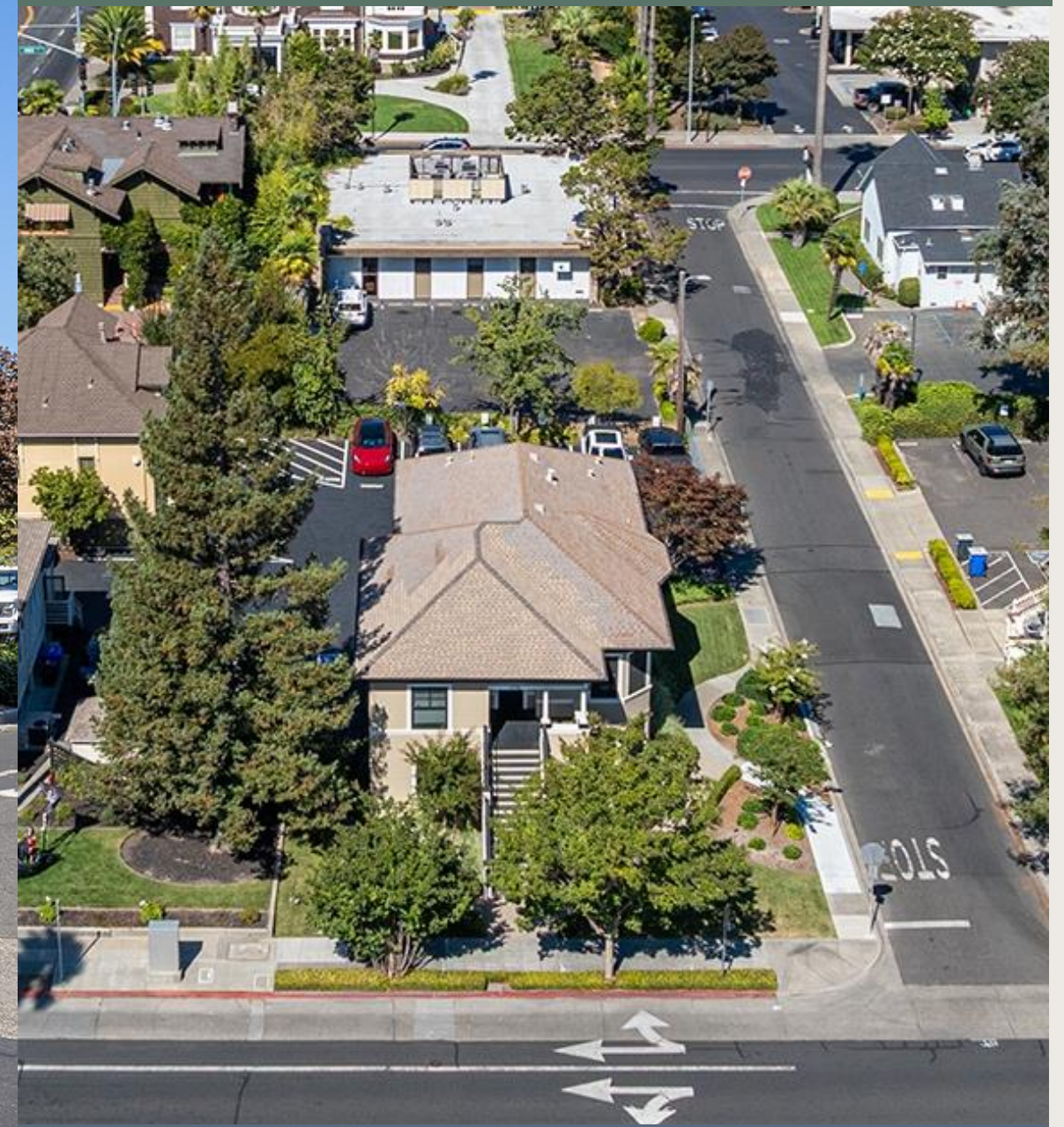


THE 2ND STREET OFFICES



OFFERING MEMORANDUM



**OWNER USER OPPORTUNITY OR VALUE ADD
INVESTMENT OFFICE PROPERTY**

**1778 2ND ST
NAPA, CALIFORNIA, 94559**

W
COMMERCIAL

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.

THE 2ND STREET OFFICES



1778 2ND ST
NAPA, CALIFORNIA, 94559

PRESENTED BY

Michael Holcomb

Broker/Owner

C 707.332.2654 O 707.294.2994

Mholcomb@wrealestate.net

W Commercial Napa

1700 Soscol Avenue, Suite 3, Napa CA 94559

Patrick Gleeson

Senior Managing Director

C 707.235.5766 O 707.226.2661

Pgleeson@wrealestate.net

W Commercial Napa

1700 Soscol Avenue, Suite 3, Napa CA 94559

Nick Davino

Senior Advisor

C 707.815.0013 O 707.294.2994

nickdavino@wrealestate.net

W Commercial Napa

1700 Soscol Avenue, Suite 3, Napa CA 94559



An aerial photograph of a suburban neighborhood. In the foreground, there are several large, modern buildings with flat roofs, likely commercial or institutional. The surrounding area is filled with smaller residential houses, many with gabled roofs and lawns. There are numerous trees scattered throughout the landscape. In the background, a wide river or lake is visible, followed by rolling hills under a clear sky. A large, semi-transparent white rectangular box is overlaid on the upper portion of the image, containing the title and table of contents text.

TABLE OF CONTENTS

01. Executive Summary

02. Property Profile

03. Area Overview

An aerial photograph of a suburban neighborhood. The scene shows a street intersection with traffic lights. Several houses with brown and grey roofs are visible, along with numerous green trees. A large, light-colored building with a flat roof is in the lower right. The overall atmosphere is bright and sunny.

01

EXECUTIVE SUMMARY



THE OFFERING

W Commercial is please to present The Second Street Offices, an opportunity for an owner-user or investor to acquire a historic office building at the highly visible corner of 2nd Street and Jefferson Street in downtown Napa. The property blends timeless character with functionality, featuring a wheelchair elevator, multiple entrances, and flexible office layouts that suit a range of professional uses.

Golden State Lumber, who currently occupies the entire second floor has completed significant interior renovations to their space over the past decade. Golden State will vacate upon close of escrow. The ground floor is occupied by two tenants on month-to-month leases, offering an immediate opportunity for an owner-user to establish their business in a premier location or for an investor to reposition and lease up the space at market rents.

With office leasing demand steadily returning to downtown Napa, the 2nd Street Offices stand as an attractive value-add or owner user play. The property's prime location at a busy intersection ensures excellent visibility and accessibility, while the historic character adds charm and long-term appeal. This is an outstanding chance to secure a generational asset in the heart of Napa's thriving downtown.

EXECUTIVE SUMMARY

SALE PRICE	\$2,300,000
PRICE/SF	\$678.47/SF
TENANCY	Multi
BUILDING SQFT	3,390 SF
LAND AREA	7,869 SF
YEAR BUILT	1885
YEAR RENOVATED	2008
APN	003-193-004-000
ZONING	DN – DOWNTOWN NEIGHBORHOOD DISTRICT
OPPORTUNITY ZONE	YES

1778 2ND ST, NAPA, CALIFORNIA, 94559

LINKS TO PROPERTY LOCATION: [GOOGLE MAPS](#) - [STREET VIEW](#)





INVESTMENT HIGHLIGHTS

Premier Downtown Location

Highly visible two-story office building positioned in the heart of downtown Napa, surrounded by amenities, restaurants, and services..

Owner-User or Investment Flexibility

Ideal for an owner-occupant seeking a flagship location, with the ability to generate income from additional tenants.

1778 2ND ST, NAPA, CALIFORNIA, 94559

LINKS TO PROPERTY LOCATION: [GOOGLE MAPS](#) - [STREET VIEW](#)



INVESTMENT HIGHLIGHTS CONT.

Renovated & Updated Suites

Well-maintained office spaces with modern improvements alongside functional features.

Historic Charm

Classic architecture offering unique character and long-term appeal.

ADA Compliant

The building is fully ADA compliant, offering a wheelchair lift that provides access to the second floor

Corner Visibility & Accessibility

Excellent exposure and easy access at a prominent downtown intersection.





02

AREA OVERVIEW

COLLEGE ST

FIRST ST

SECOND ST

JEFFERSON ST



03

MARKET HIGHLIGHTS



NAPA OVERVIEW

Known worldwide as the heart of California's Wine Country, Napa combines a rich agricultural heritage with a thriving tourism and hospitality economy. The region attracts millions of visitors annually, drawn by its wineries, culinary scene, and scenic landscapes. Beyond tourism, Napa offers strong fundamentals for retail and commercial investment, with limited inventory, high barriers to entry, and sustained demand from both residents and global visitors.

A historic yet evolving market, Napa continues to see investment in luxury hotels, restaurants, and lifestyle amenities that complement its wine industry. With proximity to the Bay Area and easy access from San Francisco, Sacramento, and international airports, Napa is well positioned as both a world-class destination and a stable long-term investment environment.

Napa is home to approximately 79,000 residents within the city and 139,000 across the county, with a median household income of about \$104,000—well above the state average. The region welcomes over 3.8 million visitors annually, generating more than \$2 billion in spending, while its workforce is supported by strong hospitality, healthcare, agriculture, and professional service sectors.

THE 2ND STREET OFFICES



1778 2ND ST
NAPA, CALIFORNIA, 94559

PRESENTED BY

Michael Holcomb

Broker/Owner

C 707.332.2654 O 707.294.2994

Mholcomb@wrealestate.net

W Commercial Napa

1700 Soscol Avenue, Suite 3, Napa CA 94559

Patrick Gleeson

Senior Managing Director

C 707.235.5766 O 707.226.2661

Pgleeson@wrealestate.net

W Commercial Napa

1700 Soscol Avenue, Suite 3, Napa CA 94559

Nick Davino

Senior Advisor

C 707.815.0013 O 707.294.2994

nickdavino@wrealestate.net

W Commercial Napa

1700 Soscol Avenue, Suite 3, Napa CA 94559

