



Haybarn – For Sale

1821 MONTICELLO RD, NAPA, CA 94558

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Property Summary

HAYBARN | NAPA

Property Description

W Commercial is pleased to present the opportunity to acquire a high-quality, one-of-a-kind industrial, office, and showroom building in the heart of Napa Valley. Located at 1821 Monticello Road, this strikingly reimagined property blends contemporary design with creative functionality, offering a versatile environment ideal for production, studio, or hospitality-oriented users.

Set on a ± 1.16 -acre parcel, the building features a steel-clad exterior with crisp architectural lines, dramatic vertical elements, and custom up lighting that accentuate its modern profile. Expansive glass roll-up doors and clerestory windows that flood the interior with natural light, creating a seamless connection between indoor and outdoor spaces.

Inside, the property includes approximately $\pm 1,000$ SF of second-story administrative office space, complete with a conference room, showroom, kitchenette, and three bathrooms. The balance of the building offers flexible, open floor areas suitable for production, warehousing, light manufacturing, or creative industrial uses. The site also includes plentiful parking and a paved, fenced yard, supporting both functionality and convenience.

OFFERING SUMMARY

Sale Price:	\$6,200,000
Price/SF:	\$885.71/SF
Occupancy:	Owner Occupied
Tenancy:	Single
Lot Size:	± 1.16 Acres
Building Size:	$\pm 11,500$ SF
Year Built:	1979
Year Renovated:	2006



Complete Highlights

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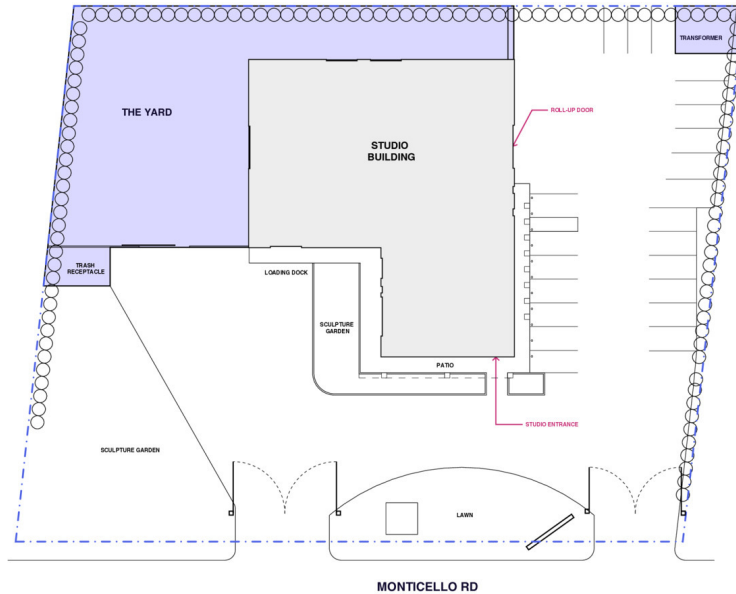


Property Highlights

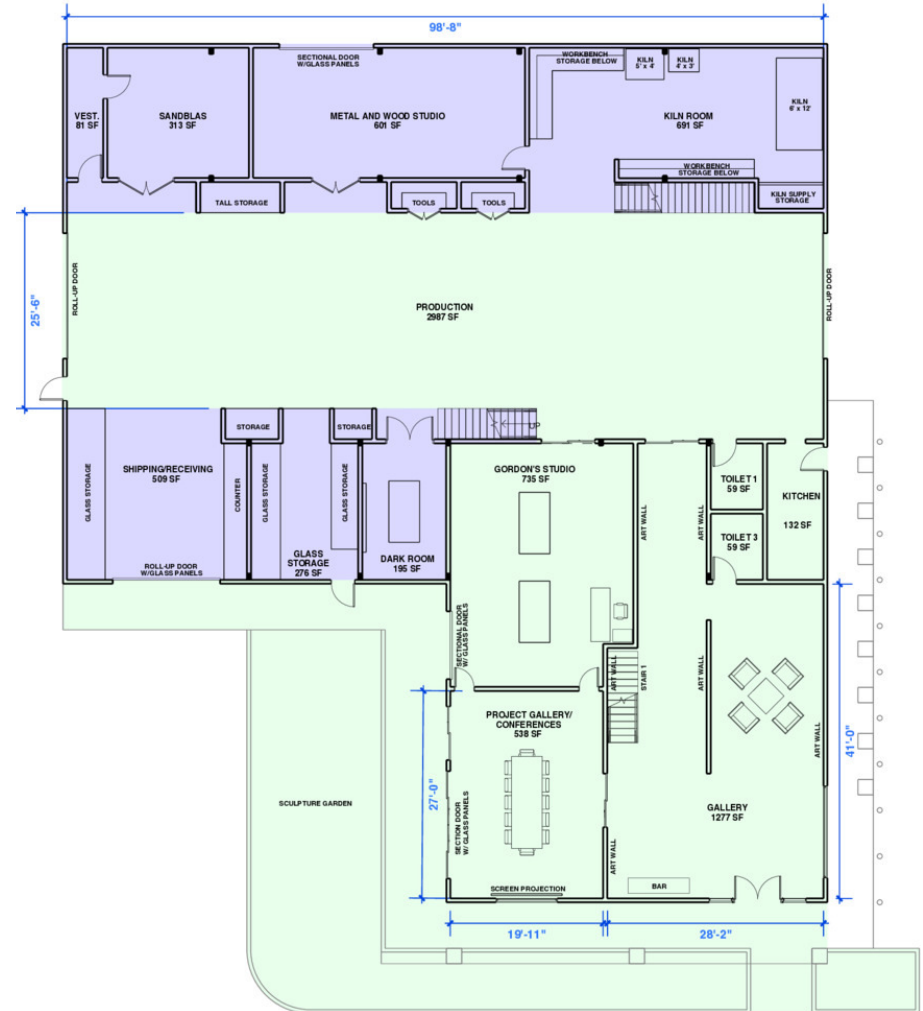
- Location: Neighboring the iconic Silverado Resort
- City water connection
- 25 FT Clear Heights
- 5 Roll Up Doors
- ±1200 sqft loft / storage space
- 3,600 amps, 277/480 V, 3-Phase
- 3 Bathrooms
- Powered Custom Gated Entry
- "Hold & Haul" waste-water System
- 3 Zone HVAC and Fans
- Site is fully fenced with (2) secured and gated entrances. Fully Alarmed
- Galley Kitchen

Property Details & Site Plans

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Property Type	Industrial
Property Subtype	Warehouse/Office/Gallery
APN	049-110-003-000
Building Size	±11,500 SF
Lot Size	±1.16 Acres
Number of Floors	2
Parking Spaces	20
Zoning	CL - Commercial Limited
Land Use:	Industrial
Lot Coverage Limit	20%
Building FAR	0.14





Location Overview

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About Napa

Napa, California, located in the heart of the world-renowned Napa Valley, is a vibrant city that blends small-town charm with global recognition. Famous for its premium wineries and picturesque landscapes, Napa has evolved into a thriving hub for business, commerce, and innovation. Its strategic location—just over an hour from San Francisco and Oakland—offers seamless access to major transportation routes, including Highway 29 and Interstate 80, making it an attractive destination for both regional and national businesses.

The city’s commercial market reflects this dynamic environment, offering a diverse mix of industrial, office, retail, and mixed-use properties. From boutique offices in the downtown core to flexible industrial and warehouse spaces near major transportation corridors, Napa provides opportunities for businesses seeking growth in a community that values quality, sustainability, and accessibility. With a strong tourism-driven economy supporting retail and hospitality, and an increasing demand for professional services and logistics, Napa’s commercial real estate market continues to present promising prospects for investors, entrepreneurs, and business owners alike.

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	83,413	110,288	369,522
Average Age	43	45	42
Average Age (Male)	41	43	41
Average Age (Female)	44	46	43

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	31,085	41,557	129,011
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$140,885	\$147,742	\$134,275
Average House Value	\$936,002	\$982,637	\$760,534



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

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

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.