

FOR SALE

OFFERING MEMORANDUM

OFFICE BUILDING



**CENTURY 21
COMMERCIAL®**

Select Real Estate

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REALTOR® CALDRE #02060245

01

PROPERTY SUMMARY



- ✓ Property Name: Napa Auto Care Center
- ✓ Address: 609 7th St, Williams, CA 95987
- ✓ Property Type: Office/retail
- ✓ Total Square Footage: 6,169
- ✓ Lot Size: 14,810
- ✓ Year Built/Renovated: 2005
- ✓ Parcel #: 005141011000
- ✓ Listing ID: SN222230389
- ✓ Zoning: Commercial Services
- ✓ County: Williams CA

02

INVESTMENT OVERVIEW

This offering presents a unique opportunity to invest in a prime asset located in the heart of the city, an area experiencing rapid economic growth and increasing demand for commercial real estate.



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INVESTMENT HIGHLIGHTS

- ✓ Machinery and equipment
- ✓ Strategic access points

This offering represents a rare chance to acquire a high-quality asset in a thriving market, with strong growth potential and a secure income stream.



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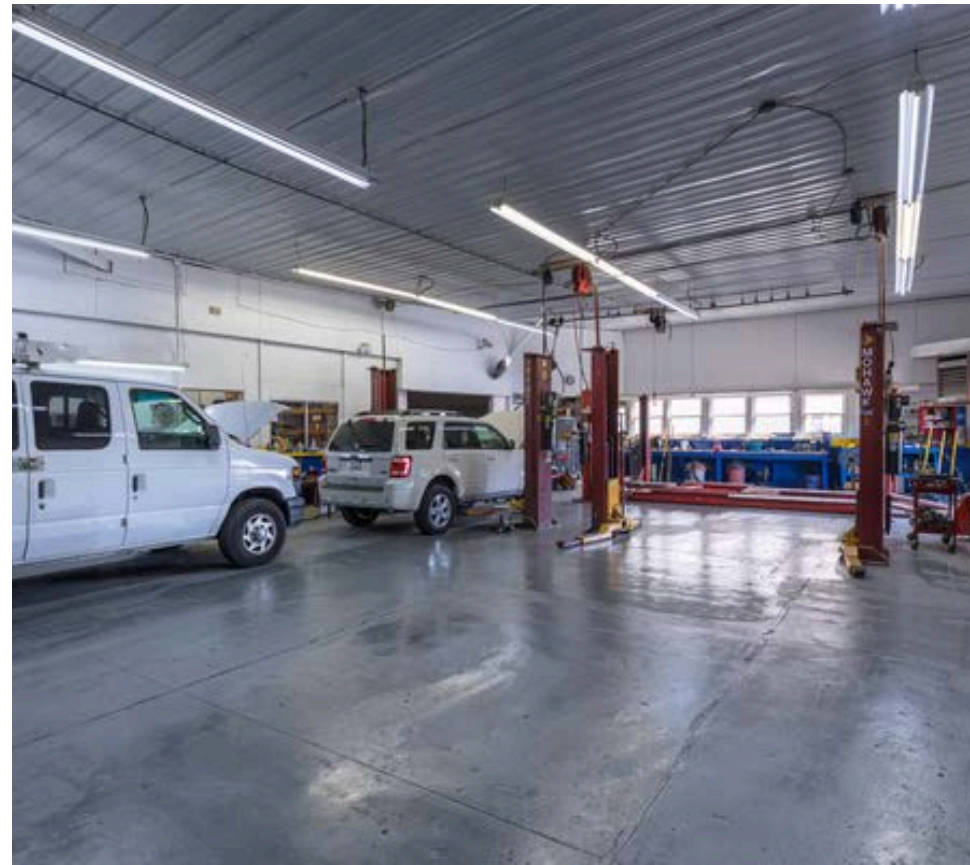
PHOTOS



05

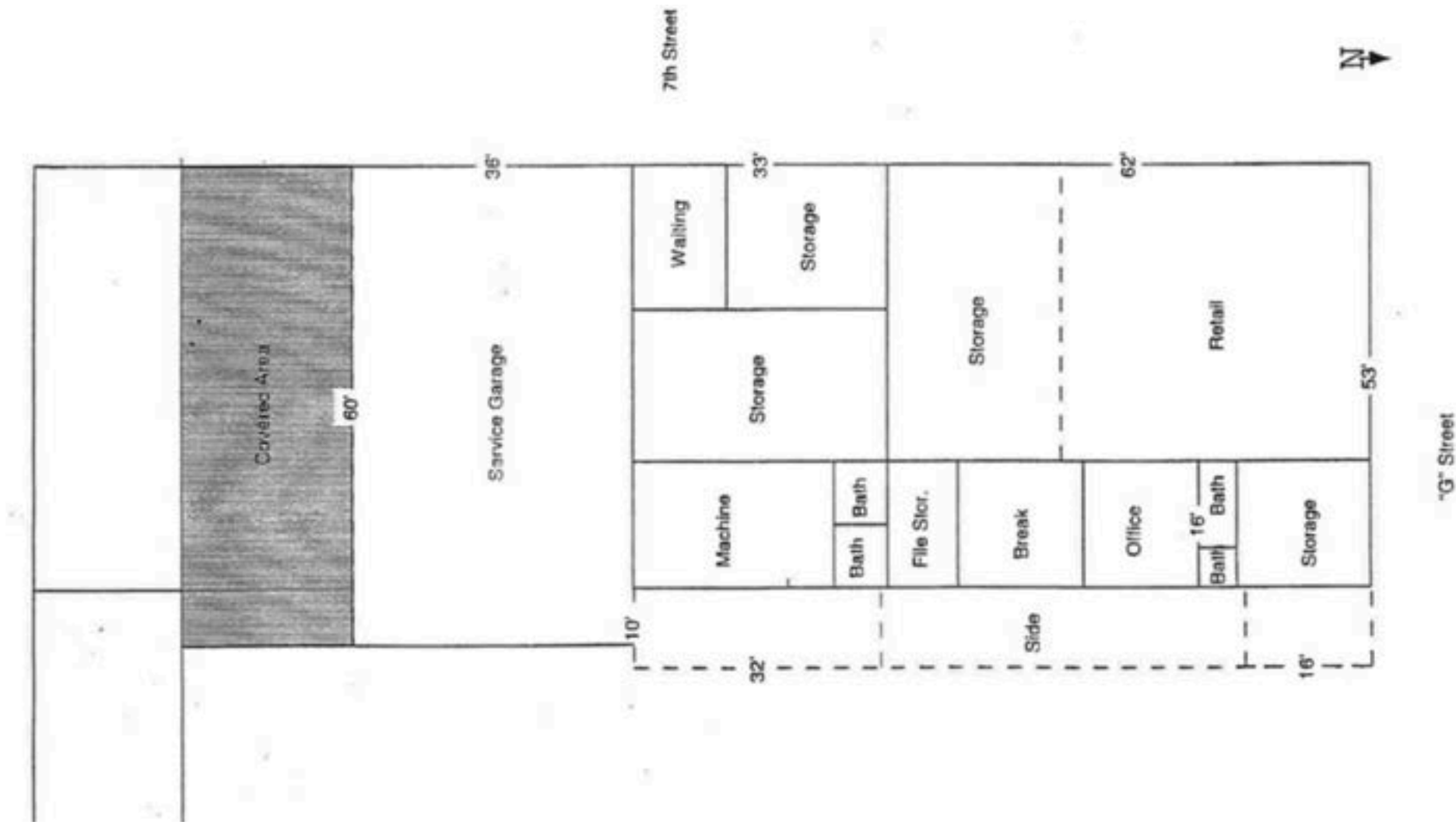
FINANCIAL OVERVIEW

The business has the appropriate machinery and equipment to start operating once acquired, its strategic location and access points potentiate its positioning.



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FLOOR PLANS



07

PHOTOS



08

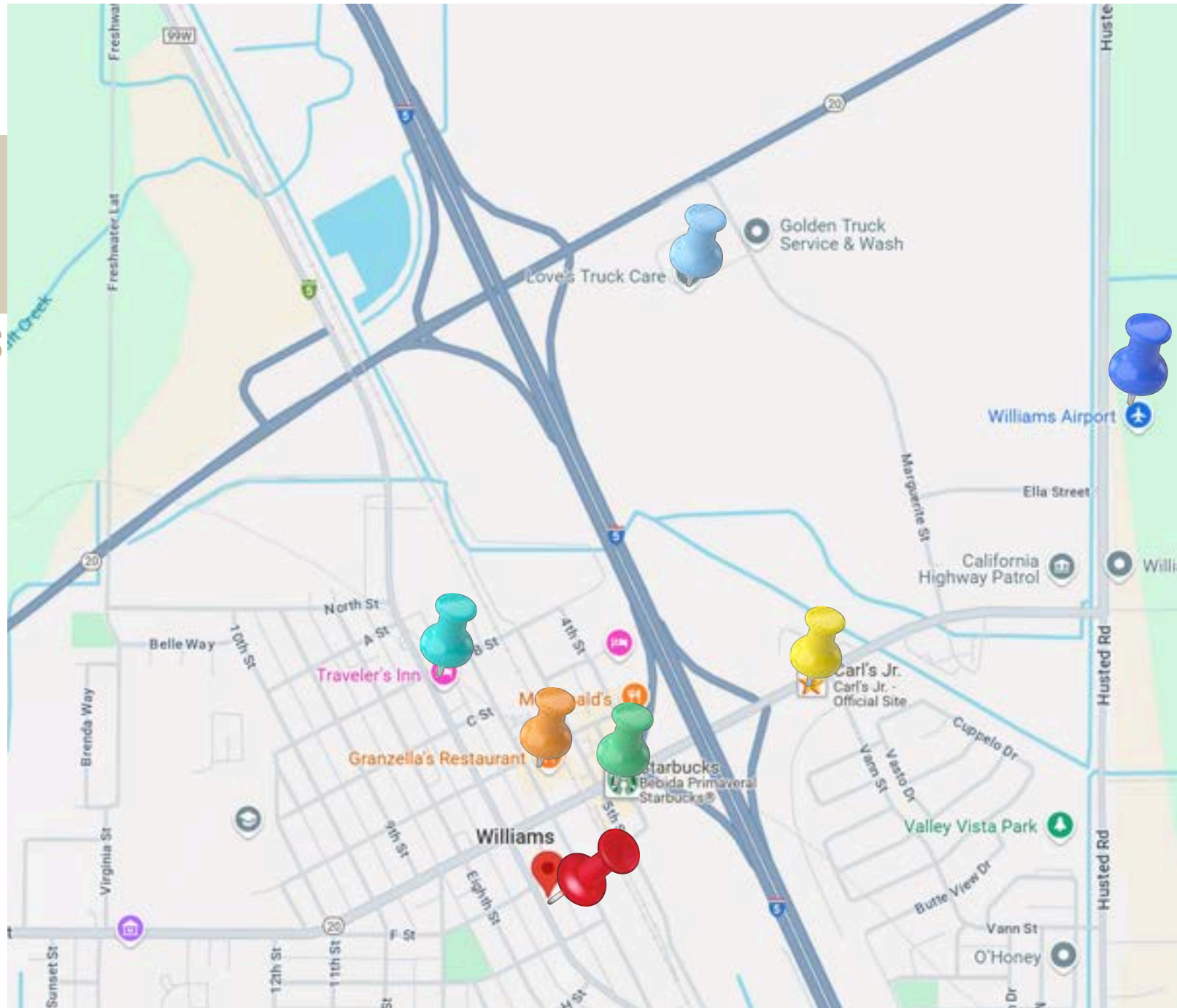
PHOTOS



09

NEARBY AMENITIES

- Granzella's Restaurant
- Starbucks
- Bar ALE
- Williams airport
- Arby's
- Gas Station
- Traveler's Inn
- Granzella's Inn



- **Population: Approximately:** 1,069 people per square mile, which is higher than the national average of 91
- **Median Age:** 30.5 years. The median age for males is 32.7 years, and for females, it is 28.4 years.
- **Household Income:** The median household income in Williams was \$93,138 in 2023.
- **Population Growth Rate:** Williams has a 2025 population of 5,665. Williams is currently growing at a rate of 0.43% annually.

Is Williams Family Friendly?

A family-friendly city like Williams can place a strong emphasis on the well-being and requirements of families, establishing an atmosphere where children flourish, parents receive ample support and families collectively enjoy a superior quality of life. These cities are renowned for nurturing a tight-knit community, where neighbors actively support and watch out for each other. Additionally, they often feature outstanding educational opportunities, including top-tier schools, well-equipped libraries and diverse extracurricular activities. Access to quality education is indispensable for the holistic development and future achievements of children. By prioritizing the welfare of its inhabitants, such cities evolve into dynamic and resilient communities where families can genuinely thrive. In Williams, 75% of families have children under the age of 18, and 56% of residents aged over 15 are married. These demographic characteristics position this locality to fully reap the rewards of being a family-friendly area.





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