



Property Description

Now available for lease: Multiple retail and restaurant spaces in a high-traffic area with exceptional visibility from Imola Avenue. Located in a strong retail corridor, the center is anchored by national tenants including Grocery Outlet, Planet Fitness, and Providence Urgent Care.

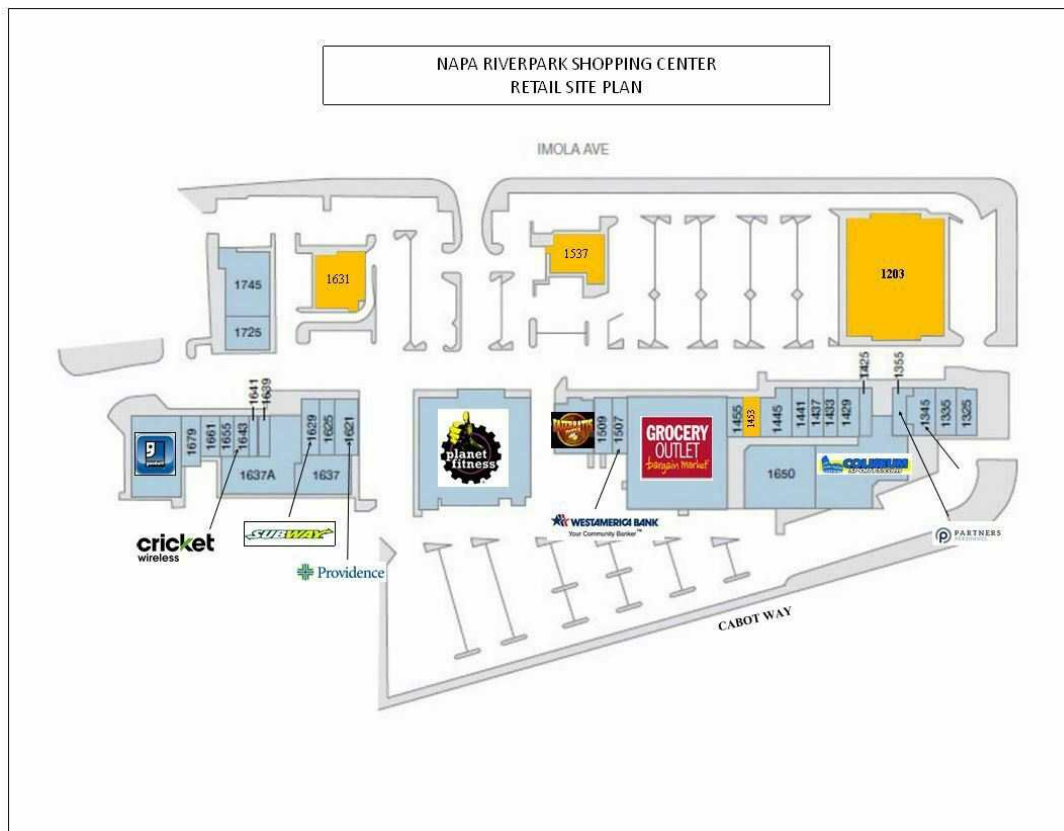
Offering Summary

| | |
|----------------|------------------------------|
| Lease Rate: | \$2.20 - 3.25 SF/month (NNN) |
| Available SF: | 1,015 SF to 17,360 SF |
| Building Size: | 108,655 SF |

Property Highlights

- 1631 Imola- Former Carl's Jr. – Free-standing drive-thru pad, approx. 4,101 SF
- 1537 Imola- Retail Space – Free-standing pad, approx. 4,570 SF
- 1453 Imola- inline restaurant space - Approx. 1,105 SF, no existing hood or grease interceptor
- 1203 Imola - Former Rite Aid – Large format retail, ideal for a variety of uses
- Prime Imola Avenue frontage with excellent signage opportunities
- Generous parking field
- Diverse suite sizes ranging from 1,015 SF to 17,360 SF
- Strong co-tenancy with national and regional anchors





Lease Information

| | | | |
|--------------|-------------------|-------------|--------------------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,015 - 17,360 SF | Lease Rate: | \$2.20 - \$3.25 SF/month |

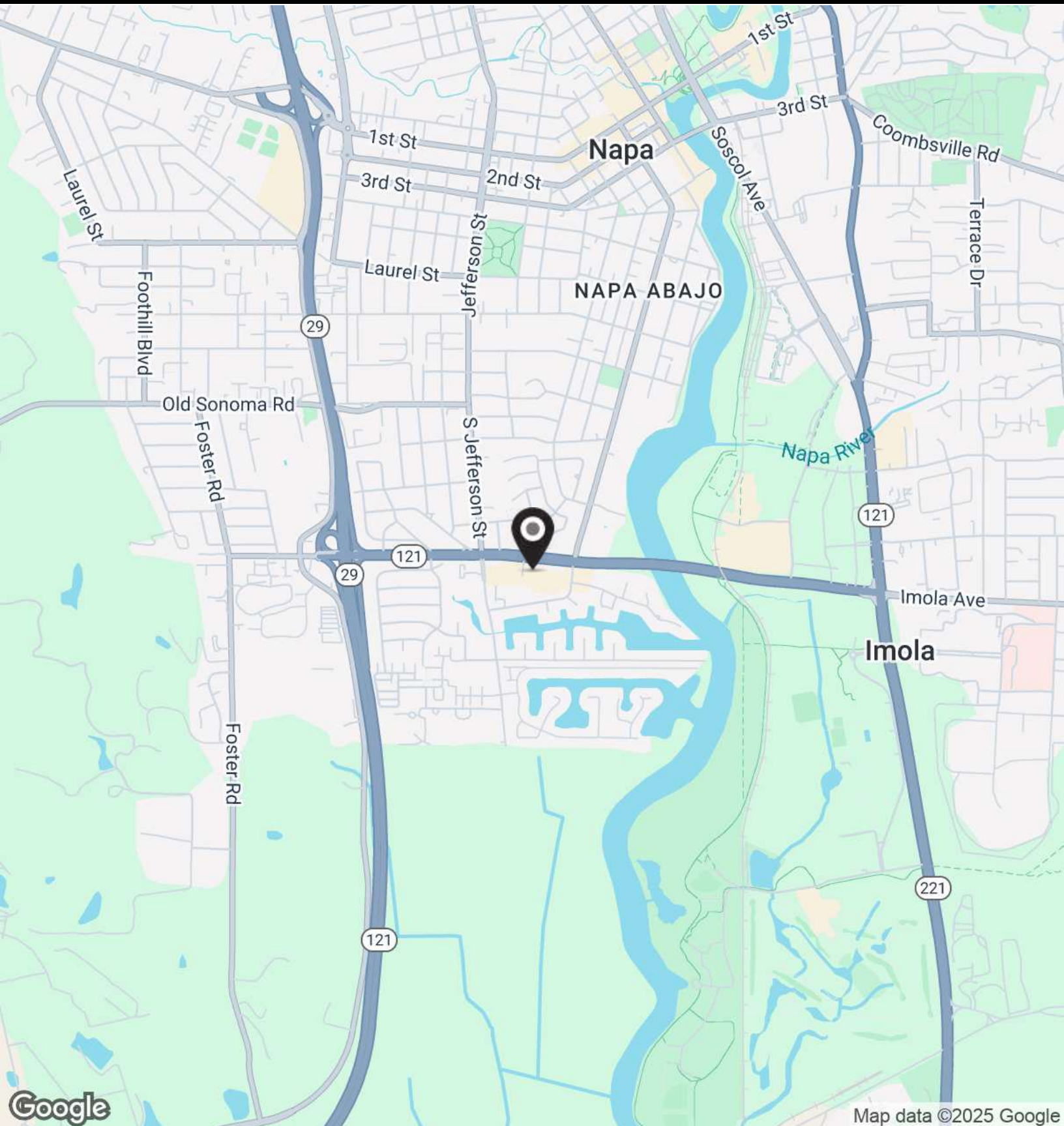
Available Spaces

| Suite | Tenant | Size (SF) | Lease Type | Lease Rate | Description |
|---------------------------|-----------|-----------|------------|------------------|-------------------------------------------------|
| 1537 W Imola Avenue, Napa | Available | 4,570 SF | NNN | \$3.25 SF/month- | |
| 1631 W Imola Avenue | Available | 4,014 SF | NNN | \$3.25 SF/month | Former Carl's Jr restaurant with drive-through. |
| 1453 W Imola Ave | Available | 1,015 SF | NNN | \$3.25 SF/month | restaurant space- no hood or grease interceptor |
| 1203 W Imola | Available | 17,360 SF | NNN | \$2.20 SF/month | Former Rite Aid building |

RIVER PARK CENTER

1203 thru 1745 W. Imola Avenue, Napa, CA 94559

| Unit | Name | Square Feet |
|------|---------------------------------|-------------|
| 650 | Franco Fitness | 7,156 |
| 1203 | VACANT - (formerly Rite Aid) | 17,340 |
| 1325 | Napa Valley Veterinary Hosp | 1,561 |
| 1335 | Clemente's (formerly Dickey's) | 1,619 |
| 1345 | The Grape Escape | 1,897 |
| 1355 | Partners Personnel | 1,300 |
| 1375 | The Coliseum | 9,000 |
| 1425 | Your Style | 900 |
| 1429 | Emmy Lou's restaurant | 1,738 |
| 1433 | River Park Jewelers | 980 |
| 1437 | EyeBrow Hub | 1,214 |
| 1441 | Cigarettes & More | 1,214 |
| 1445 | Wah Sing Chinese restaurant | 2,200 |
| 1453 | VACANT-(former Mo's Hot Dogs) | 1015 |
| 1455 | Wine Country Gold and Silver | 1,050 |
| 1491 | Grocery Outlet #271 | 17,640 |
| 1507 | Westamerica Bank | 2,919 |
| 1517 | Fazerrati's Pizza | 3,360 |
| 1525 | Planet Fitness ² | NAP |
| 1537 | VACANT-(formerly Sweeney's) | 4561 |
| 1621 | Providence Medical Foundation | 3,509 |
| 1629 | Subway #11423 | 1,400 |
| 1631 | VACANT- (formerly Carl's Jr.) | 4014 |
| 1637 | La Mexicana Tortilleria | 1,065 |
| 1637 | El Patron Rotisserie | 1,335 |
| 1639 | Imola Nail Spa | 750 |
| 1641 | Hondumex | 500 |
| 1643 | Cricket Wire less | 1,010 |
| 1655 | Happy's Do nut | 876 |
| 1661 | Coin Washateria | 1,268 |
| 1679 | Stones Sports Bar | 1,426 |
| 1683 | Goodwill Industries | 6,096 |
| 1725 | Valencia Market | 2,050 |
| 1745 | VACANT - (formerly MatressFirm) | 4,692 |
| 34 | Total Occupied | 108,655 |



| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population | 1,303 | 4,950 | 12,740 |
| Average Age | 43 | 43 | 41 |
| Average Age (Male) | 41 | 41 | 39 |
| Average Age (Female) | 45 | 45 | 42 |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-----------|-------------|-------------|
| Total Households | 470 | 1,794 | 4,686 |
| # of Persons per HH | 2.8 | 2.8 | 2.7 |
| Average HH Income | \$124,582 | \$125,940 | \$126,033 |
| Average House Value | \$979,462 | \$1,006,076 | \$1,029,295 |

* Demographic data derived from 2020 ACS - US Census



Population

4,950



Median Home Value

\$1,006,076



Average Household
Income

\$125,940



Average Age

43

