

**W**  
COMMERCIAL

CANYON CORNER RETAIL / OFFICE SPACE  
FOR LEASE

110 W AMERICAN CANYON RD, AMERICAN CANYON, CA 94503

1700 SOSCOL AVE  
STE 3  
NAPA, CA 94559  
WCOMMERCIALRE.COM

**Goodwill**

**MICHAEL HOLCOMB**

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CALDRE #01458995



# CANYON CORNER

110 W AMERICAN CANYON RD, AMERICAN CANYON, CA 94503

OFFICE BUILDING FOR LEASE



## PROPERTY DESCRIPTION

Canyon Corner shopping Plaza consisting of +/- 48,000/Sf of commercial space with a tenants mix of restaurants, personal service, medical, fitness and more. Available space ranges from 1309/Sf - 5259/Sf

## LOCATION DESCRIPTION

Located on two of American Canyon's most travelled roads, American Canyon Rd and Highway 29, Canyon Corners is one of five shopping plaza's in Napa Valley's gateway city.

## SPACES

	LEASE RATE	SPACE SIZE
110 W American Canyon Rd Suite L1	\$3.75 SF/month	1,327 SF
110 W American Canyon Rd Suite L2	\$3.75 SF/month	1,314 SF
110 W American Canyon Rd Suite L3	\$3.75 SF/month	1,309 SF
110 W American Canyon Rd Suite L4	\$3.75 SF/month	1,309 SF
110 W American Canyon Suite L1 - L4	\$3.75 SF/month	5,259 SF

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	4,873	38,267	88,420
Total Population	18,168	109,002	244,954
Average HH Income	\$116,611	\$89,213	\$101,169



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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	±1,309 - ±5,259 SF	Lease Rate:	\$3.25 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
110 W American Canyon Rd Suite L1	Available	1,327 SF	Modified Gross	\$3.75 SF/month	-
110 W American Canyon Rd Suite L2	Available	1,314 SF	Modified Gross	\$3.75 SF/month	-
110 W American Canyon Rd Suite L3	Available	1,309 SF	Modified Gross	\$3.75 SF/month	-
110 W American Canyon Rd Suite L4	Available	1,309 SF	Modified Gross	\$3.75 SF/month	-
110 W American Canyon Suite L1 - L4	Available	5,259 SF	Modified Gross	\$3.75 SF/month	-



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