

**305 SOSCOL
AVENUE
NAPA, CA**

**2-STORY
STAND ALONE
BULDIING WITH
DRIVE-THRU**

STRONG & HAYDEN
COMMERCIAL REAL ESTATE

Gary Van Dam

CalBre # 01321102

433 Soscol Avenue, Suite A110

Napa, CA 94559

(707) 226-2661

gvd100@aol.com

www.stronghayden.com

FOR LEASE

Phone: 707.226.2661 • 433 Soscol Avenue, Suite A110 • Napa, CA 94559 • www.stronghayden.com

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

PROPERTY HIGHLIGHTS

PROPERTY DETAILS:	
ADDRESS	305 SOSCOL AVENUE, NAPA CA
APN	046-692-001-000
LOT SIZE	± 36,723 SF (0.843 ACRE)
FIRST FLOOR SF	± 3,696 SF
SECOND FLOOR SF	± 2,184 SF
TOTAL BUILDING SF	± 5,880 SF
YEAR BUILT	2004
PARKING STALLS	26 TOTAL
ZONING	CC: COMMUNITY COMMERCIAL
FOR LEASE	\$3.75 PER SF/ PER MONTH/NNN

This Stand Alone, 2-Story Building with Drive-Thru, is just minutes from downtown Napa and an easy drive to hundreds of wineries. Highly visible location on the Soscol corridor frontage in the heart of South Napa's retail center. You are also minutes from Napa Opera House/Blue Note Jazz Club, the Napa Wine Train, the Andaz Hotel and the newly constructed Archer Hotel.

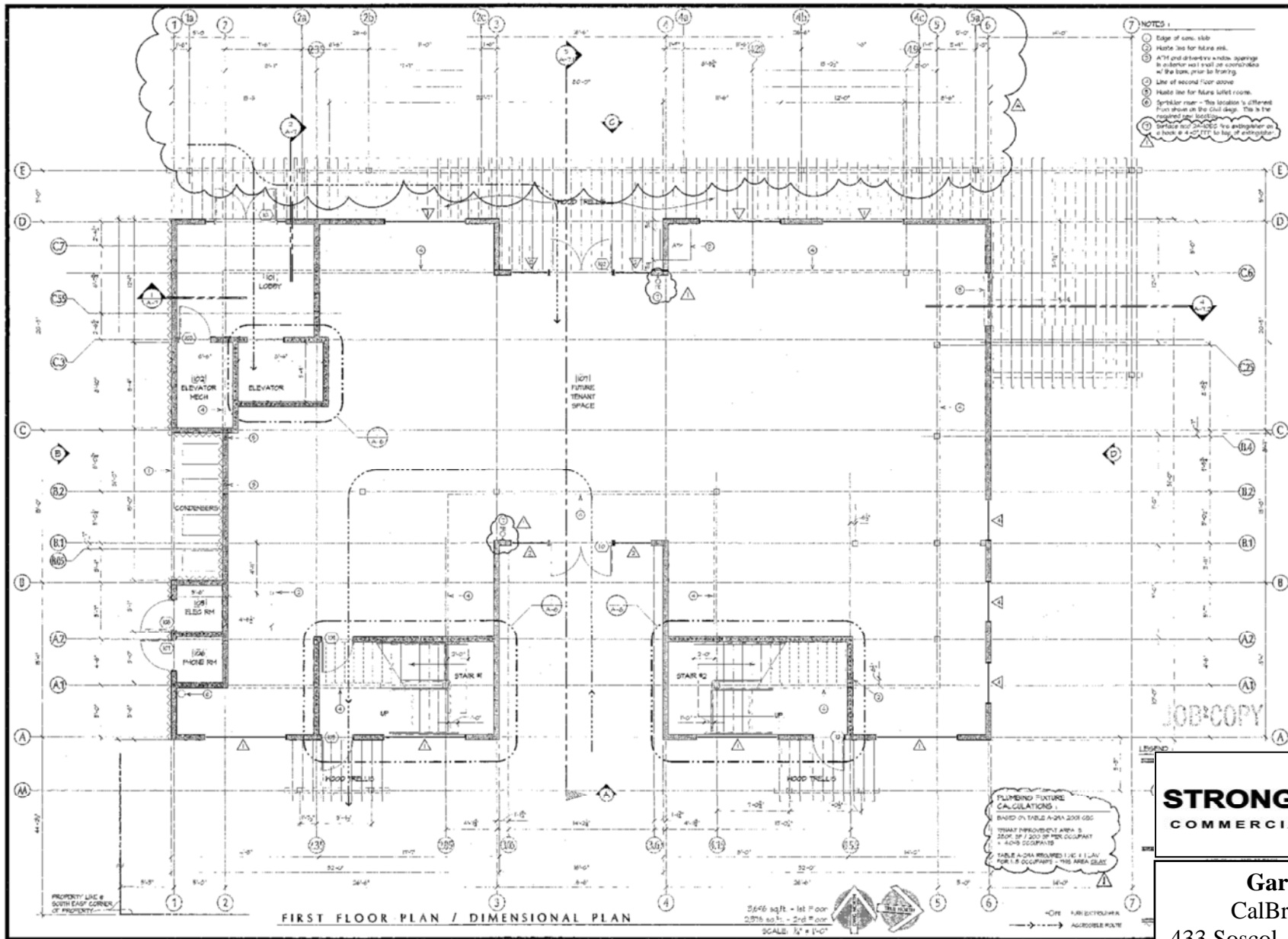
All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. It is our intention that all qualified applicants be given equal opportunity. We do not discriminate on the basis of race, religion, national origin, color, sex, sexual preference, age, veteran status, or disability.



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REVISIONS	BY
1	HP
2	HP
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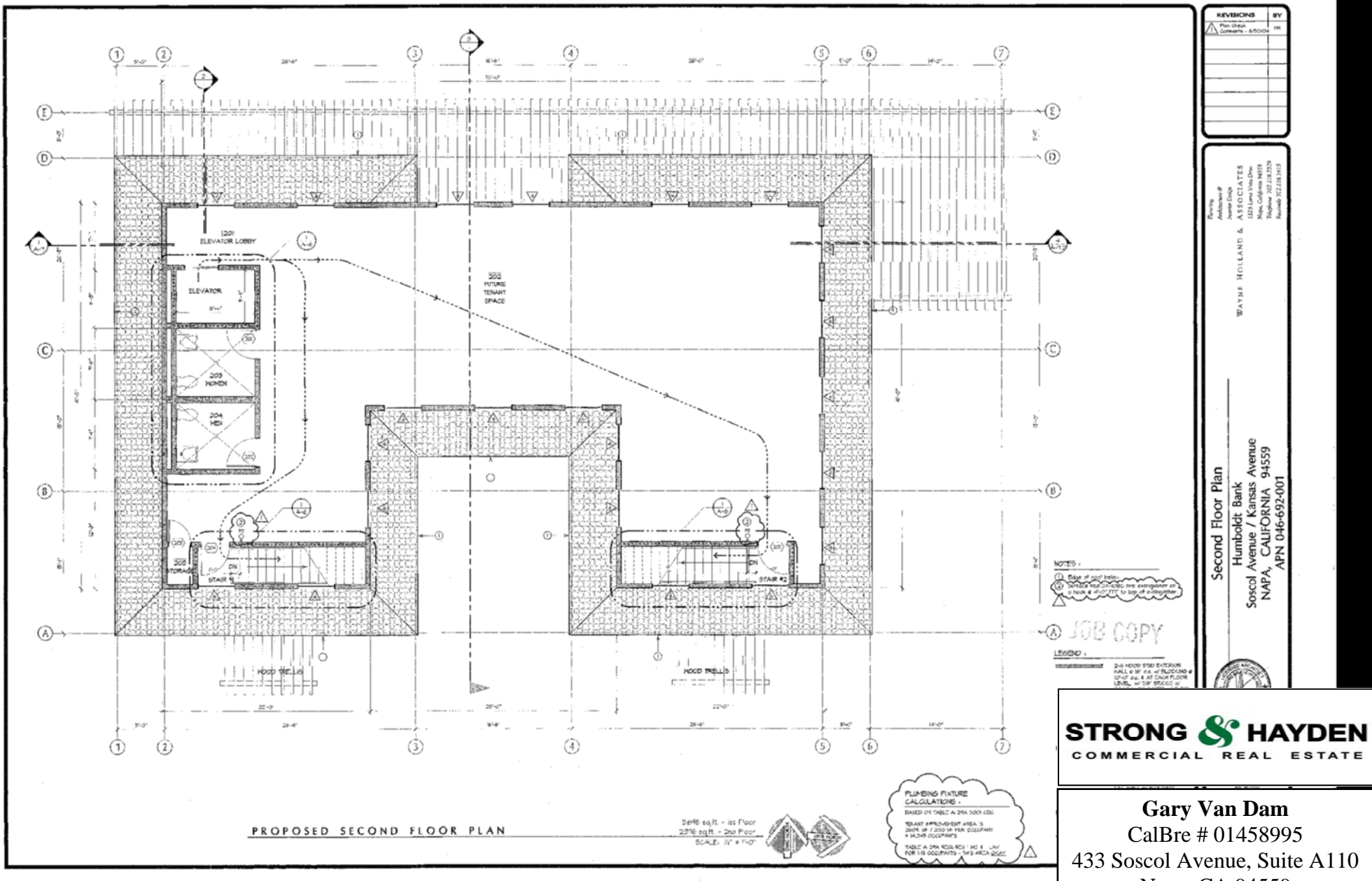
Project:
 Architect:
 Review Design:
WAYNE HOLLAND & ASSOCIATES
 1211 Lone Star Drive
 Napa, California 94559
 Telephone: 707.226.2661
 Fax: 707.226.3825

First Floor Plan
 Humboldt Bank
 Soscol Avenue / Kansas Avenue
 NAPA, CALIFORNIA 94559
 APN 046-692-001

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FIRST FLOOR



SECOND FLOOR



480 Residential Units
(Approved)



50 Residential Units
(Planned)

Mixed Use
Development with
250 Residential Units

150
Room
Hotel
(Planned)

PEATMAN DRIVE

KANSAS STREET

SARATOGA DRIVE



SOSCOL AVENUE

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