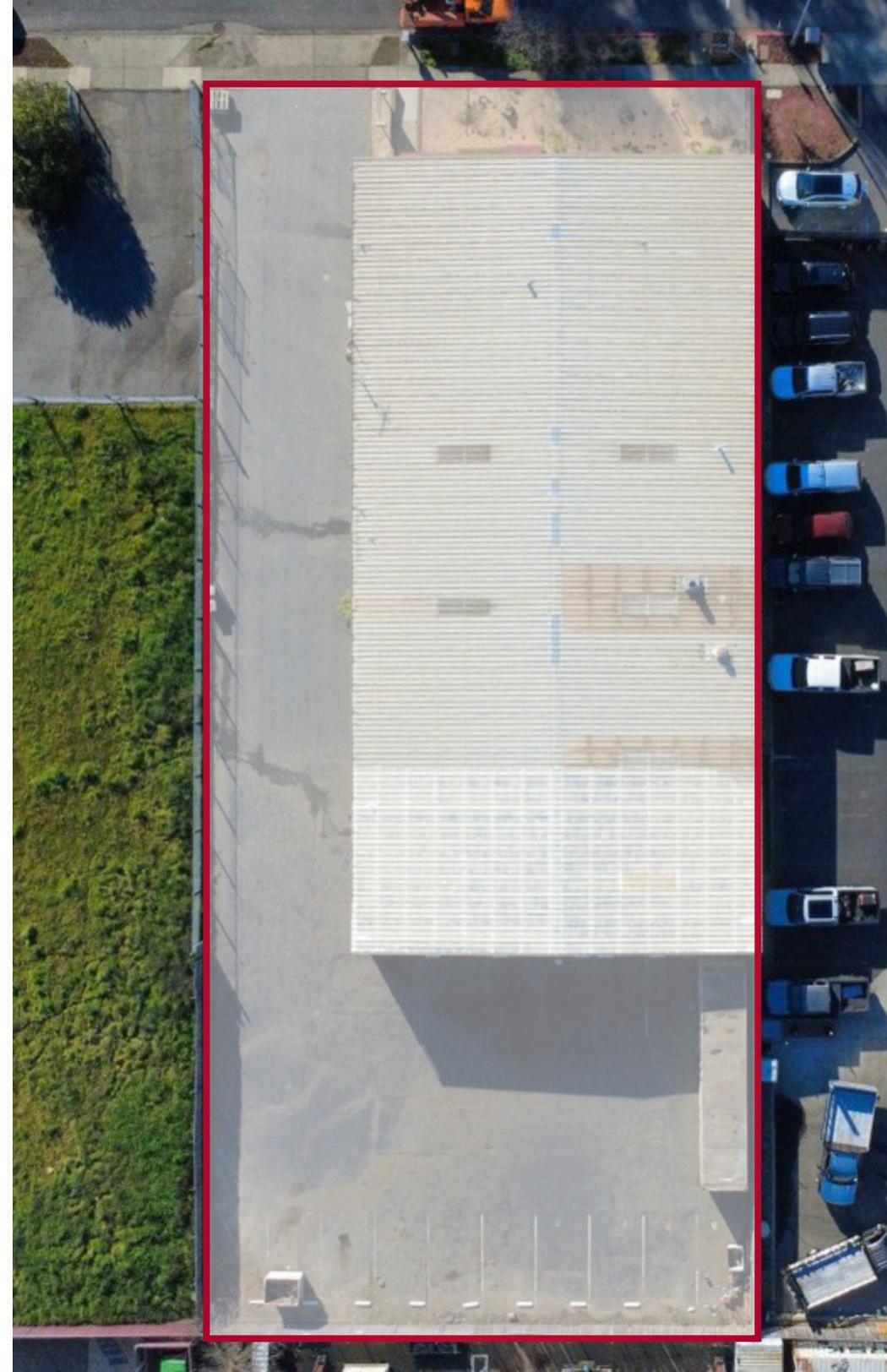
ECONOMIC DATA:

- Lease Rate: Please contact brokers

PRESENTED BY

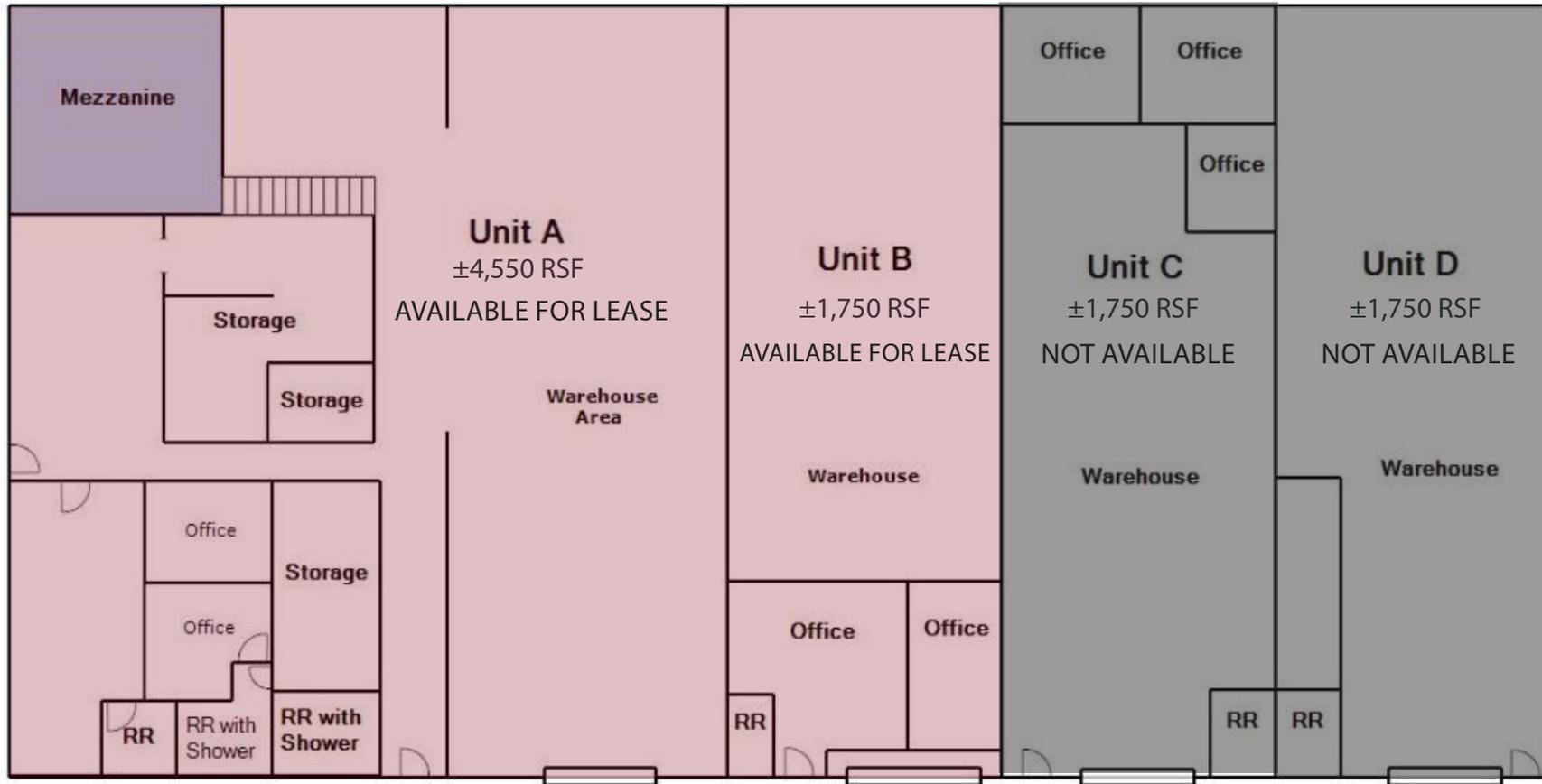
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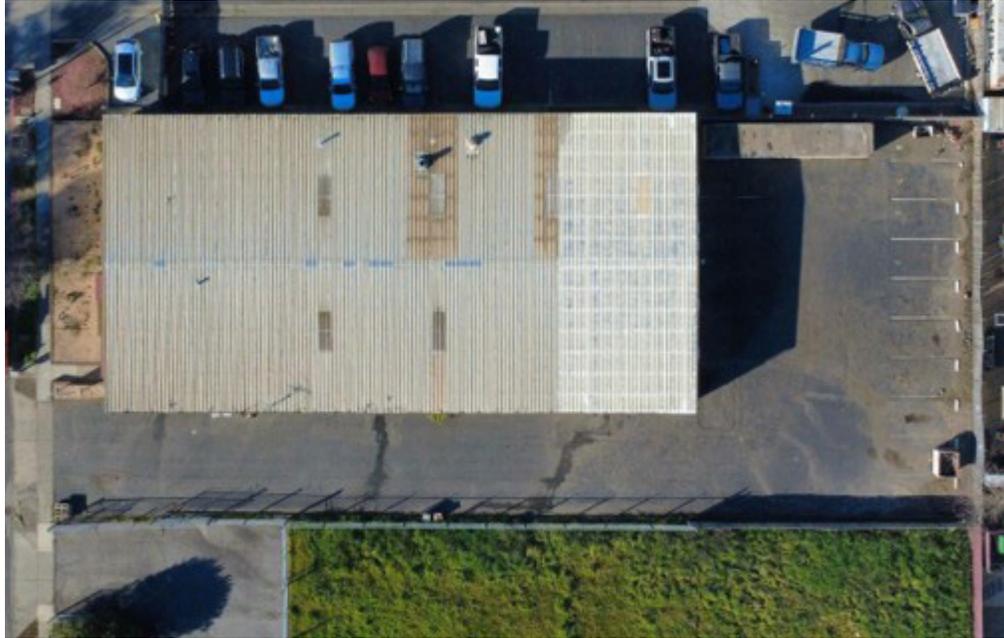


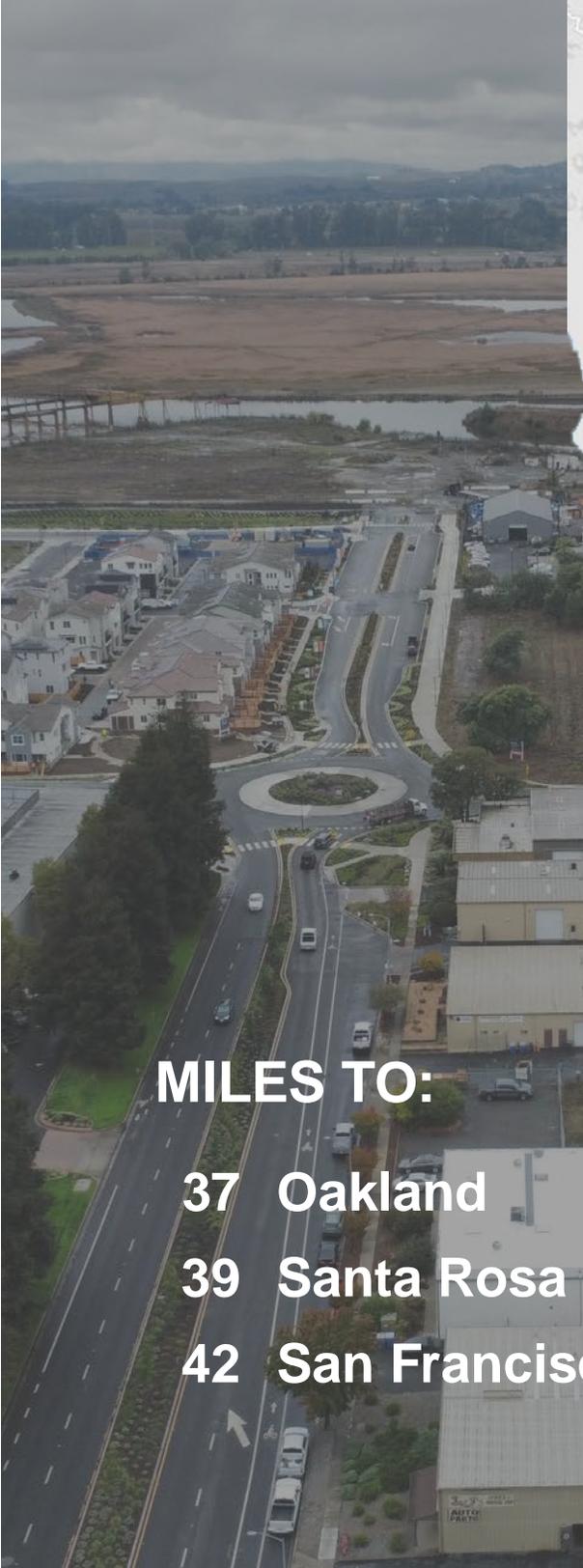
FLOOR PLAN

±1,750 – ±6,300 SF AVAILABLE FOR LEASE
SUITES A & B MAY BE COMBINED



PROPERTY PHOTOS



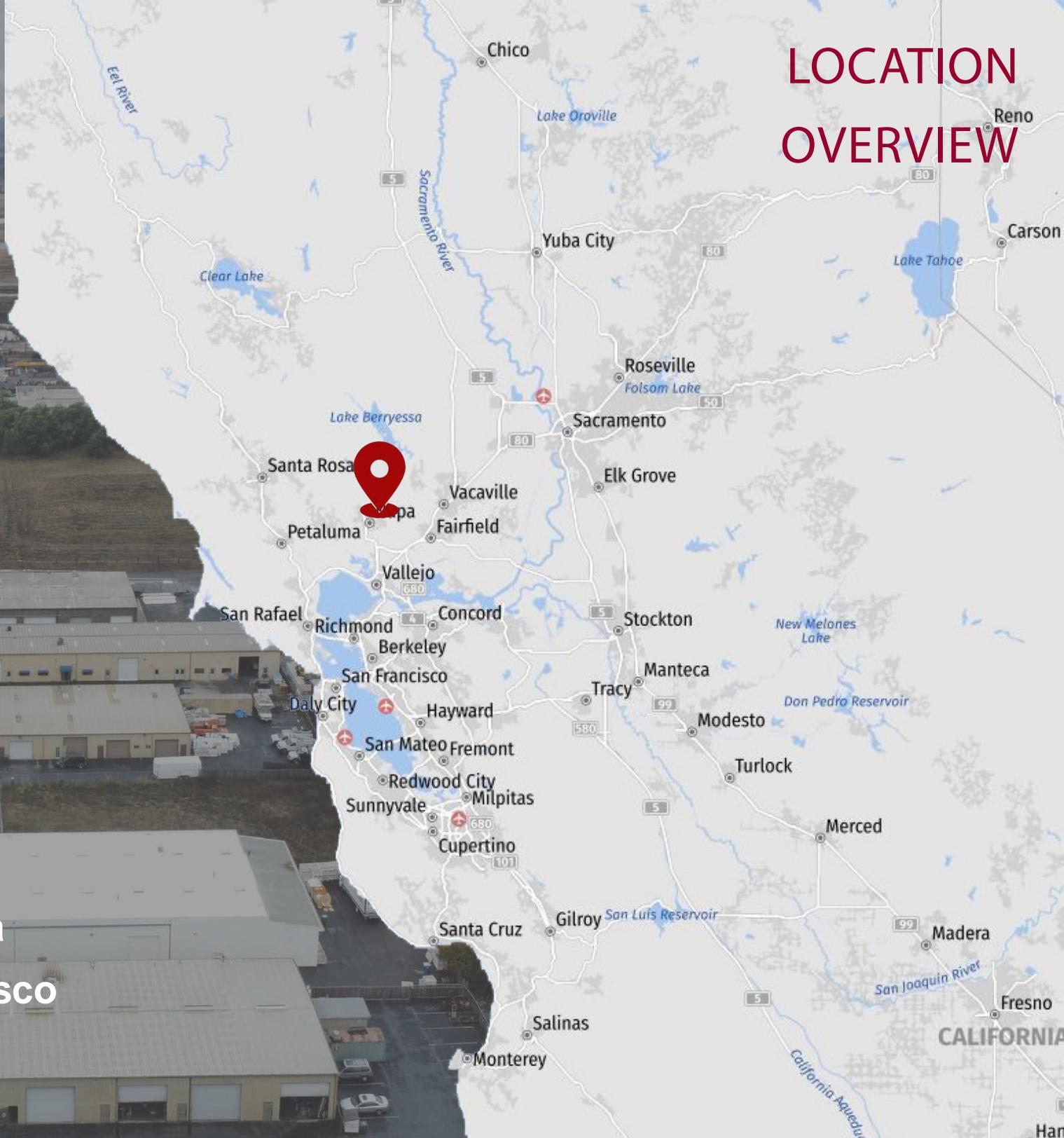


MILES TO:

37 Oakland

39 Santa Rosa

42 San Francisco



**LOCATION
OVERVIEW**

NEARBY AMENITIES

DOWNTOWN
NAPA

978

KAISER BLVD

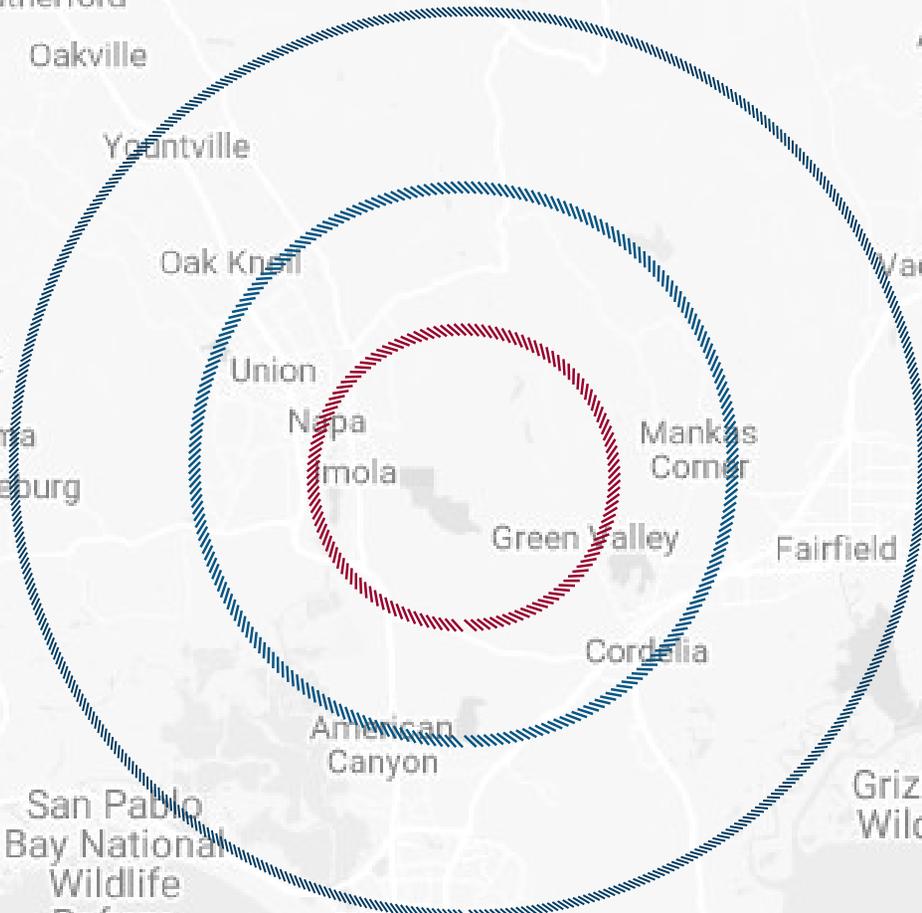
- 6
- 5
- 3
- 4
- 2

DEVELOPMENT

1. **Subject Project** - 978 Kaiser Rd, Napa
2. **Costco Napa** - 154,000 SF warehouse plus fuel open
3. **RiverSound Homes** - about 945 at buildout phases under construction
4. **RiverSound Hotel** - 150 rooms planned
5. **RiverSound Neighborhood Retail** - about 40,000 SF planned
6. **CMC Rebar steel supplier**



LOCAL DEMOGRAPHICS



2
MILES

7,945	Population
\$109,162	Avg. Household Income
2,783	Households
127	Businesses
1,035	Employees

5
MILES

64,755	Population
\$121,795	Avg. Household Income
23,820	Households
2,061	Businesses
23,266	Employees

10
MILES

194,244	Population
\$134,655	Avg. Household Income
68,990	Households
5,797	Businesses
75,047	Employees

SOURCE: LANDVISION

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