



1830-1834 Soscol Avenue

NAPA, CA 94559

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Property Summary

1830-1834 SOSCOL AVENUE | NAPA



Location Description

1830-1832 Soscol Ave is located in Central Napa, approximately 1/2 mile from Downtown Napa, offering excellent accessibility and visibility. The property features Soscol Avenue frontage with convenient access from Highway 29 and Silverado Trail via Lincoln Avenue, making it easily reachable for both local and regional traffic.

The site is surrounded by a strong mix of established retail, automotive, and service-oriented businesses along the Soscol corridor, contributing to consistent daily traffic and a well-established commercial environment. The building itself supports a mixed-use configuration, accommodating small to medium-sized office users and flex space, making it well-suited for a variety of professional, service, and light commercial tenants.

Property Description

Lease terms are negotiable on a full-service gross lease. The property is zoned Community Commercial (CC), allowing for a wide range of retail and commercial uses. Ideal uses include professional and administrative offices, business services, health services, chiropractic and physical therapy practices, as well as select retail.

All second-floor suites are designed for small office users and benefit from shared common areas, including restrooms, a reception area, and elevator access.

SPACES

1832 Soscol Ave Suite 109

LEASE RATE

\$2.50 SF/month

SPACE SIZE

950 SF



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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About Napa

Napa is a vibrant and well-established community at the heart of Northern California's renowned wine country. Known for its strong sense of local identity, Napa blends small-town character with a diverse and growing population that supports local businesses, professional services, and year round economic activity.

Tourism is a major economic driver, attracting millions of visitors annually for world-class wineries, restaurants, hotels, and cultural experiences. This steady visitor presence supports a wide range of hospitality, retail, and service-oriented businesses while also strengthening the broader local economy.

Beyond tourism, Napa maintains a balanced economic base that includes healthcare, education, professional services, light industrial, and agricultural support industries. Continued public and private investment in infrastructure, mixed-use development, and business-friendly initiatives has contributed to Napa's long-term stability and appeal. With its proximity to the greater Bay Area and high quality of life, Napa offers an attractive environment for businesses seeking both community connection and sustained economic opportunity.

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	14,094	53,063	75,052
Average Age	40.4	37.9	40.0
Average Age (Male)	40.4	36.7	38.7
Average Age (Female)	39.7	38.2	40.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,052	20,443	29,179
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$95,462	\$95,707	\$103,545
Average House Value	\$618,794	\$628,918	\$663,202

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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