



THE WINSHIP BUILDING

944 MAIN STREET , NAPA, CA 94559

1700 SOSCOL AVE, STE 3 | NAPA, CA 94559 | WCOMMERCIALRE.COM

OFFICE BUILDING FOR SUB LEASE



FOR MORE INFORMATION:

MATT CONNOLLY

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CALDRE #01164569

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PROPERTY SUMMARY



LOCATION DESCRIPTION

Located at First and Main Streets in downtown Napa, surrounded by a variety of shops and pedestrian attractions, restaurants and the riverfront promenade. Prime Location!

OFFERING SUMMARY

Lease Rate:	\$4.25 SF/month (NNN)
Available SF:	1,461 SF
Building Size:	7,974 SF

PROPERTY HIGHLIGHTS

- 1,461 SF @ \$4.25/RSF/NNN
- 1st Floor space- Main St at 1st Street
- Zoned Downtown Commercial Core (DCC)



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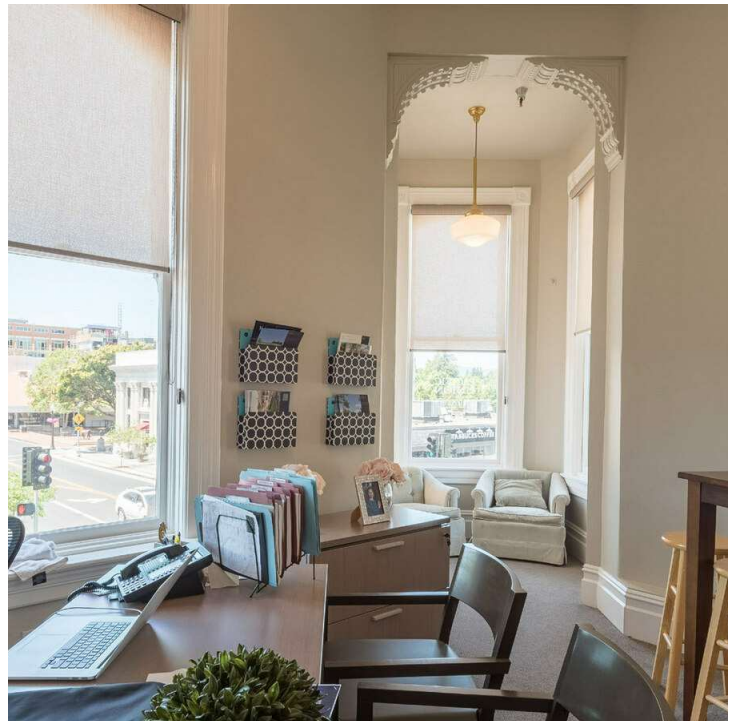
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ADDITIONAL PHOTOS



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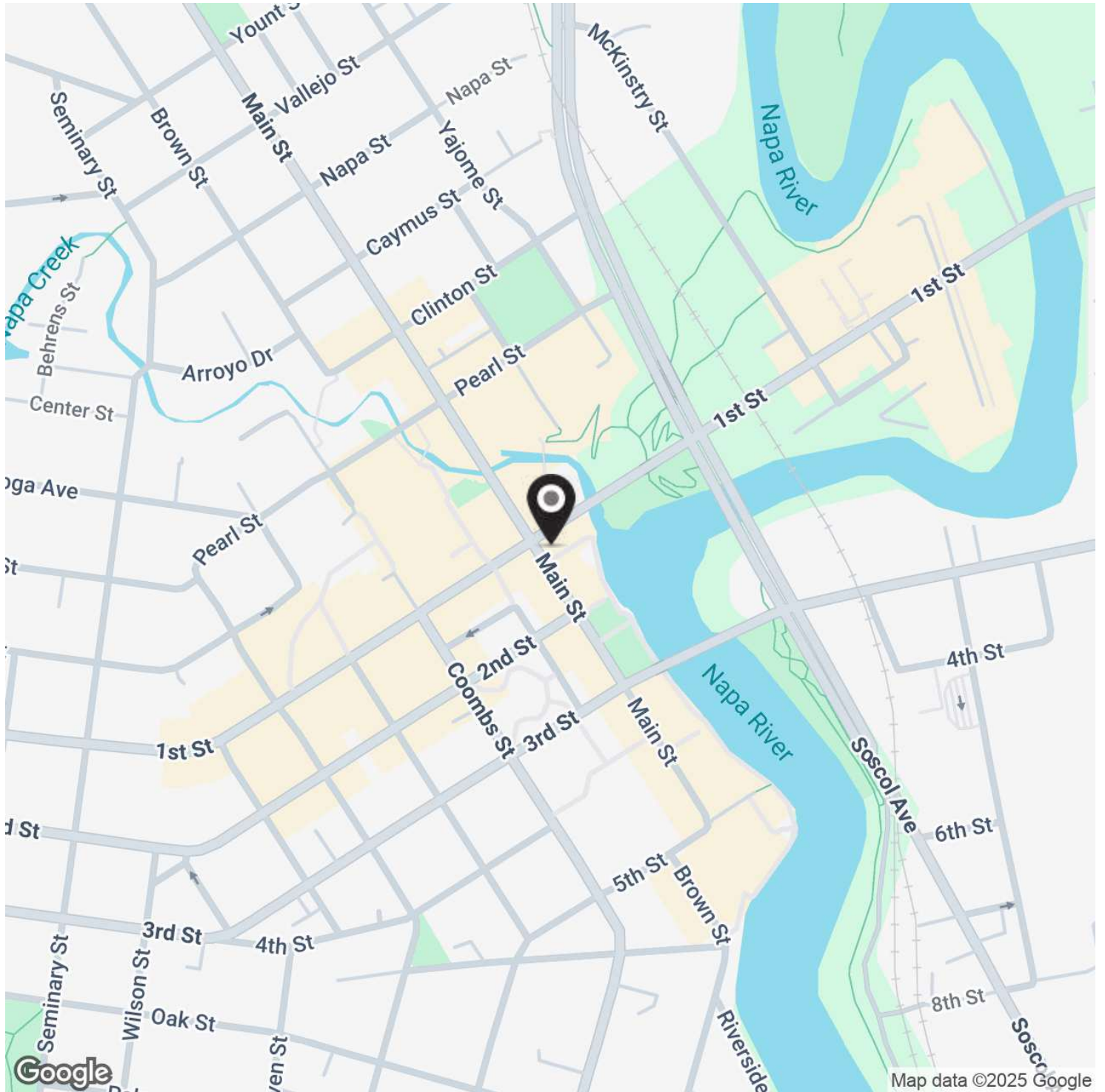
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LOCATION MAP



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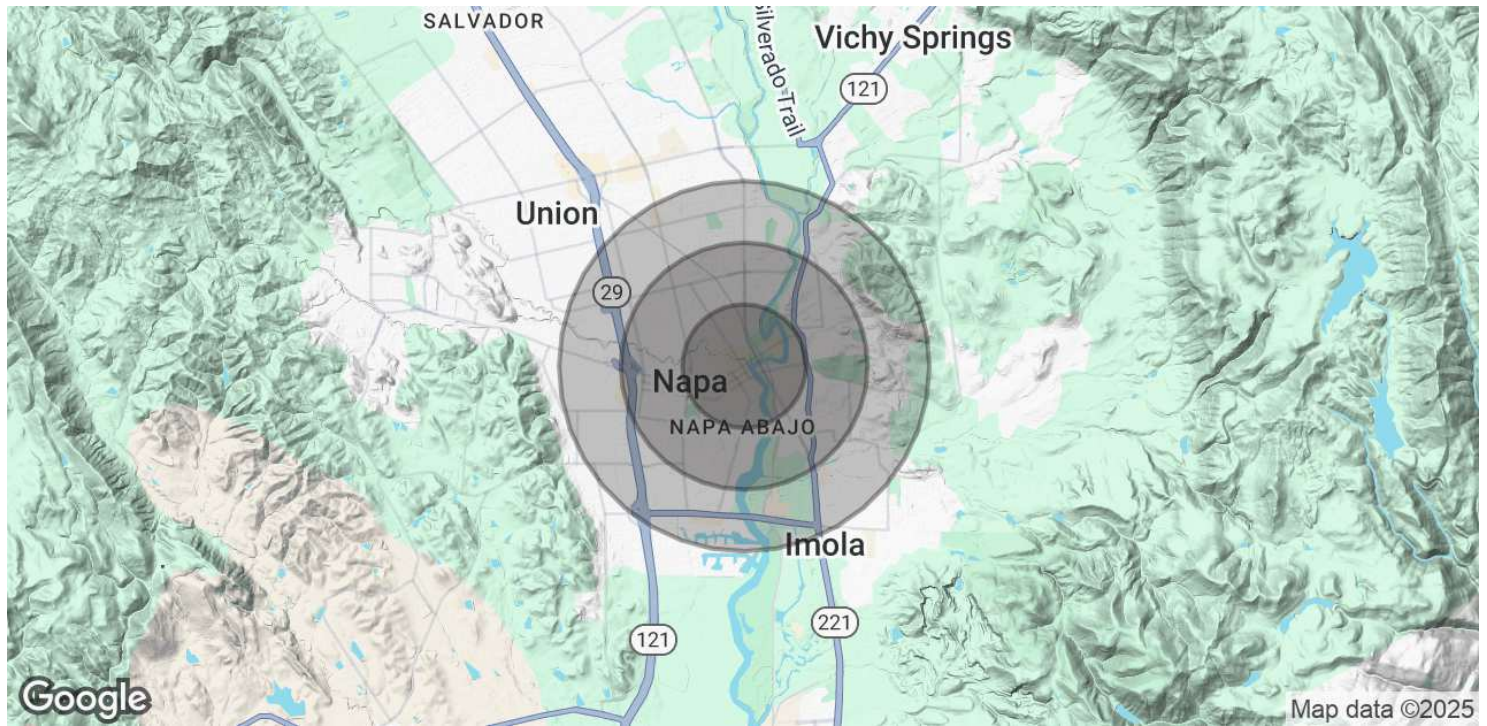
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,550	13,939	33,449
Average Age	43	41	39
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,289	5,166	11,832
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$118,331	\$124,622	\$126,568
Average House Value	\$1,145,120	\$990,936	\$893,591

Demographics data derived from AlphaMap



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