

978

KAISER ROAD

NAPA, CALIFORNIA



±9,800 SF WAREHOUSE BUILDING FOR SALE OR LEASE

PROPERTY OVERVIEW

- ±9,800 SF Warehouse Building
- ±2,500 SF Office
- ±0.5 Acres
- 4 Drive-in Doors
- 200 Amps
- 14-16' Clear Height
- Sprinklered
- Fenced Yard
- Divisible

ECONOMIC DATA:

- Sale Price: \$2,700,000 (\$275/SF)
- Lease Rate: \$1.65/SF IG

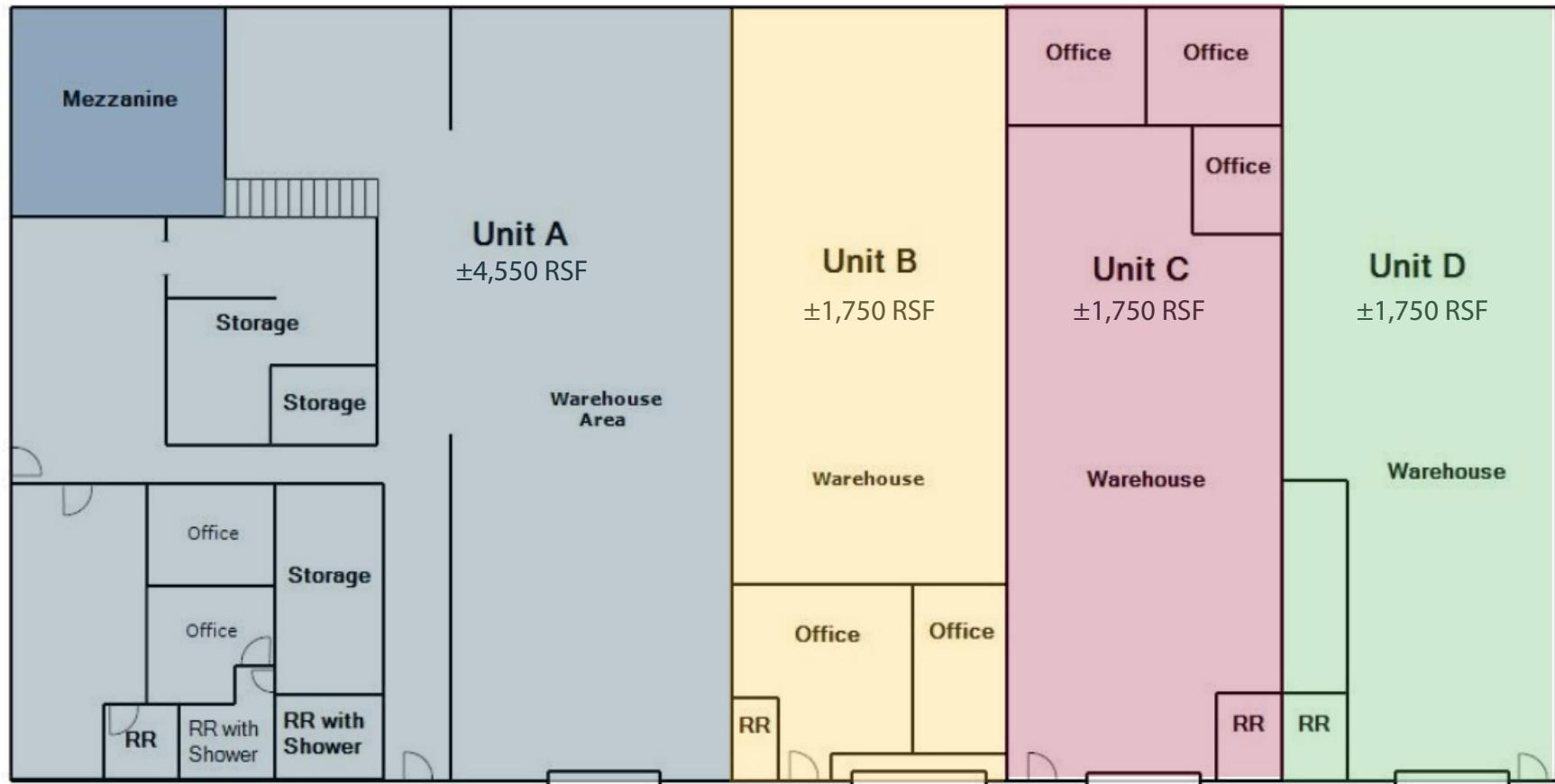
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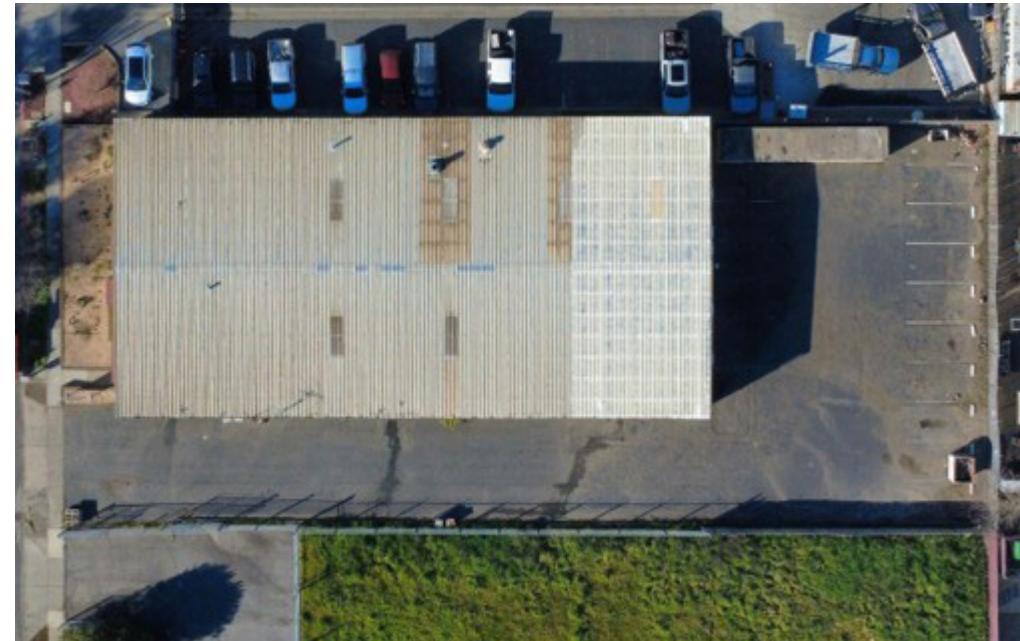
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FLOOR PLAN



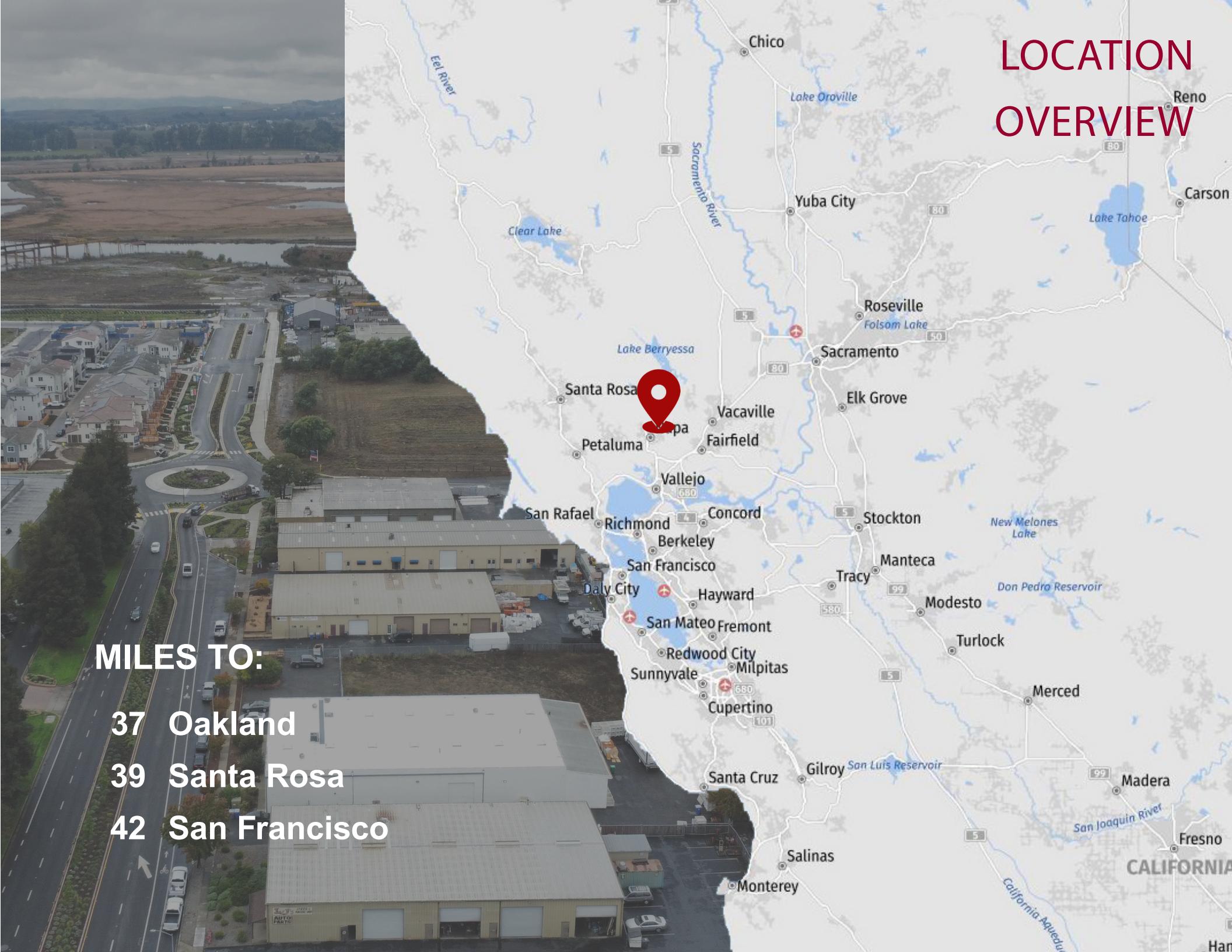
PROPERTY PHOTOS



LOCATION OVERVIEW

MILES TO:

- 37 Oakland
- 39 Santa Rosa
- 42 San Francisco



NEARBY AMENITIES

DOWNTOWN
NAPA



978

KAIser BLVD

6

5

3

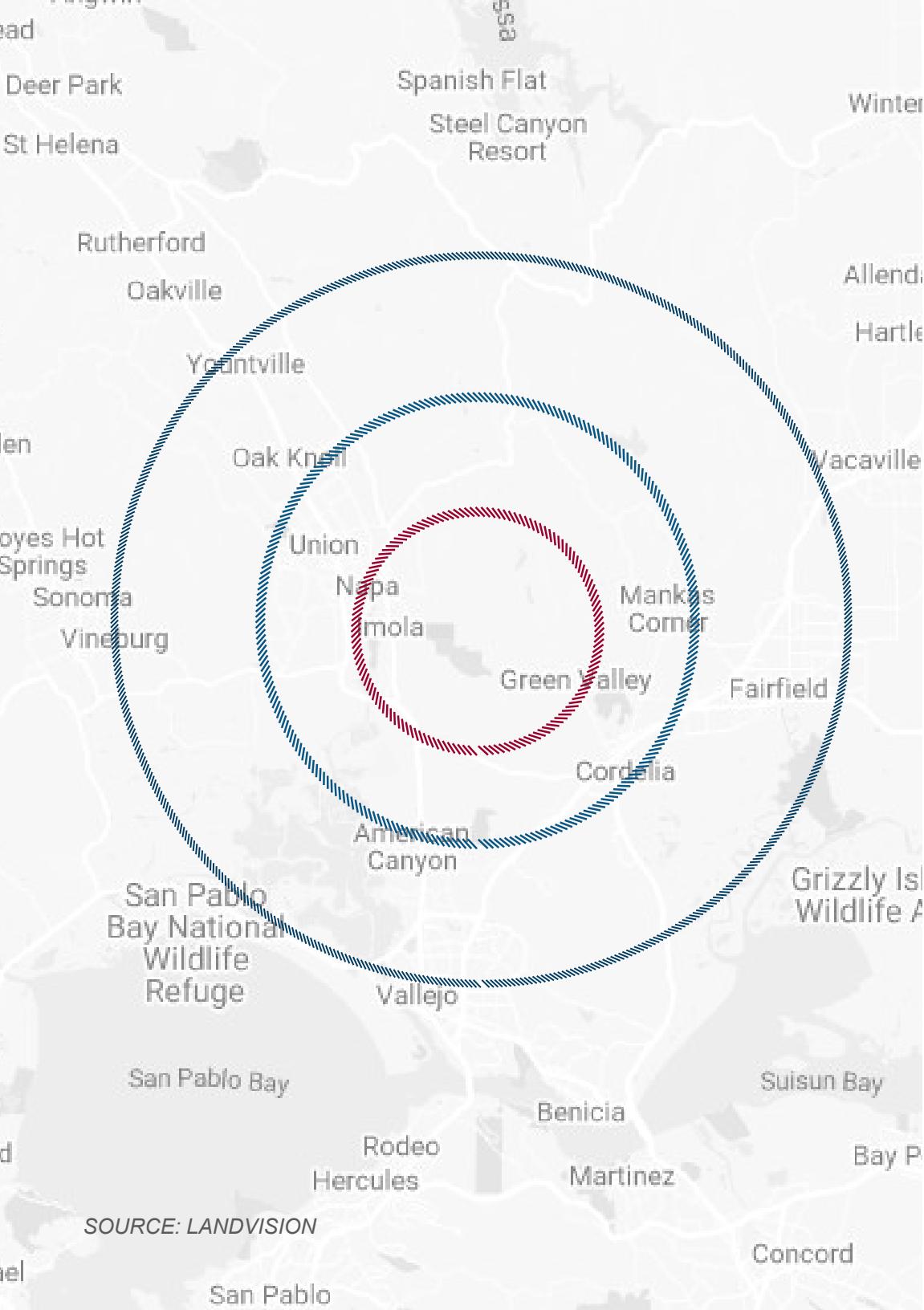
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2

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



SOURCE: LANDVISION

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

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