

# NAPA JUNCTION RETAIL

5055 NAPA JUNCTION RD, AMERICAN CANYON, CA 94503

RETAIL AVAILABLE FOR LEASE



## PROPERTY DESCRIPTION

Napa Junction Retail allows a broad range of community-serving commercial uses including: QS restaurant, small profession office (financial, real estate, lawyers), and other service uses that compliment the existing businesses.

The Jamba Juice location will be available July 1, 2026. The current operator may consider an earlier termination. Please do not disturb the existing business or inquire with staff regarding availability or tours. All inquiries should be directed to the listing broker.

## LOCATION DESCRIPTION

The Napa Junction Shopping Center is located off Highway 29, in the heart of American Canyon. Shopping center features Walmart, Starbucks, Bank of America, Panda Express, Verizon, AT&T, Northbay Urgent Care, and many more.

## SPACES

6050 Main St

## LEASE RATE

\$3.25 SF/month

## SPACE SIZE

1,259 SF



MICHAEL HOLCOMB

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CALDRE #01458995

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CAFE'/DELI & SMALL OFFICE/RETAIL AVAILABLE



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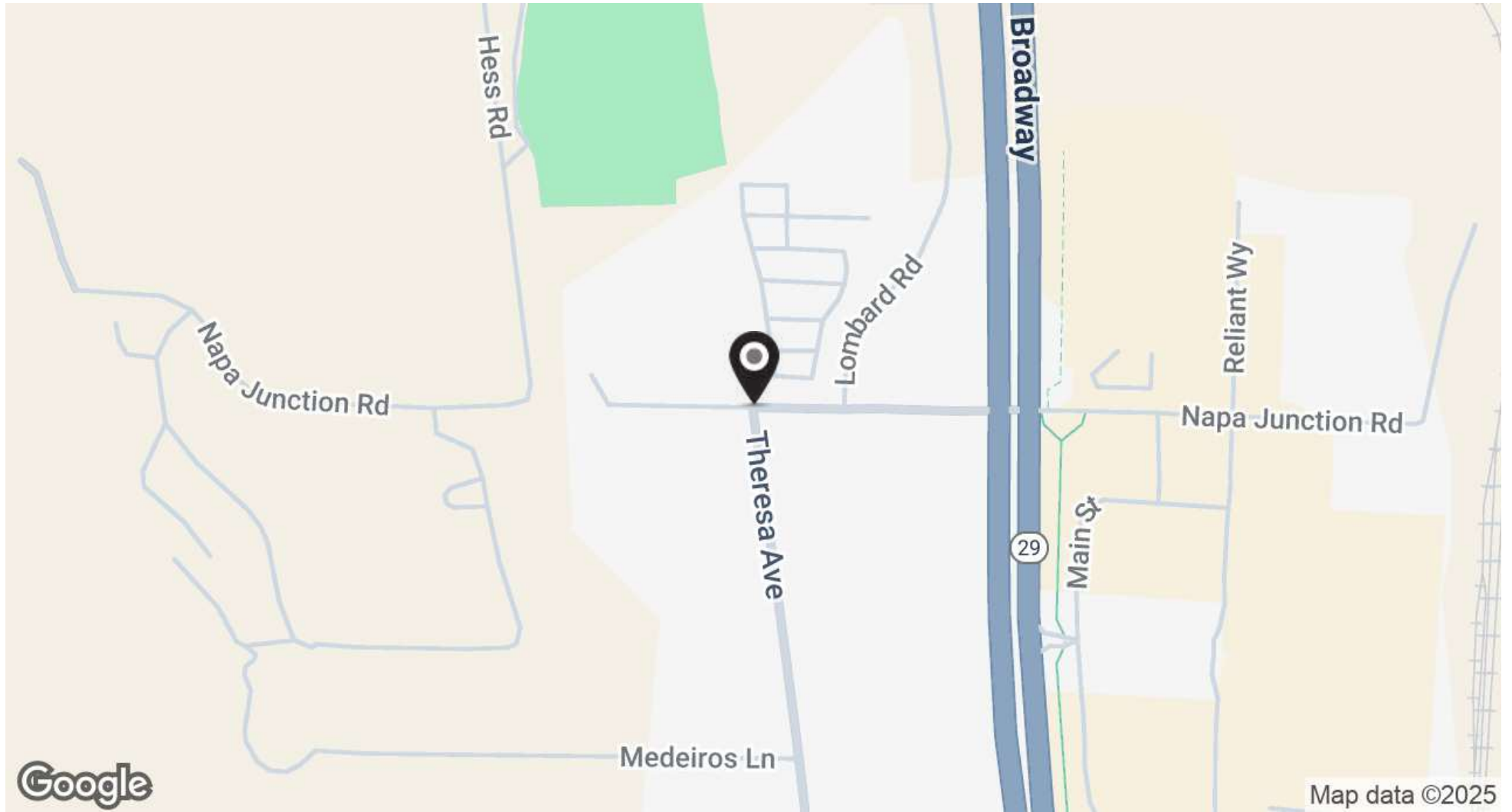
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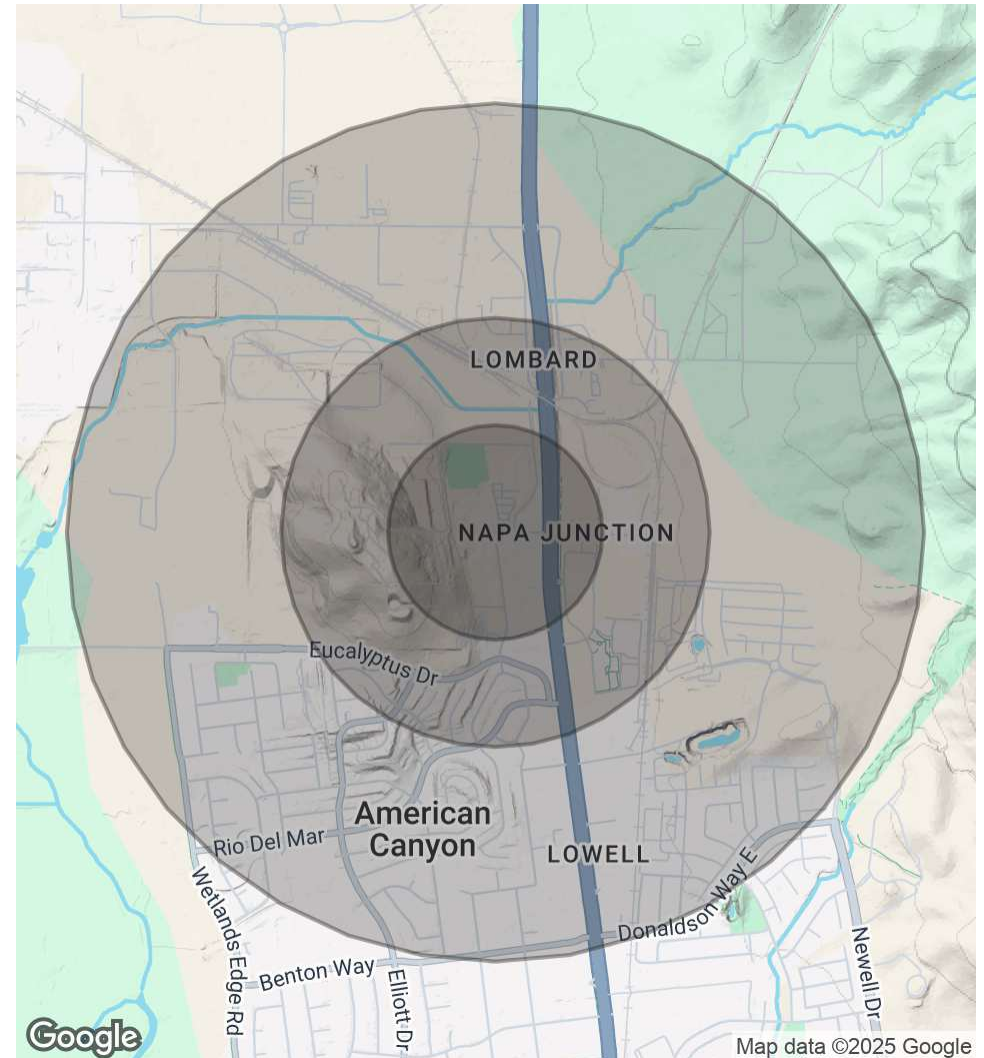
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	135	1,242	4,900
Average Age	40.2	37.5	36.9
Average Age (Male)	41.9	39.2	38.6
Average Age (Female)	37.1	34.4	33.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	36	324	1,330
# of Persons per HH	3.8	3.8	3.7
Average HH Income	\$136,818	\$122,905	\$116,698
Average House Value	\$654,407	\$566,287	\$526,134

2020 American Community Survey (ACS)



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