

# NAPA JUNCTION RETAIL

5055 NAPA JUNCTION RD, AMERICAN CANYON, CA 94503

CAFE'/DELI & SMALL OFFICE/RETAIL AVAILABLE



## PROPERTY DESCRIPTION

Napa Junction Retail allows a broad range of community-serving commercial uses including: Deli, Café, small profession office (financial, real estate, lawyers), and other service uses that compliment the existing businesses.

## LOCATION DESCRIPTION

The Napa Junction Shopping Center is located off Highway 29, in the heart of American Canyon. Shopping center features Walmart, Starbucks, Bank of America, Panda Express, Verizon, AT&T, Northbay Urgent Care, Tractor Supply and many more national tenants.

## SPACES

## LEASE RATE

## SPACE SIZE

5055 Main St Suite 100

\$3.25 SF/month

1,000 SF

5055 Main St Suite 101

Negotiable

530 SF



MICHAEL HOLCOMB

707.294.2944

MHOLCOMB@WREALESTATE.NET

CALDRE #01458995

# NAPA JUNCTION RETAIL

5055 NAPA JUNCTION RD, AMERICAN CANYON, CA 94503

CAFE'/DELI & SMALL OFFICE/RETAIL AVAILABLE



**MICHAEL HOLCOMB**

707.294.2944

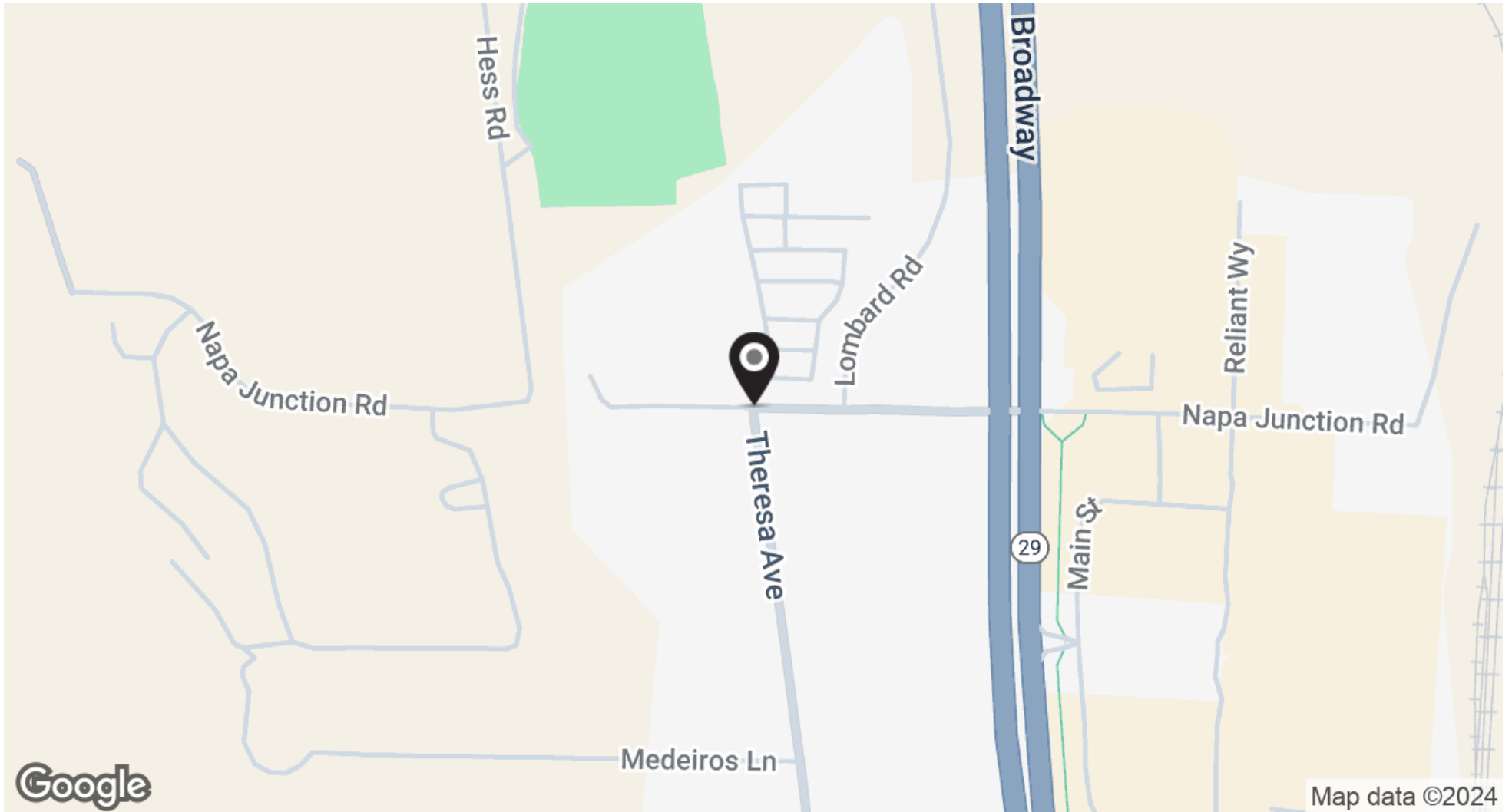
MHOLCOMB@WREALESTATE.NET

CALDRE #01458995

# NAPA JUNCTION RETAIL

5055 NAPA JUNCTION RD, AMERICAN CANYON, CA 94503

CAFE'/DELI & SMALL OFFICE/RETAIL AVAILABLE



**MICHAEL HOLCOMB**

707.294.2944

MHOLCOMB@WREALESTATE.NET

CALDRE #01458995

# NAPA JUNCTION RETAIL

5055 NAPA JUNCTION RD, AMERICAN CANYON, CA 94503

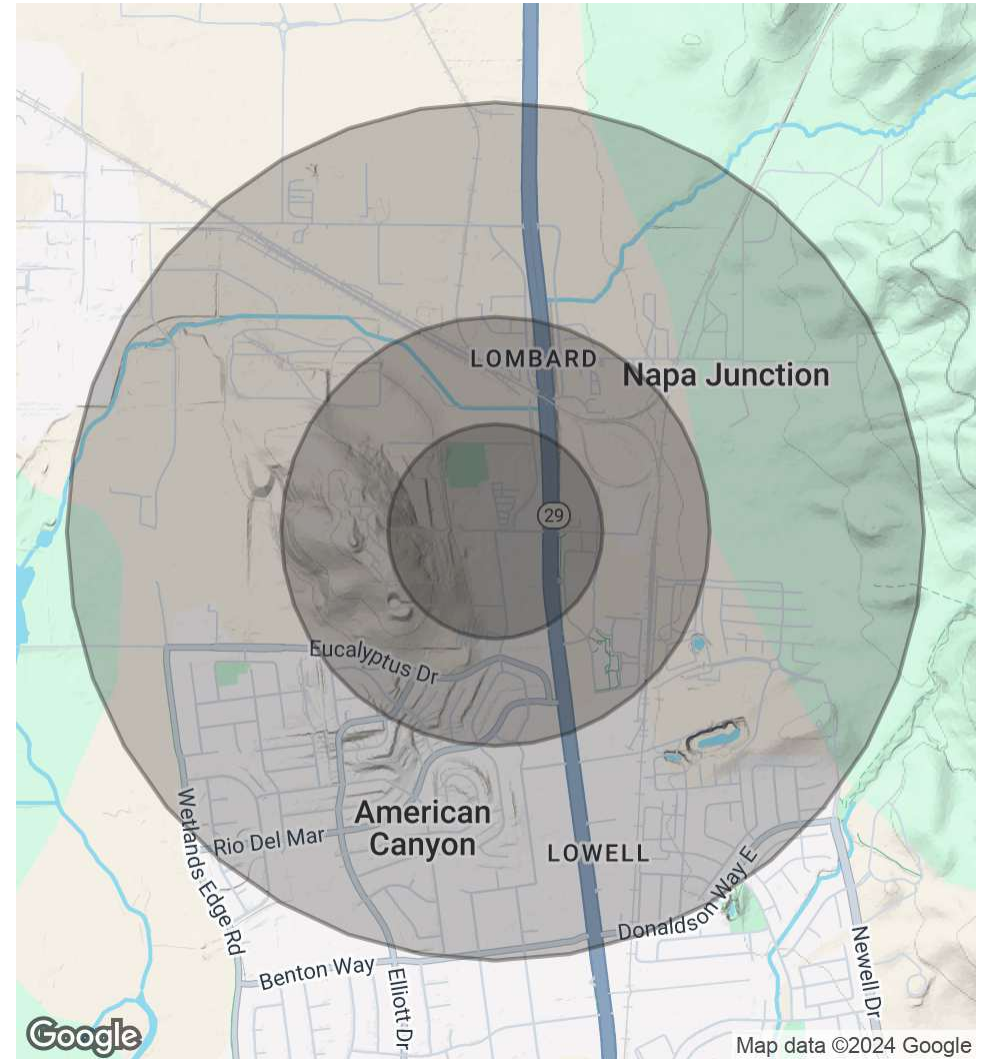
CAFE'/DELI & SMALL OFFICE/RETAIL AVAILABLE

<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	135	1,242	4,900
Average Age	40.2	37.5	36.9
Average Age (Male)	41.9	39.2	38.6
Average Age (Female)	37.1	34.4	33.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	36	324	1,330
# of Persons per HH	3.8	3.8	3.7
Average HH Income	\$136,818	\$122,905	\$116,698
Average House Value	\$654,407	\$566,287	\$526,134

2020 American Community Survey (ACS)



**MICHAEL HOLCOMB**  
 707.294.2944  
 MHOLCOMB@WREALESTATE.NET  
 CALDRE #01458995

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.