

AUTO REPAIR OUTPARCEL TO WALMART SUPERCENTER

Retail Space for Lease



603 Lincoln Avenue | Napa, CA 94558



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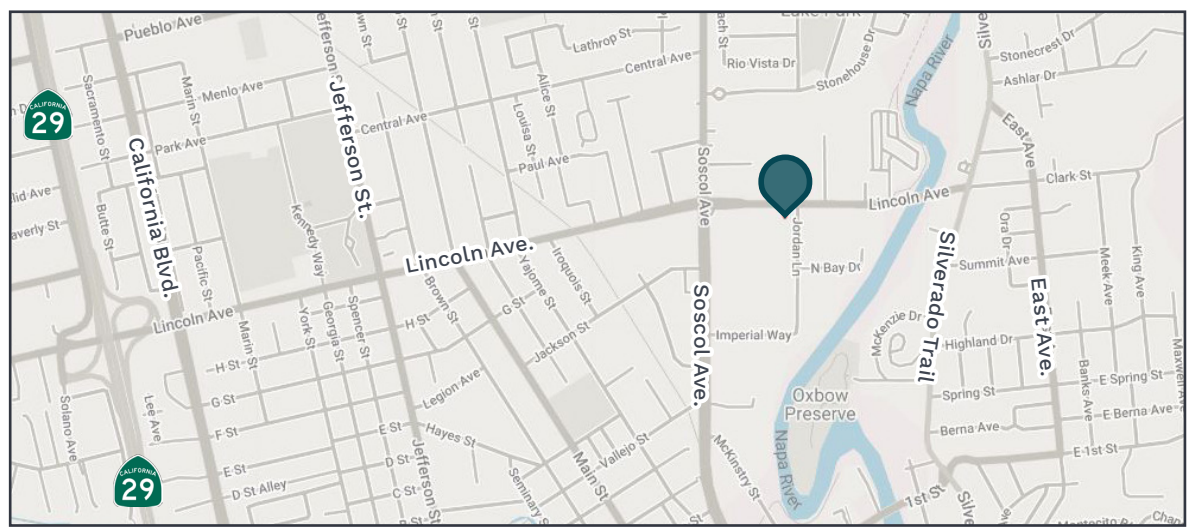
AVAILABLE

Size: ±2,580 SF
Rent: \$3.50 PSF/Mo., NNN

PROPERTY HIGHLIGHTS

- Vacant auto repair space sharing a roofline with a busy Speedway gas station
- Outparcel to Walmart Supercenter
- Located at the intersection of Lincoln Avenue and Jordan Lane
- Strong traffic counts of 24,000+ CPD
- Exceptional demographics with almost 90,000 daytime population within 5 miles

Prospective tenants are hereby advised that all uses are subject to City approval



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Area Demographics



| | 1 Mile | 2 Mile | 5 Mile |
|--|------------------|------------------|------------------|
| POPULATION | | | |
| 2023 Estimated Population | 15,618 | 52,655 | 89,406 |
| 2028 Projected Population | 15,427 | 52,031 | 88,167 |
| 2010 Census Population | 15,428 | 51,944 | 89,202 |
| Projected Annual Growth 2023 to 2028 | -1.22% | -1.19% | -1.39% |
| Historical Annual Growth 2010 to 2023 | 1.23% | 1.37% | 0.23% |
| 2023 Median Age | 40.2 | 39.7 | 42.4 |
| HOUSEHOLDS | | | |
| 2023 Estimated Households | 5,912 | 18,831 | 32,541 |
| 2028 Projected Households | 5,842 | 18,612 | 32,091 |
| 2010 Census Households | 5,826 | 18,532 | 32,387 |
| Projected Annual Growth 2023 to 2028 | -1.18% | -1.16% | -1.38% |
| Historical Annual Growth 2010 to 2023 | 1.48% | 1.61% | 0.48% |
| RACE & ETHNICITY | | | |
| 2023 Estimated White | 90.2% | 90.7% | 90.3% |
| 2023 Estimated Black or African American | 1.15% | 1.15% | 1.42% |
| 2023 Estimated Asian or Pacific Islander | 3.99% | 3.14% | 3.53% |
| 2023 Estimated American Indian or Native Alaskan | 1.41% | 1.57% | 1.31% |
| 2023 Estimated Other Races | 2.84% | 3.10% | 3.08% |
| 2023 Estimated Hispanic | 44.1% | 47.5% | 47.5% |
| INCOME | | | |
| 2023 Estimated Average Household Income | \$116,797 | \$115,966 | \$126,458 |
| 2023 Estimated Median Household Income | \$90,613 | \$89,016 | \$96,773 |
| EDUCATION | | | |
| 2023 Estimated High School Graduate | 18.3% | 17.3% | 16.7% |
| 2023 Estimated Some College | 27.9% | 26.6% | 28.3% |
| 2023 Estimated Associates Degree Only | 10.1% | 11.2% | 9.64% |
| 2023 Estimated Bachelors Degree Only | 20.7% | 17.6% | 20.1% |
| 2023 Estimated Graduate Degree | 9.42% | 9.21% | 10.8% |
| BUSINESS | | | |
| 2019 Estimated Total Businesses | 4,642 | 11,387 | 26,895 |
| 2023 Estimated Total Employees | 46,649 | 93,624 | 192,347 |
| 2019 Estimated Employee Population per Business | 10.0 | 8.2 | 7.2 |
| 2019 Estimated Residential Population per Business | 14.3 | 17.4 | 15.1 |



R E A L E S T A T E

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