



1830-1836 Soscol Avenue

NAPA, CA 94559

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Property Summary

1830-1836 SOSCOL AVENUE | NAPA



Location Description

1830-1836 Soscol Ave is located in Central Napa, approximately ½ mile from Downtown Napa, offering excellent accessibility and visibility. The property features Soscol Avenue frontage with convenient access from Highway 29 and Silverado Trail via Lincoln Avenue, making it easily reachable for both local and regional traffic.

The site is surrounded by a strong mix of established retail, automotive, and service-oriented businesses along the Soscol corridor, contributing to consistent daily traffic and a well-established commercial environment. The building itself supports a mixed-use configuration, accommodating small to medium-sized office users and flex space, making it well-suited for a variety of professional, service, and light commercial tenants.

Lease Terms

Lease terms are negotiable on all available space. All second-floor suites are designed for small office users and benefit from shared common areas, including restrooms, a reception area, and elevator access.

First Floor: Triple Net (NNN) Lease; Second Floor: Full Service (FS) Lease

Estimated NNN: \$0.68/SF per month

Zoning: Community Commercial (CC)

SPACES	LEASE RATE	SPACE SIZE
1832 Soscol Ave Suite 114 (FS)	\$2.50 SF/month	467 SF
1834 Soscol Ave Suite C2 (NNN)	\$2.00 SF/month	1,003 SF
1836 Soscol Ave Suite D (NNN)	\$1.10 SF/month	4,171 SF
1834 - 1836 Soscol Ave Suite C2&D	\$1.10 SF/month	5,174 SF

1834 – 1836 Soscol Ave Suite C2 & D

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Space Notes

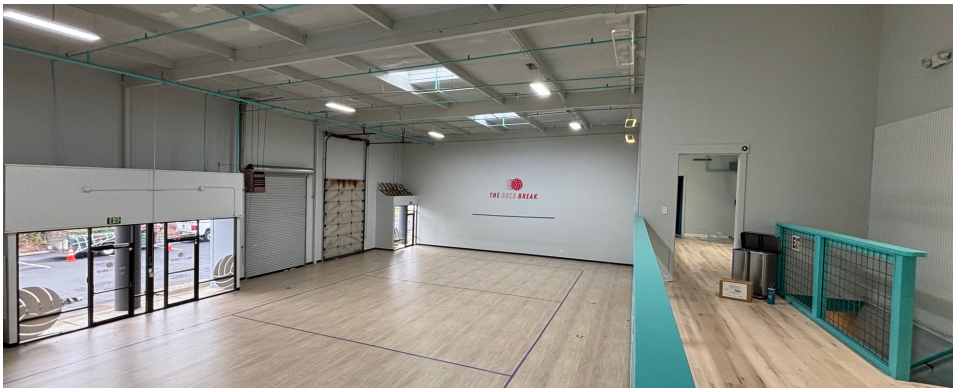
Unlock the potential of this dynamic flex space offering a rare blend of open volume and functional office buildout. The premises includes approximately 5,174 rentable square feet comprised of Suite C-2 (±1,003 SF), Suite D (±3,076 SF), and a portion of the rear west side of 1836 Soscol Avenue (±1,095 SF)—ideal for a wide range of business uses.

Designed for adaptability, the space features four private offices/rooms, a reception area (easily convertible to an additional office), and a large open court previously utilized for volleyball—perfect for fitness, training, or creative open-floor concepts. Additional improvements include a mezzanine/seating area, kitchenette, two restrooms, and ample storage.

With high ceilings, three roll-up doors, and multiple access points from both the front and rear of the building, the layout supports efficient flow for operations, clients, or team collaboration. Generous on-site parking further enhances accessibility.

Ideal Uses Include:

- Gym or fitness studio
- Recreational facility
- Showroom or display space
- Creative or collaborative workspace



Suite C2 & Suite 114

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Space Notes For Office Suites C2 & 114

Suite C2 - Office Space (1,003/SF)

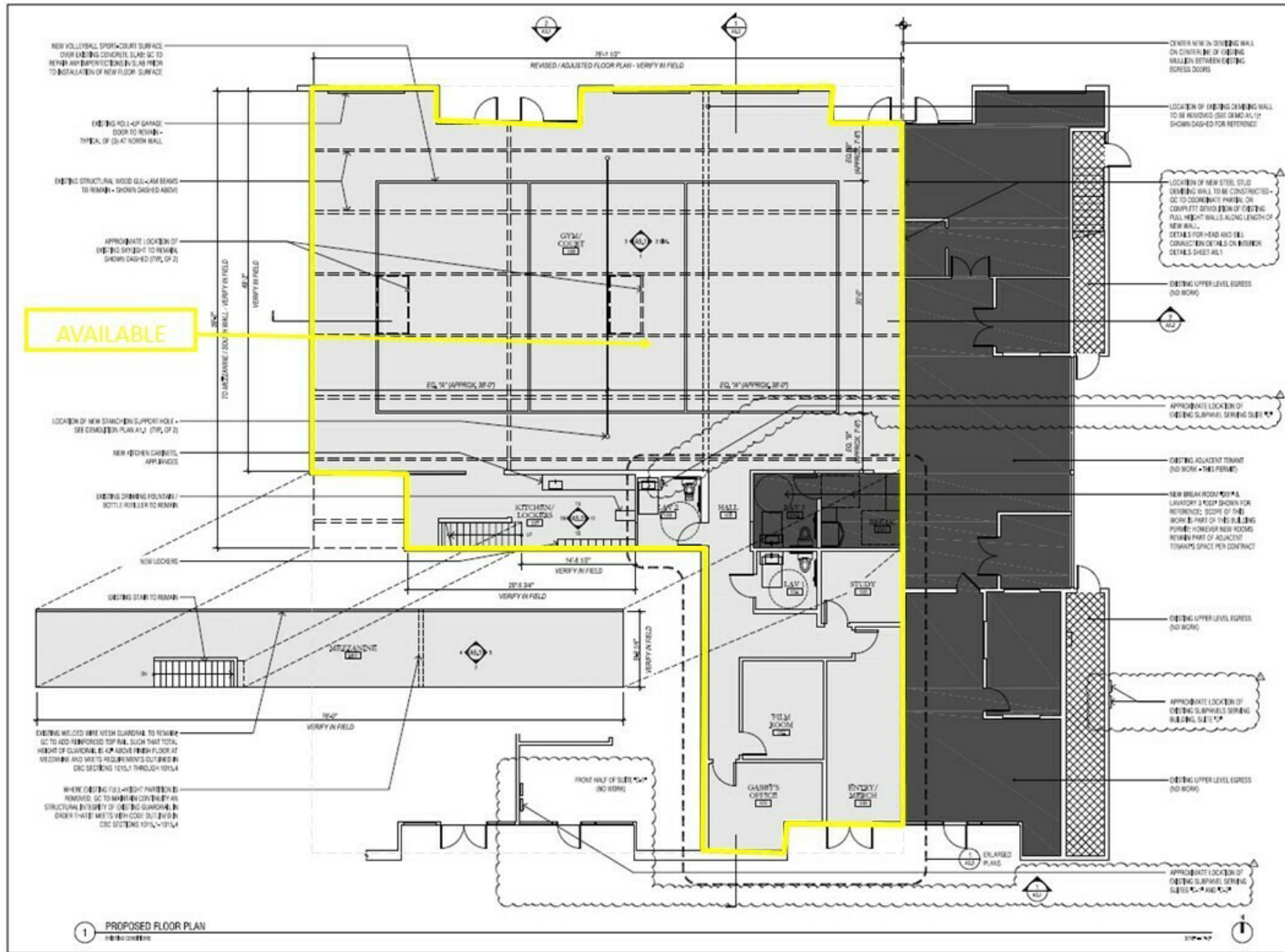
Office suite features a reception area, three private offices, and a private restroom, providing a functional layout for a variety of professional and administrative offices, business services, health services, chiropractic and physical therapy practices, as well as select retail. The floor plan offers a comfortable environment for client interaction while maintaining private workspace for day-to-day operations.

Suite 114 - Single Office Space (467/SF)

This second-floor office suite offers a functional layout featuring an open workspace complemented by one private office, making it ideal for a variety of professional office users. Tenants enjoy access to shared restrooms and a shared kitchen/break area, providing added convenience in a comfortable and professional business environment.

Floor Plans – 1834/1836 Soscol Ave.

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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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