

# FOR SALE OR LEASE

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Signalized Stand-Alone Corner Retail

3199 Jefferson St | Napa, CA

**NAI**Northgate

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## PROPERTY SUMMARY



AVAILABLE SPACE  
± 6,208 SF



LEASE TERMS  
Negotiable



LEASE TYPE  
NNN



## HIGHLIGHTS

- 3199 Jefferson Street is a rare stand-alone building opportunity located in Napa, CA.
- Building is equipped with one (1) grade level door, retail sales area and warehouse space.
- Formerly a paint store, excellent potential for restaurant use.
- Excellent ingress and egress including reciprocal access with adjacent parcels.
- The high visibility location is in the Jefferson Street retail corridor with 30K ADT.
- Area Co-Tenants include Safeway, Whole Foods, Ross, Petco, Target, Dollar Tree, Walgreens, CVS, Orchard Supply Hardware, Benjamin Moore/Dunn Edwards Paints, Trader Joes + more

## PROPERTY OVERVIEW

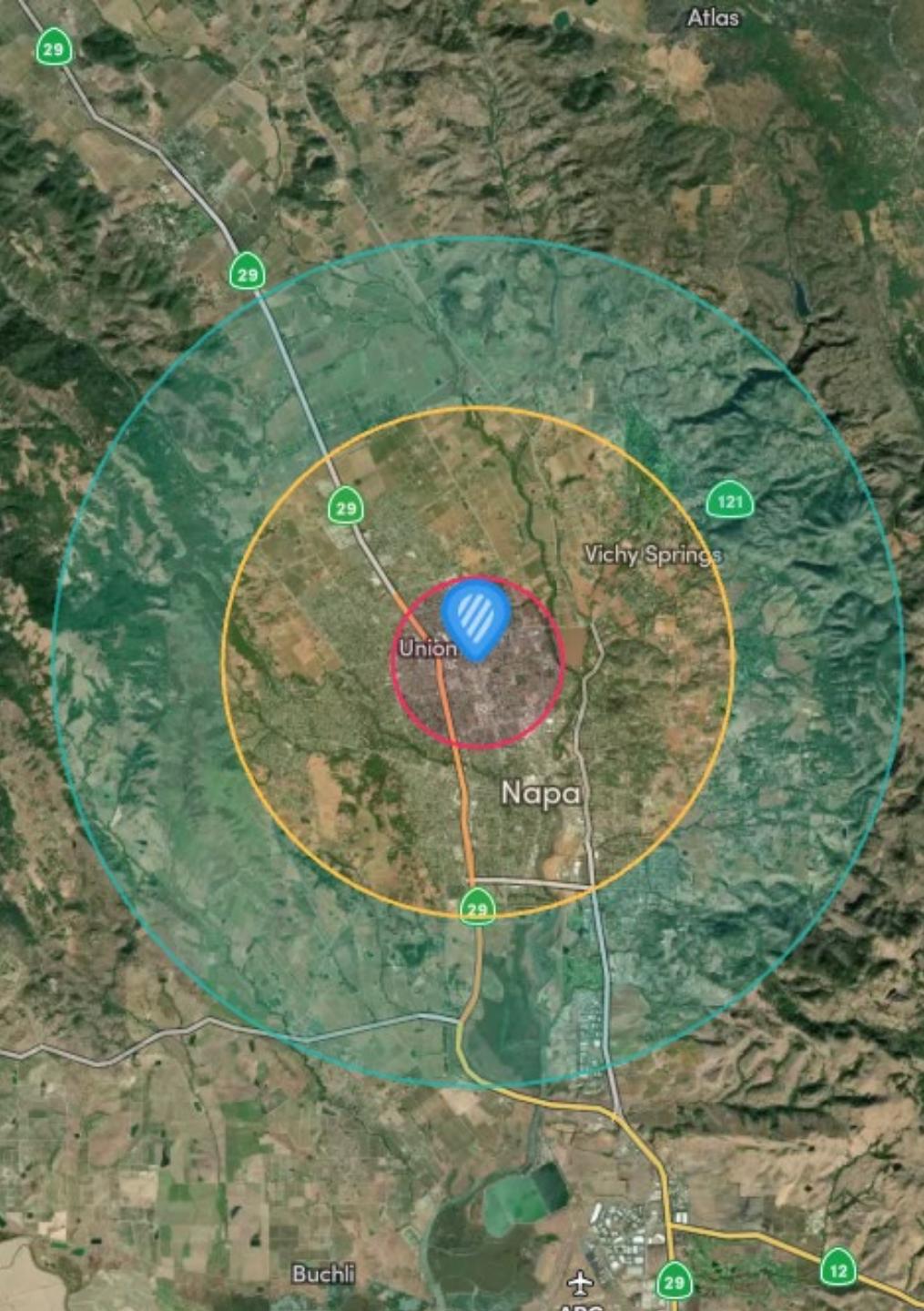
Address	3199 Jefferson St, Napa, CA 94558
LEASE PRICE	Contact Broker
SALE PRICE	\$4.6 million
AVAILABLE SF	± 6,208 sq ft
PARCEL SIZE	± 0.41 acres
LEASE TYPE	NNN
ZONING	Local Commercial (CL)
APN	001-304-013
TRAFFIC	Jefferson St 30,000 ADT

## MARKET OVERVIEW

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## DEMOGRAPHICS – 2025

	1 MILE	3 MILES	5 MILES
Population	21,182	77,200	85,688
Projected Growth (5 Yr)	20,814	75,995	84,241
Average Age	41	43	43
Households	7,742	28,830	31,973
White Population	9,207	40,589	45,197
Black Population	248	984	1,065
Am Indian Population	422	1,270	1,374
Asian Population	556	2,086	2,317
Other Population	10,379	31,065	34,289
Hispanic Population	55.07%	43.90%	43.62%
Average HH Income	\$127.6k	\$139.6k	\$141.1k
High School Graduates	11,738	47,128	52,337
College Graduates	5,677	25,478	28,257
Total Employees	11,331	39,728	43,880



Investment Sales | Leasing | Asset Management | Property Management



**CHRIS SANTANA**

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