



Keegan & Coppin
COMPANY, INC.

FOR LEASE

4370-4372 OLD SONOMA HIGHWAY
NAPA, CA

ROADSIDE RETAIL OPPORTUNITY



Go beyond broker.

PRESENTED BY:

JACK ALCAYAGA, AGENT
LIC #02301019 (707) 528-1400, EXT
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KEVIN FLAHERTY, BROKER ASSOCIATE
LIC # 01855674 (707) 528-1400, EXT 246
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PROPERTY DETAILS



4370 & 4372 OLD SONOMA HIGHWAY
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PROPERTY INFORMATION

A rare opportunity to secure a highly visible roadside retail location along Old Sonoma Highway in Napa County. The Wright Corner offers approved commercial retail and tasting uses within a commercially zoned 2.35-acre parcel surrounded by Agricultural Watershed land.

With approximately 6,000 cars per day traveling past, the property benefits from steady daily traffic and strong visibility between Napa and Sonoma Valley corridors.

The site includes two existing commercial buildings totaling approximately 3,364+/- SF, with approved retail, wine and beer sales, and ancillary tasting uses. Outdoor patio and garden areas provide additional flexibility for display, seating, and customer engagement.

The property is approved for limited annual marketing events and operates under clearly defined Napa County use parameters — offering entitlement clarity in a highly regulated market.

This is an ideal opportunity for a boutique retailer, specialty food and beverage operator, wine/beer concept, bakery, or destination-oriented roadside business seeking Napa Valley presence without the constraints of downtown positioning.

- Immediate occupancy available
- Flexible lease configurations available
- Direct frontage on Old Sonoma Hwy.
- ADT: +/-6,000 Cars

Rate

Negotiable

Terms

Ownership open to discussing term length and structure. Additional details regarding utilities, tax allocation, and licensing available upon request.



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AREA DESCRIPTION



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DESCRIPTION OF AREA

Located along Old Sonoma Highway, The Wright Corner sits within a commercially designated parcel in Napa County, positioned between Napa and Sonoma Valley. The corridor serves both local residents and tourism traffic, creating consistent year-round exposure.

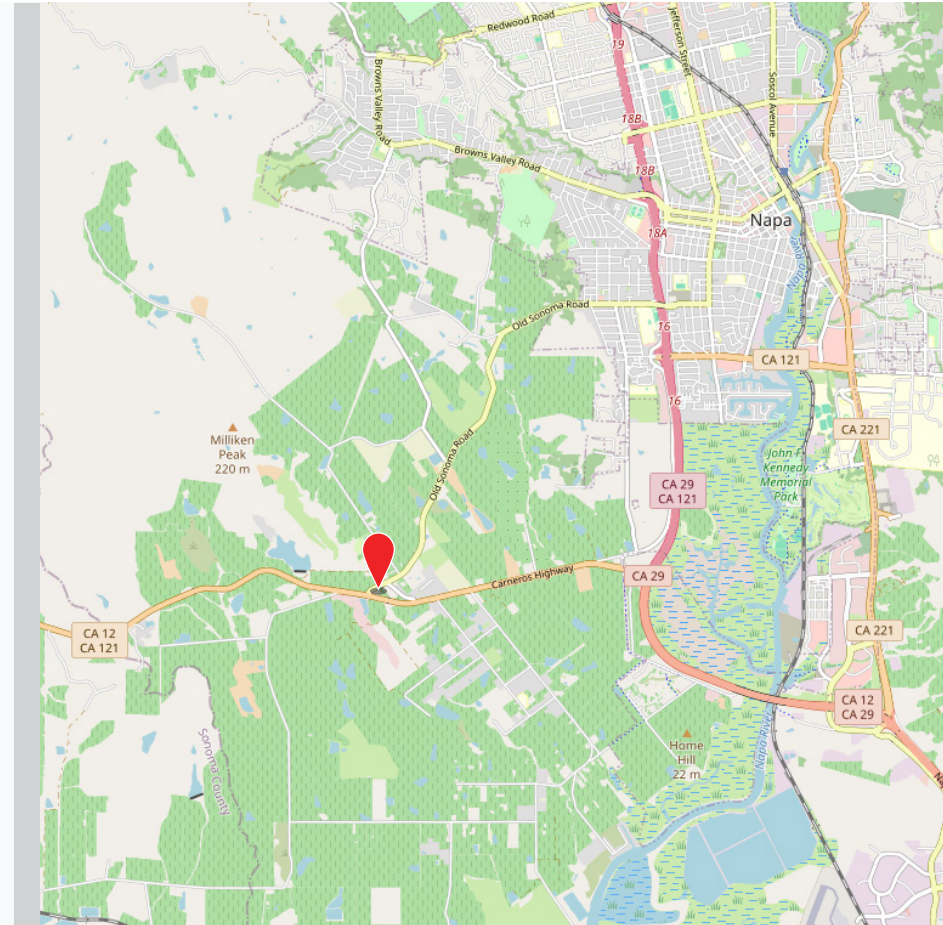
The surrounding Agricultural Watershed zoning reinforces the uniqueness of this limited commercial site, as comparable roadside retail opportunities in this area are rare.

NEARBY AMENITIES

- Market at Carneros - Carneros Resort & Spa
- Boon Fly Cafe
- Hilltop Restaurant
- Domaine Carneros

TRANSPORTATION ACCESS

- Direct eastbound access via Sonoma Highway 12
- Westbound access via Highways 29 & 121
- Convenient access to Napa and Sonoma Valley



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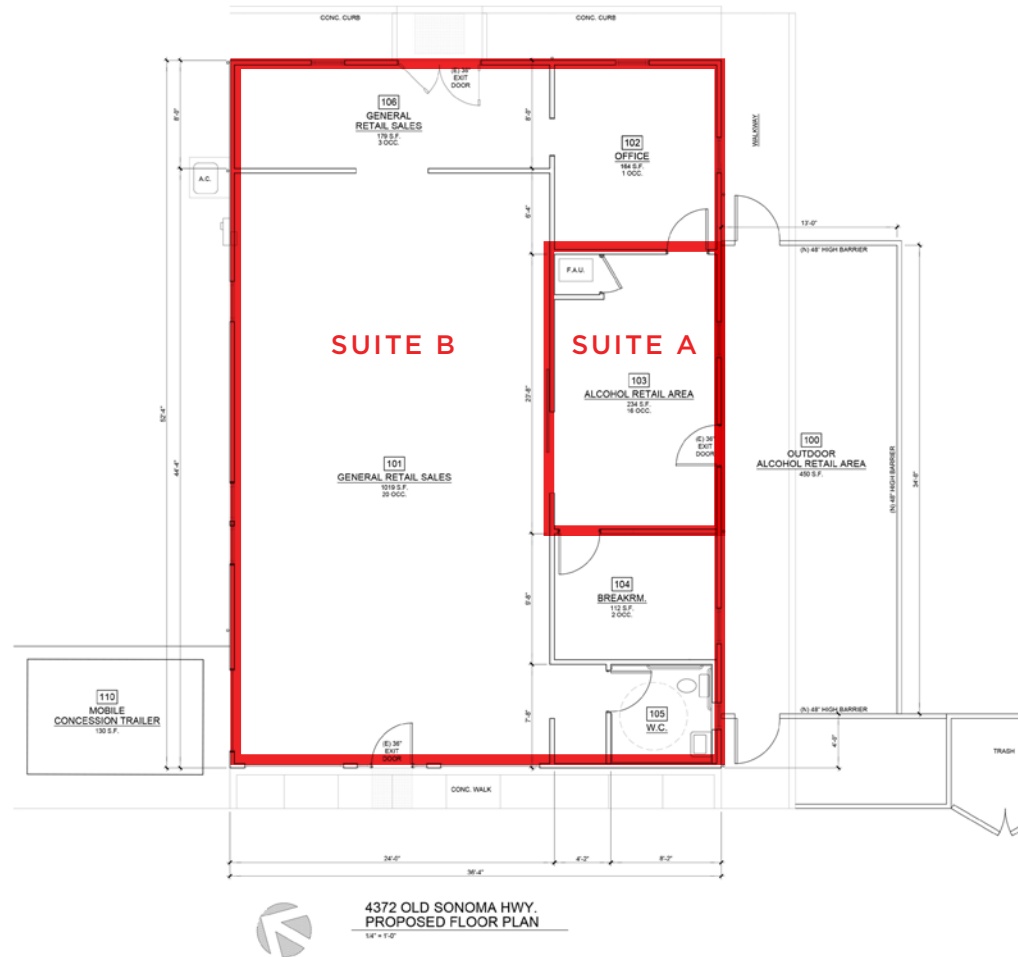
PROPOSED FLOOR PLAN

4372 OLD SONOMA HWY



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SUITE A: 245+/- SF

SUITE B: 1,663+/- SF

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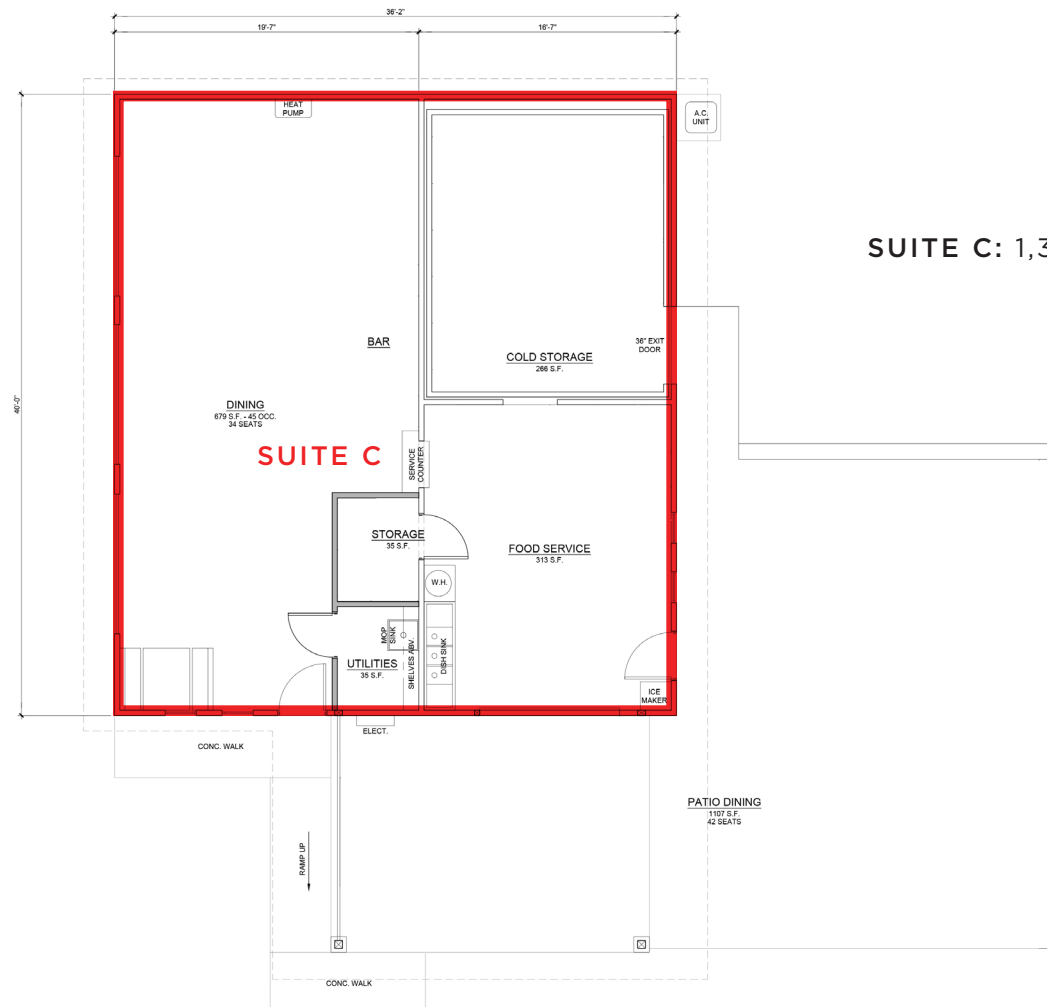
PROPOSED FLOOR PLAN

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SUITE C: 1,328+/- SF

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PROPERTY PHOTOS



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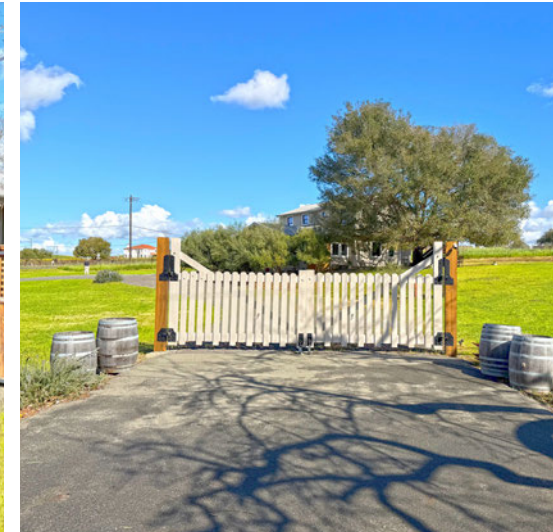


PROPERTY PHOTOS



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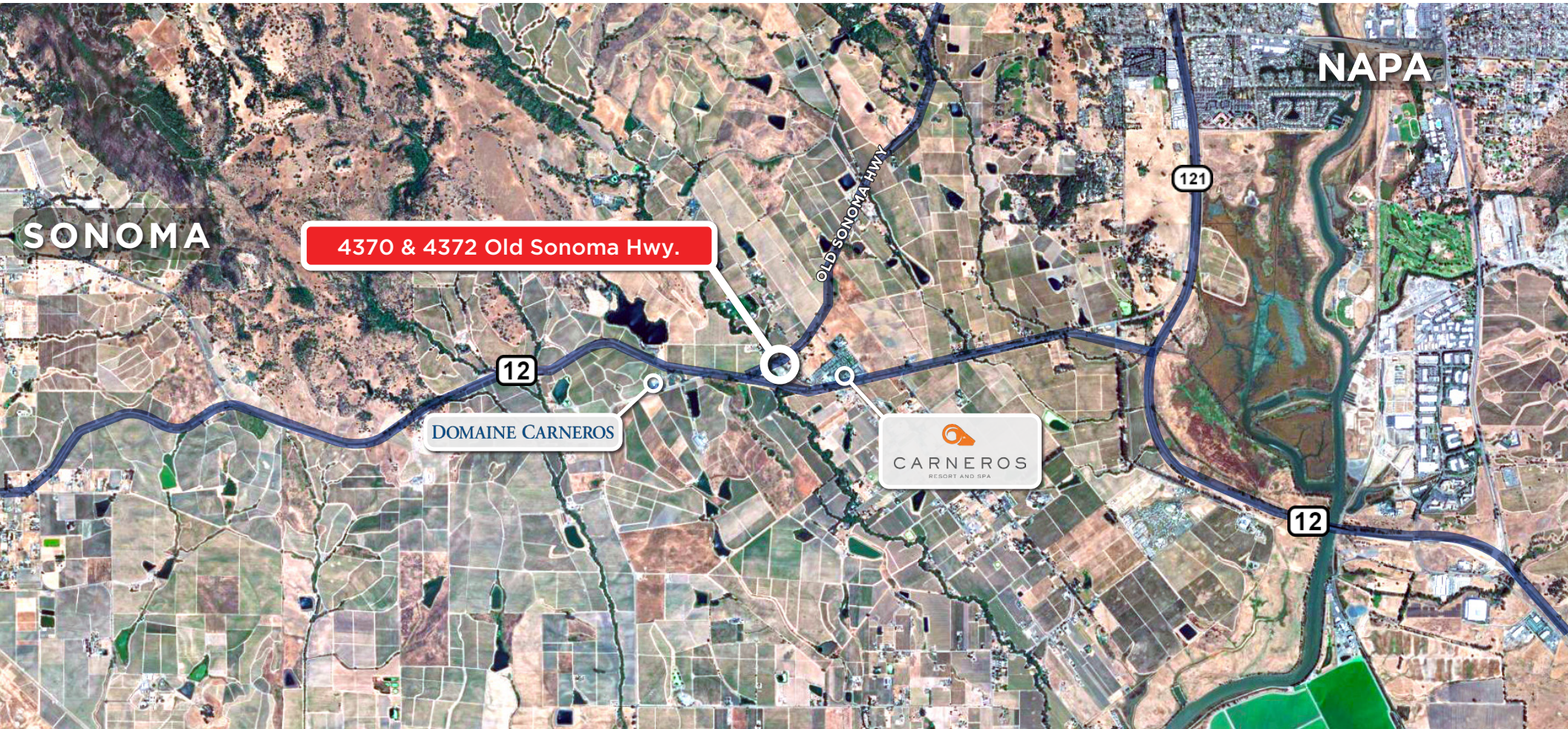


LOCATION MAP



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Keegan & Coppin Co., Inc.
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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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