

# SHOPPING CENTER SPACE FOR LEASE IN CENTRAL NAPA

3136-3222 JEFFERSON STREET, NAPA, CA 94559

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Prime North Napa location on Jefferson Street just south of Trancas Street and minutes from Highway 29. Conveniently located between three high schools, Queen of the Valley Hospital and Kaiser Medical Center.

### PROPERTY HIGHLIGHTS

- Retail, Restaurant & Office space available in open-air shopping center
- Jefferson Street exposure
- Centrally located
- Ample parking

### OFFERING SUMMARY

Lease Rate:	\$2.50 - 3.50 SF/month (NNN)
Available SF:	330 - 2,600 SF
Building Size:	36,296 SF

SPACES	LEASE RATE	SPACE SIZE
3192 Jefferson Street	\$3.00 SF/month	750 SF
3196 Jefferson Street	\$3.25 SF/month	1,367 SF
3144 Jefferson Street	\$2.50 SF/month	2,324 SF
3202 Jefferson Street	\$2.50 SF/month	2,600 SF
3204 Jefferson Street	\$3.25 SF/month	1,400 SF
3154 Jefferson Street	\$2.60 SF/month	2,185 SF
3160 Jefferson	\$2.75 SF/month	330 - 503 SF
3162-3164 Jefferson	\$2.75 SF/month	503 SF
3166-3168 Jefferson St	\$2.75 SF/month	1,023 SF



MATT CONNOLLY  
707.477.6189  
MCONNOLLY@WREALESTATE.NET  
CALDRE #01164569

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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LOCATION MAP



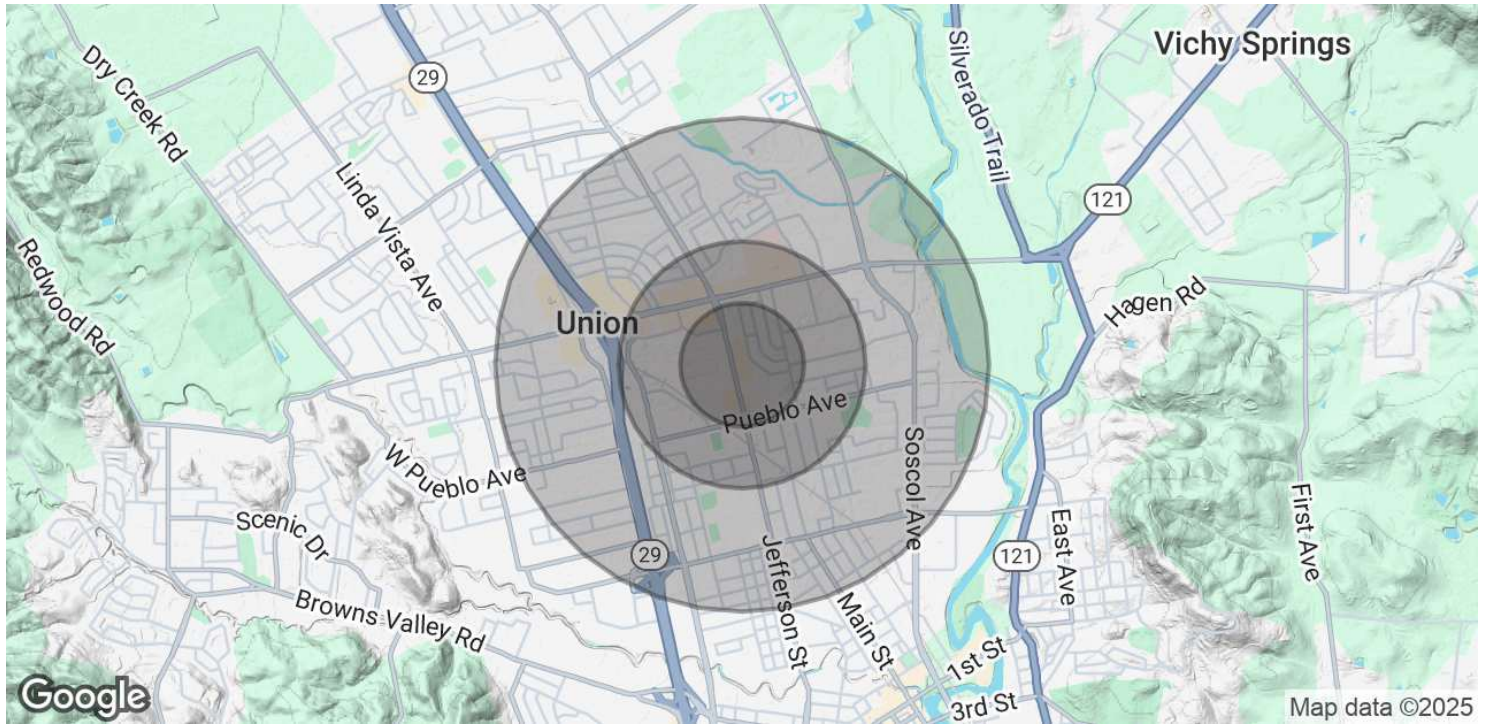
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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,764	6,147	21,192
Average Age	34.3	36.8	37.7
Average Age (Male)	35.0	38.2	37.4
Average Age (Female)	27.9	32.4	36.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	610	2,337	8,131
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$79,497	\$77,718	\$87,578
Average House Value	\$445,414	\$494,239	\$559,212

2020 American Community Survey (ACS)



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