

978

KAISER ROAD
NAPA, CALIFORNIA



LEE & ASSOCIATES
FOR LEASE
1,750 - 6,300 RSF
CALL TODAY
925-239-1421

ELECTRICAL CONTRACTORS
SERVING THE COMMUNITY

BRUNSON Plumbing
FIRE PROTECTION
707-224-3355

±1,750 - 6,300 SF WAREHOUSE SPACE FOR LEASE

PROPERTY OVERVIEW

- Suite A-1: $\pm 2,800$ SF
- Suite A-2: $\pm 1,750$ SF
- Suite B: $\pm 1,750$ SF
- Can be leased individually or combined ($\pm 6,300$ SF total)
- 200 Amps
- 14-16' Clear Height
- Sprinklered
- Fenced Yard
- Divisible

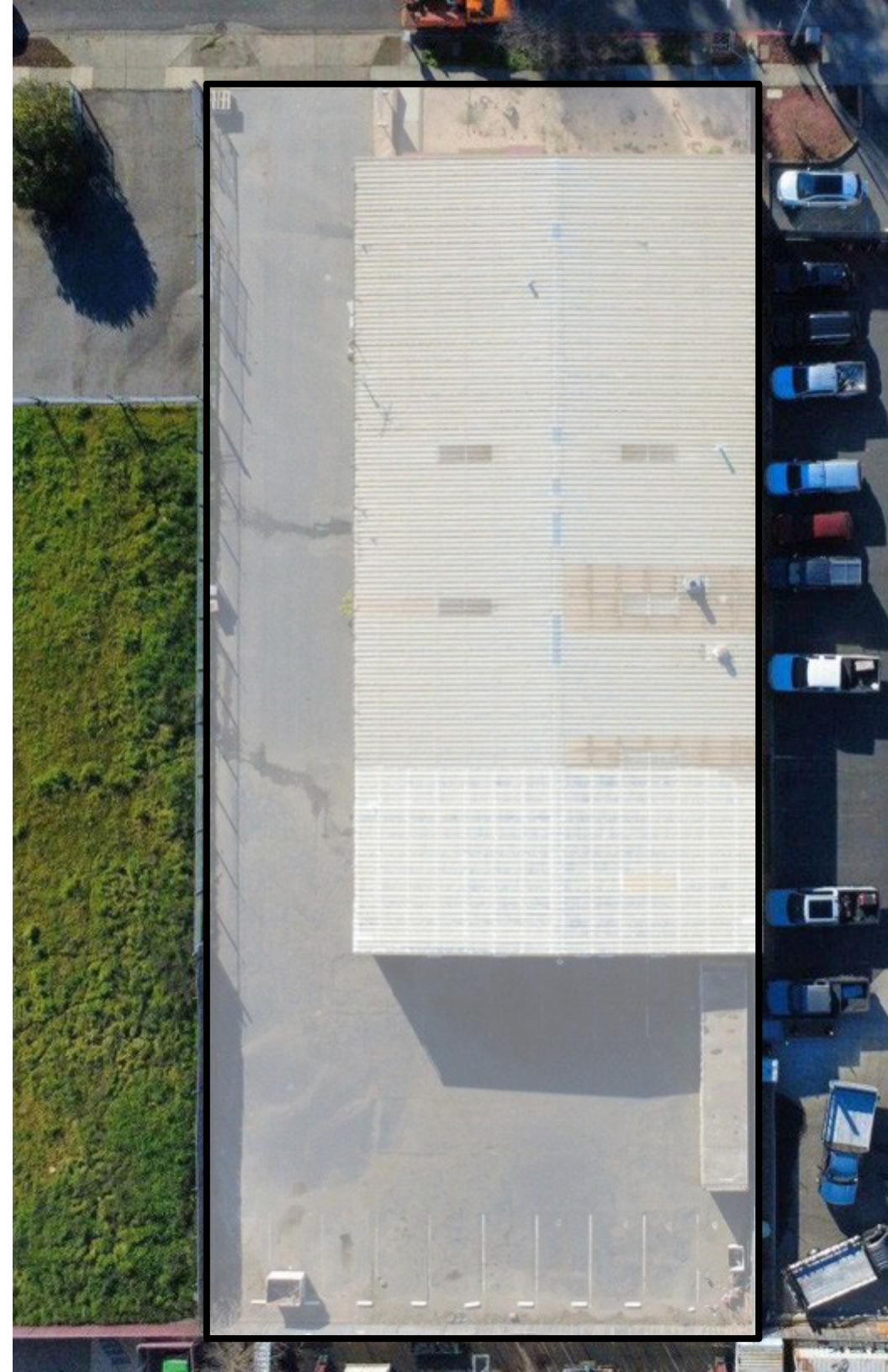
ECONOMIC DATA:

- Lease Rate: Please contact brokers

PRESENTED BY

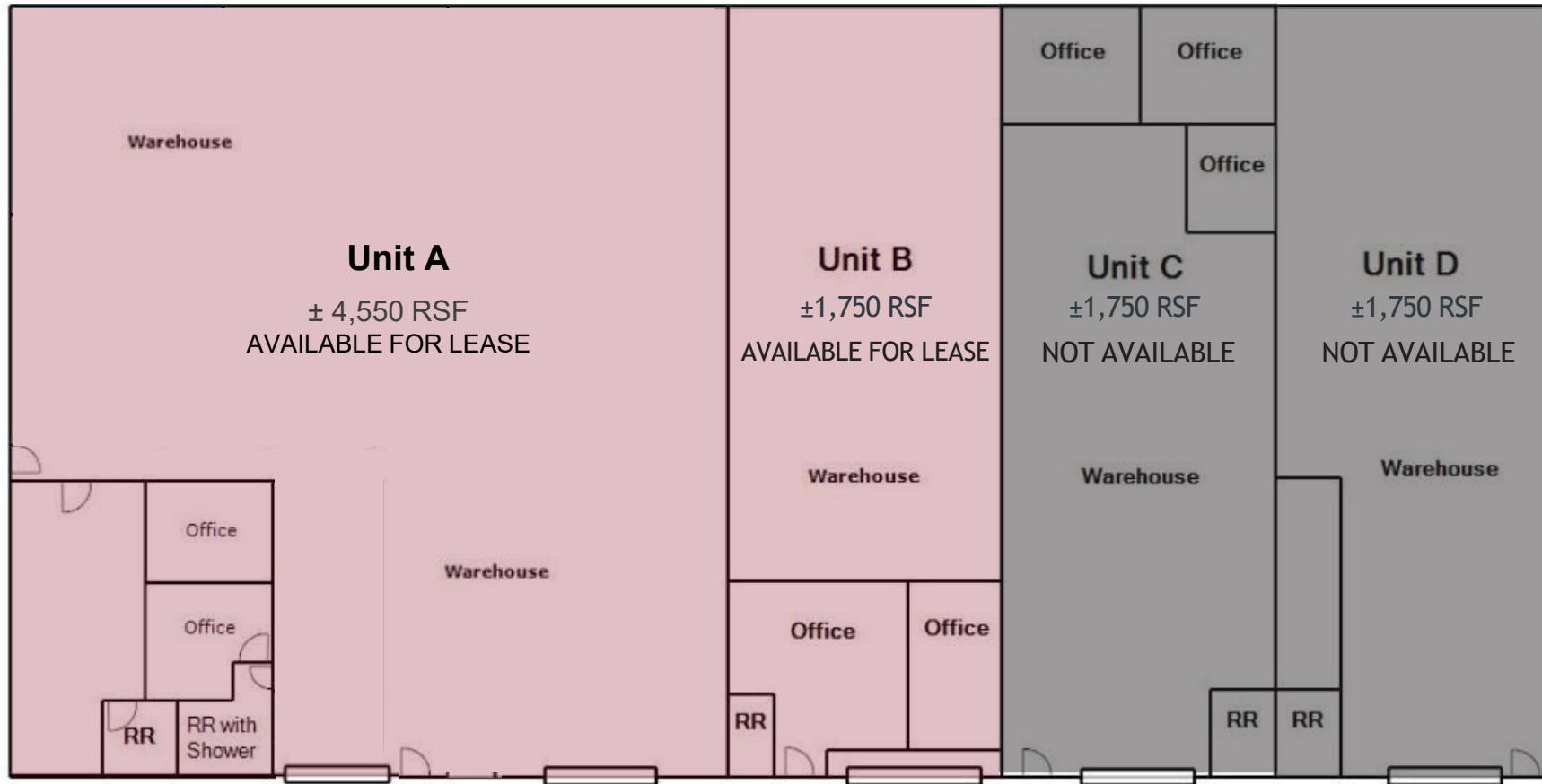
ALEX PECK
925-239-1414
[apeck@lee-associates.com](mailto:apeek@lee-associates.com)
LIC# 01981426

TANNER MANDELARIS
925-239-1421
tmandelaris@lee-associates.com
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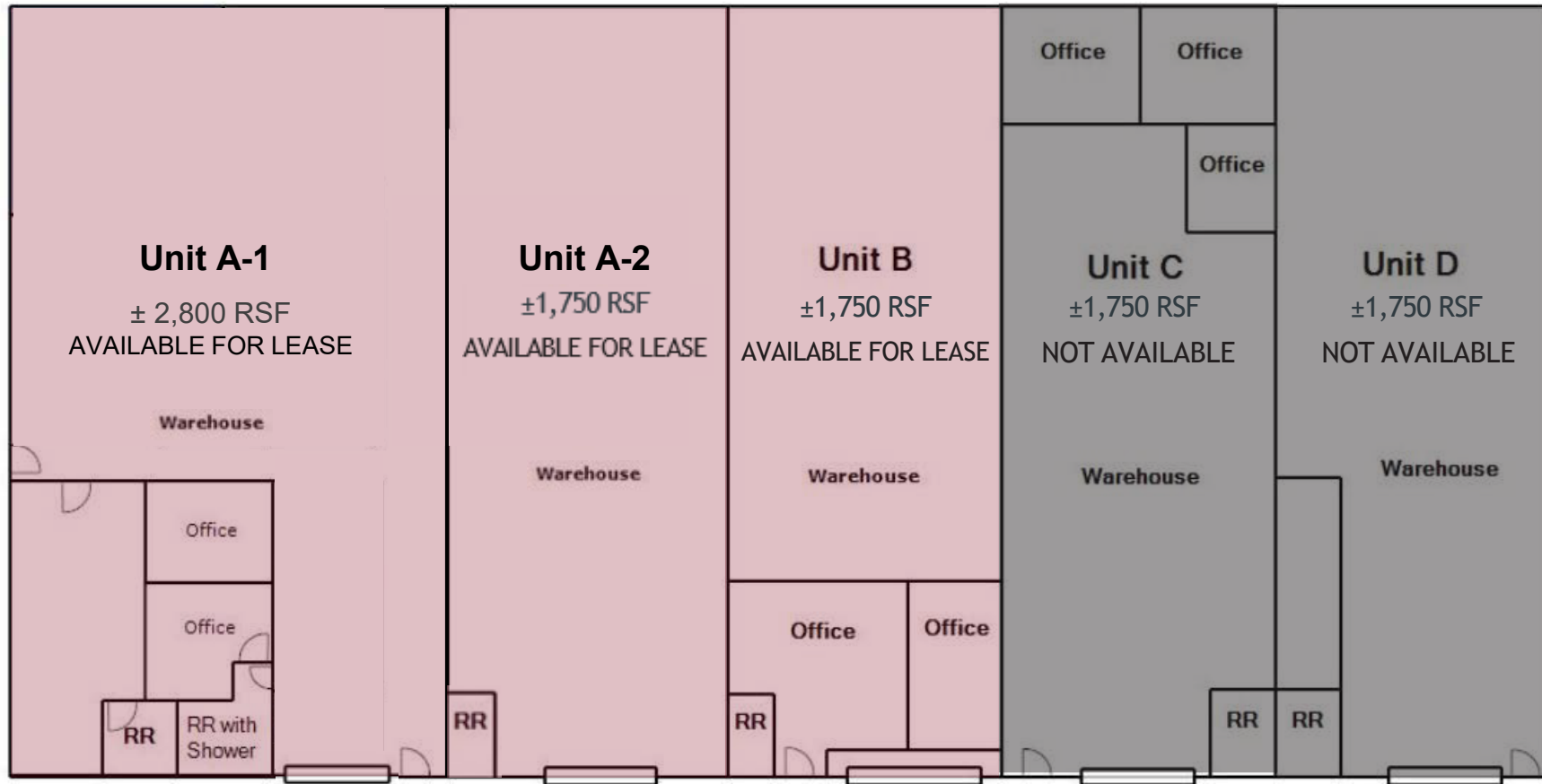
FLOOR PLAN - OPTION 1

±1,750 - ±6,300 SF AVAILABLE FOR LEASE
SUITES MAY BE COMBINED



FLOOR PLAN - OPTION 2

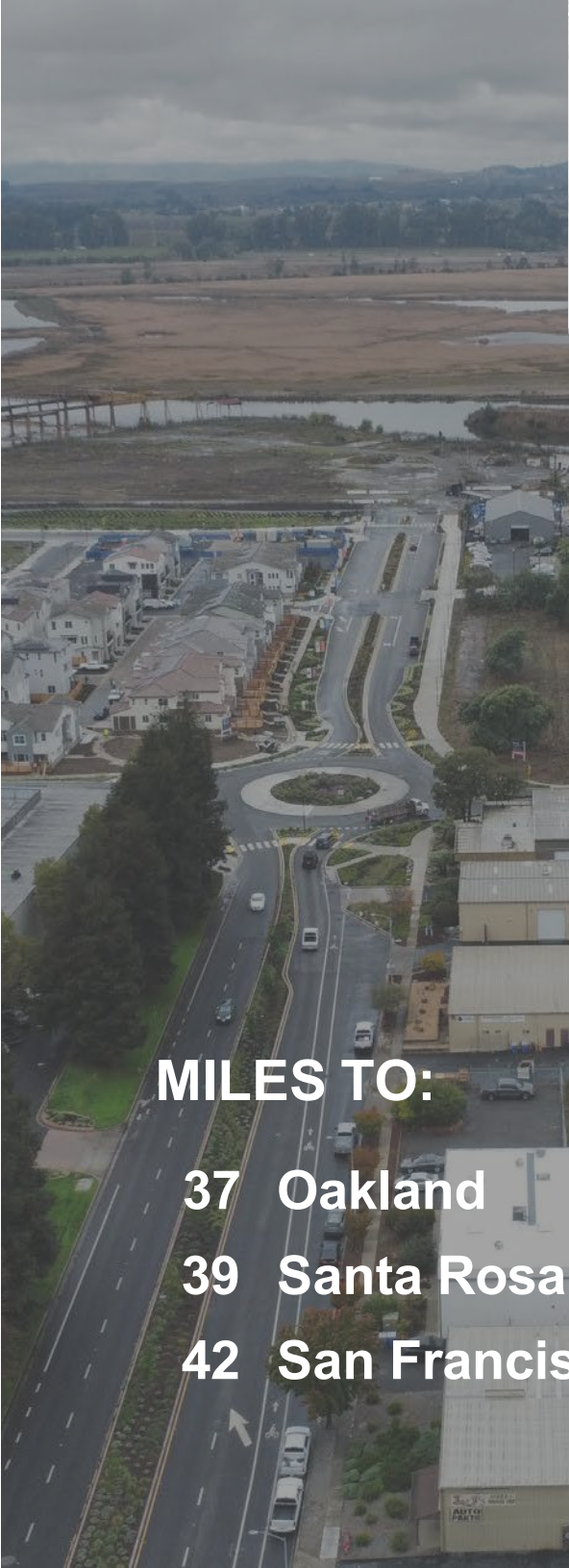
±1,750 - ±6,300 SF AVAILABLE FOR LEASE
SUITES MAY BE COMBINED



PROPERTY PHOTOS



LOCATION OVERVIEW



MILES TO:

37 Oakland

39 Santa Rosa

42 San Francisco

NEARBY AMENITIES

DOWNTOWN
NAPA

978

KAISER BLVD

6

5

3

4

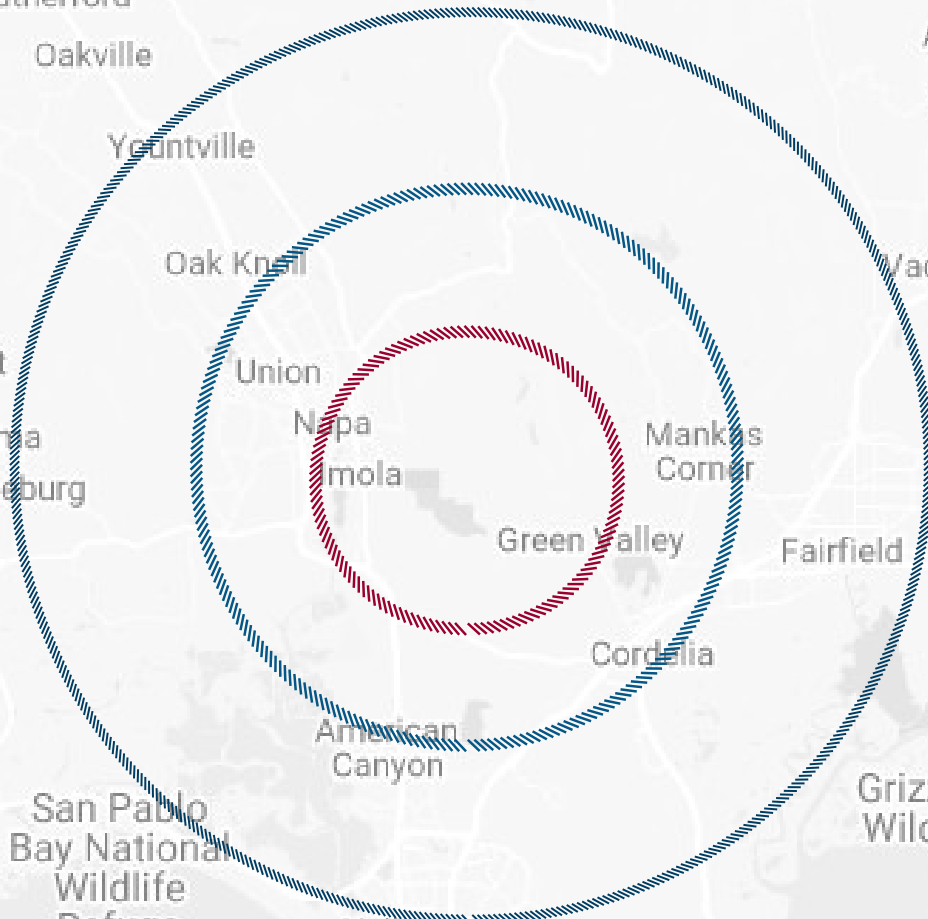
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DEVELOPMENT

1. Subject Project - 978 Kaiser Rd, Napa
2. Costco Napa - 154,000 SF warehouse plus fuel open
3. RiverSound Homes - about 945 at buildout phases under construction
4. RiverSound Hotel - 150 rooms planned
5. RiverSound Neighborhood Retail - about 40,000 SF planned
6. CMC Rebar steel supplier

CALIFORNIA
12

LOCAL DEMOGRAPHICS



2
MILES

7,945	Population
\$109,162	Avg. Household Income
2,783	Households
127	Businesses
1,035	Employees

5
MILES

64,755	Population
\$121,795	Avg. Household Income
23,820	Households
2,061	Businesses
23,266	Employees

10
MILES

194,244	Population
\$134,655	Avg. Household Income
68,990	Households
5,797	Businesses
75,047	Employees

SOURCE: LANDVISION

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