

FOR SALE OR LEASE

360°
VIRTUAL TOUR



Signalized Stand-Alone Corner Retail

3199 Jefferson St | Napa, CA

NAINorthgate

CHRIS SANTANA
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Lic #01868378

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

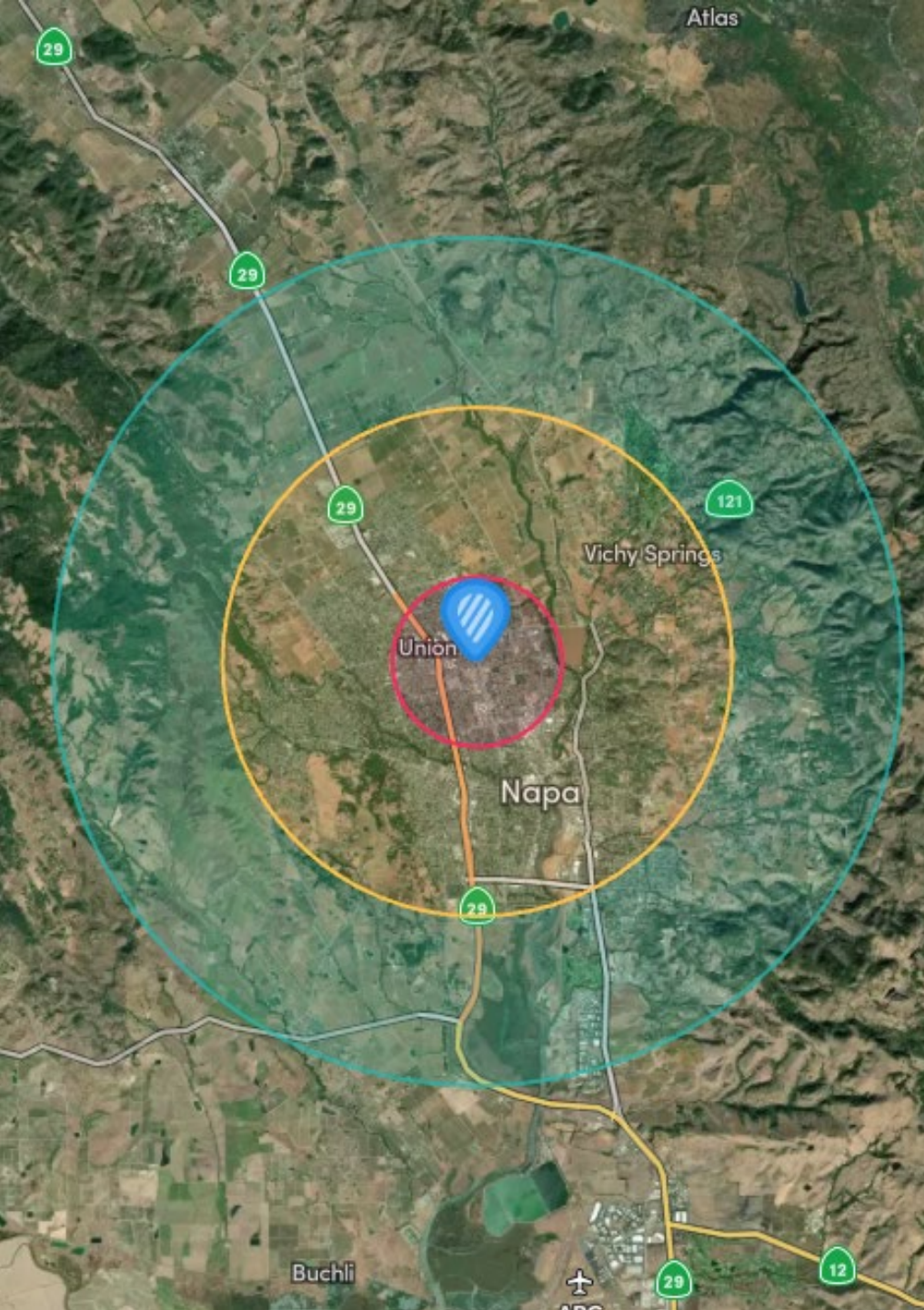
Address	3199 Jefferson St, Napa, CA 94558	
LEASE PRICE	Contact Broker	
SALE PRICE	\$4.6 million	
AVAILABLE SF	± 6,208 sq ft	
PARCEL SIZE	± 0.41 acres	
LEASE TYPE	NNN	
ZONING	Local Commercial (CL)	
APN	001-304-013	
TRAFFIC	Jefferson St	30,000 ADT

MARKET OVERVIEW



MARKET OVERVIEW





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

NA Northgate

Investment Sales | Leasing | Asset Management | Property Management



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