



520 California Blvd

NAPA, CA 94559

MICHAEL HOLCOMB

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Property Summary

520 CALIFORNIA BLVD | NAPA



Property Description

Positioned in the highly accessible Napa industrial corridor, 520 California Blvd offers ±2,500 square feet of versatile industrial space ideal for a variety of commercial uses. The premises features tall ceilings and a functional layout, including two roll-up doors located at opposite ends of the space—providing efficient flow-through access for loading, unloading, and operations.

The unit includes a small office area for administrative needs, along with two private restrooms for added convenience. Its strategic location allows for easy access to Highway 29 and is just minutes from downtown Napa, making it an ideal choice for businesses seeking both functionality and connectivity.

Zoning: Light Industrial

OFFERING SUMMARY

Lease Rate:	\$1.85 SF/month (MG)
Available SF:	2,500 SF
Lot Size:	57,202 SF
Building Size:	25,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	486	2,268	7,038
Total Population	1,389	6,766	19,679
Average HH Income	\$134,487	\$123,908	\$123,501





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.



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