



2770 Old Sonoma Road – For Lease

NAPA, CA 94558

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Property Summary

2770 OLD SONOMA ROAD | NAPA

Property Description

2770 Old Sonoma Road is a freestanding neighborhood retail/food-and-beverage property located along the Old Sonoma Road corridor in west Napa. The property is improved as a café/restaurant-style space with approximately 850 square feet of interior space and a substantial $\pm 1,200$ square foot outdoor deck/patio, creating a highly usable indoor/outdoor layout.

The outdoor area is one of the property's defining features, with a prominent front seating area, trellis/ pergola structure, picnic tables, planter boxes, and landscaped frontage that create an inviting neighborhood café atmosphere. The deck significantly expands the customer experience beyond the interior footprint and supports concepts that benefit from outdoor seating, casual gathering space, and strong street-facing visibility.

The building presents well from the exterior, with a modernized storefront appearance, dark wood siding accents, black-framed entry elements, and visible café-style branding/signage. Interior photos show a finished café/restaurant environment with warm finishes, pendant and track lighting, wood accent details, and visible service-area components.

Overall, 2770 Old Sonoma Road offers a small-format, freestanding restaurant/retail opportunity with strong outdoor activation, an established café identity, and a neighborhood-serving location surrounded by west Napa residential demand. Its 850 SF interior and $\pm 1,200$ SF deck make it especially well suited for coffee, café, wine/beer, casual dining, or specialty food and beverage concepts seeking a distinctive location outside of the downtown core.

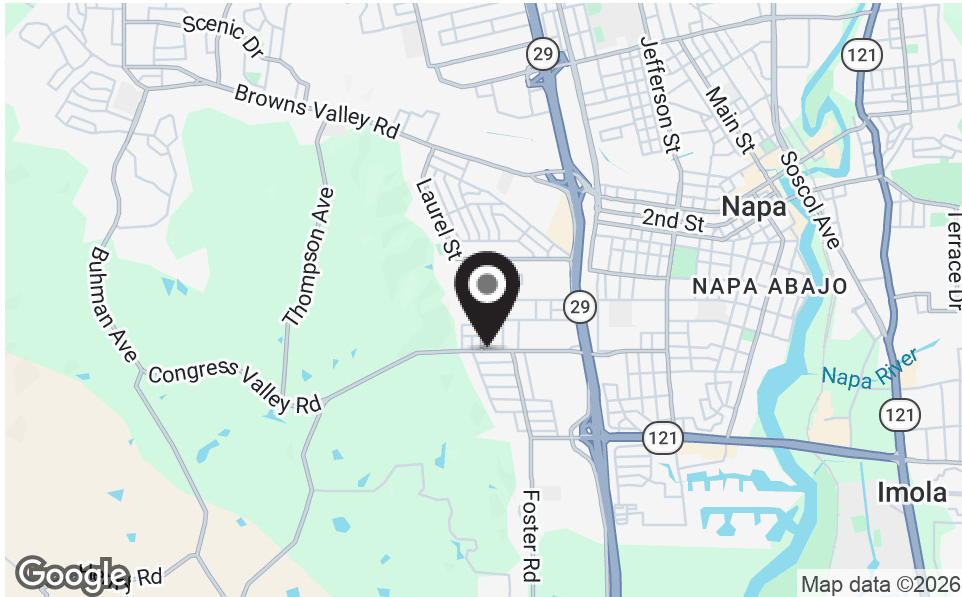


OFFERING SUMMARY

Lease Rate:	\$2.53 SF/month (NNN)
Estimated NNN:	\$.36/SF
Available SF:	$\pm 2,050$ SF
Indoor:	± 850 SF
Outdoor Deck:	$\pm 1,200$ SF

Complete Highlights

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Property Highlights

- **Inviting patio-forward layout** with prominent outdoor seating, trellis/pergola structure, planter boxes, and landscaped frontage that create a strong neighborhood café identity.
- **Freestanding neighborhood-serving asset** with visible street presence along the Old Sonoma Road corridor and convenient access to west Napa residential demand.
- **Existing café/restaurant infrastructure** supports coffee, quick-service, casual dining, wine/beer, or specialty food and beverage concepts.
- **Warm, functional interior buildout** with customer-facing service areas, café-style finishes, and an efficient layout for a turnkey or near-turnkey operator.



Additional Photos

2770 OLD SONOMA ROAD | NAPA





About Napa

Napa, California is internationally recognized as the heart of Napa Valley wine country, attracting millions of visitors each year with its world-class wineries, luxury hospitality, acclaimed restaurants, and vibrant downtown district. Conveniently located within the San Francisco Bay Area, Napa offers a unique blend of small-town charm and economic vitality, making it one of Northern California's most desirable places to live, work, and invest.

The city's strong tourism industry, affluent demographics, and thriving business community continue to support a healthy commercial real estate market. From retail and hospitality to office and industrial uses, Napa provides businesses with access to a highly educated workforce, consistent visitor traffic, and a prestigious market presence. Its limited land supply and enduring global reputation help drive long-term demand for well-positioned commercial properties throughout the region.

POPULATION	5 MILES	10 MILES	15 MILES	HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Population	84,923	156,655	340,024	Total Households	31,989	57,828	122,448
Average Age	42.4	44.4	42.3	# of Persons per HH	2.7	2.7	2.8
Average Age (Male)	42.4	44.0	41.6	Average HH Income	\$138,969	\$147,859	\$135,101
Average Age (Female)	42.7	44.9	43.5	Average House Value	\$874,836	\$935,445	\$798,440



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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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.



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