



3149 California Blvd

NAPA, CA 94558

MATT CONNOLLY

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Property Description

Well-equipped industrial space suitable for operations that require office and warehouse areas. Its good location, onsite offices, polished concrete, HVAC system, and side yard make it a strong option for a range of light-industrial tenants.

OFFERING SUMMARY

Lease Rate: \$2.25 SF/month (MG)

Available SF: 1,400 SF

Building Size: 16,184 SF

Available: 7/1/2025



About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

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About Napa

Nestled in the heart of Northern California’s renowned Wine Country, Napa is a vibrant city known for its world-class wineries, farm-to-table dining, and scenic landscapes. Located just an hour north of San Francisco, Napa serves as both a premier travel destination and a dynamic community for residents and businesses alike.

The city offers a unique blend of small-town charm and upscale amenities, with a walkable downtown filled with tasting rooms, boutique shops, fine dining, and luxury accommodations. Napa is also home to a thriving local economy, supported by agriculture, tourism, healthcare, and a growing number of professional services.

With its mild Mediterranean climate, beautiful natural surroundings, and easy access to major highways and transportation routes, Napa continues to be one of California’s most desirable places to live, work, and invest.

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	20,806	85,688	142,389
Average Age	42	43	43
Average Age (Male)	40	42	42
Average Age (Female)	43	44	45

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,658	31,973	51,084
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$128,074	\$141,124	\$149,331
Average House Value	\$760,572	\$937,934	\$927,063



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DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.