



3435 Valle Verde Dr – For Sale 75% Equity Ownership

NAPA, CA 94558

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Property Summary

3435 VALLE VERDE DR | NAPA

Property Description

Valle Verde Medical Office & Surgery Center presents a unique opportunity to acquire an undivided 75% tenant-in-common ownership interest in a strategically located medical office property within Napa's established Trancas Street healthcare corridor. Located at 3435 Valle Verde Drive, immediately adjacent to Queen of the Valley Medical Center, the property offers a highly desirable setting for medical, dental, clinical, and other healthcare-related users.

The property is improved with a multi-suite medical office building and is zoned OM (Medical Office) by the City of Napa, supporting medical and dental offices, medical laboratories, pharmacies, and related healthcare uses. The areas currently identified as Suite B, comprising approximately 2,475 square feet, and Suite C, comprising approximately 1,215 square feet and configured as a surgery center, are presently vacant. Together, these areas total approximately 3,690 square feet; however, the offering consists solely of an undivided 75% tenant-in-common interest in the property.

The offering is priced at \$2,170,350, reflecting approximately \$588 per square foot based on the 3,690 square feet presently associated with the vacant Suites B and C for marketing purposes. Any proposed owner occupancy, leasing, financing, alteration, or other use of the property will be subject to the existing Tenant-in-Common Agreement, applicable approval requirements, and the rights of the remaining co-owner. Prospective purchasers should independently review the TIC Agreement and confirm that their intended use and financing structure are compatible with its terms.



Ownership and Occupancy Disclosure: The offering consists solely of an undivided 75% tenant-in-common interest in the property. The approximately 3,690 SF identified above reflects areas that are currently vacant and is provided for informational and marketing purposes only. The sale does not convey an exclusive or guaranteed right to occupy Suites B, C, or any other specific portion of the property, but can be negotiated upon additional owner/occupied lease terms. Any proposed occupancy, lease, financing, alteration, or use will be subject to the existing TIC Agreement, applicable co-owner approvals, and the purchaser's independent due diligence. The proposed transfer is also subject to the remaining co-owner's rights under the TIC Agreement.



Property Highlights

- **Undivided 75% TIC Interest** – Opportunity to acquire an undivided 75% tenant-in-common ownership interest in a medical office property adjacent to Queen of the Valley Medical Center.
- **Currently Vacant Medical Suites** – Suites B and C, totaling approximately 3,690 square feet, are presently vacant; no exclusive occupancy rights are represented or conveyed, but can be negotiated.
- **Existing Surgery Center Improvements** – Suite C comprises approximately 1,215 square feet and is currently configured as a surgery center, subject to verification of improvements, licensing requirements, and permitted use.
- **Potential Owner-User or Investment Opportunity** – The property may accommodate a medical owner-user or leasing strategy, subject to the TIC Agreement, co-owner approvals, applicable contingencies, and the purchaser's independent diligence.

OFFERING SUMMARY

Sale Price(75%):	\$2,170,350
Property Type:	Medical Office
Price Per SQFT(75%):	\$588/SF
Opportunity Type:	Owner User
Year Built:	1974
Zoning:	OM (Medical Office), City of Napa — intended to support medical and dental offices, medical laboratories, pharmacies, and other related healthcare uses, particularly near Queen of the Valley Medical Center
Building SQFT(75%):	3,690 SQFT
Suite B SQFT:	2,475 SQFT
Suite C(Surgery Center) SQFT:	1,215 SQFT
APN:	038-310-011

Floor Plan

3435 VALLE VERDE DR | NAPA

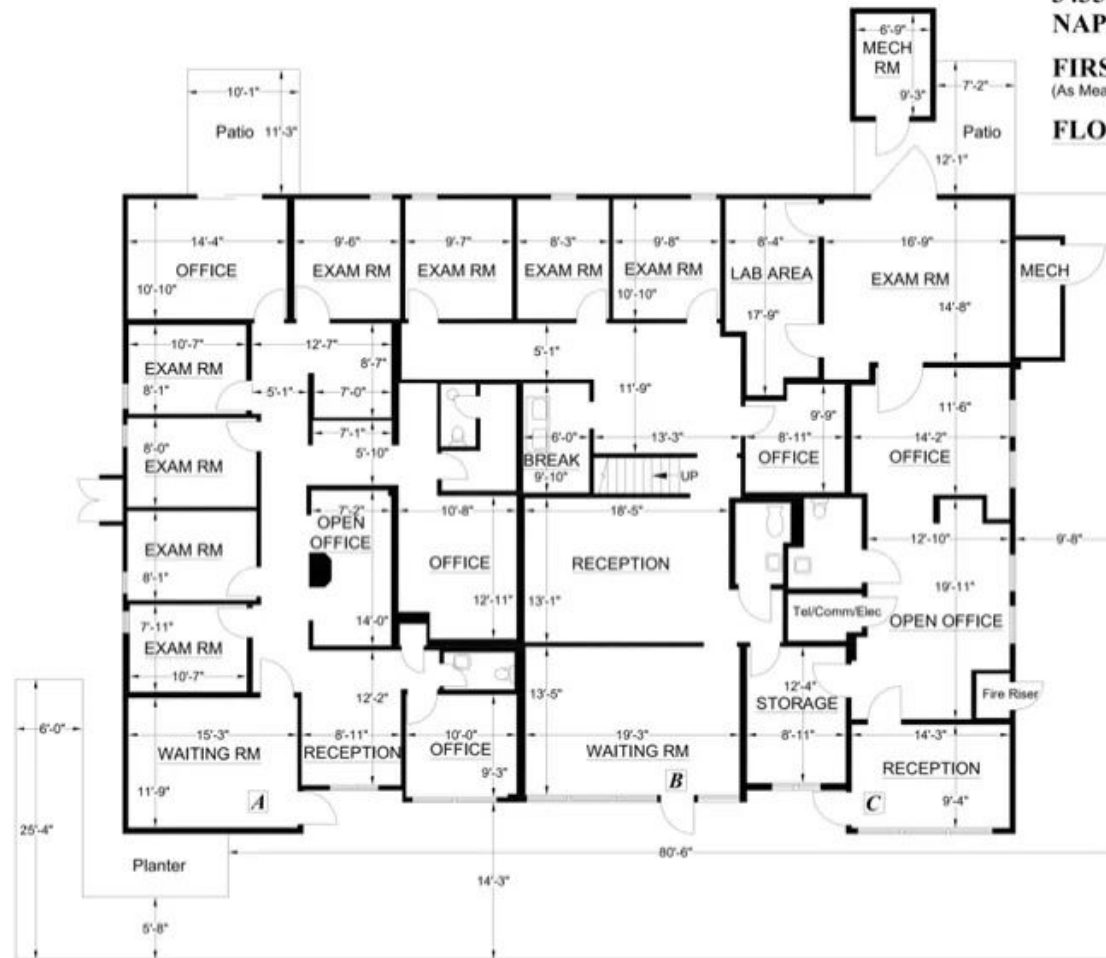
Floor Billing Summary 1	SQ.FT.
*Measured Area	5,820
Exterior Area	2,061

(Includes Mezzanine)

VALLE VERDE MEDICAL BUILDING
3435 VALLE VERDE DRIVE
NAPA, CA

FIRST FLOOR
 (As Measured: April 2024)

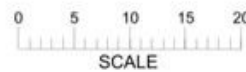
FLOOR PLAN



Building Billing Summary	SQ.FT.
*Measured Area:	5,820
Exterior Area:	2,061

*Measured Area represents the footprint of the floor, and is used

VALLE VERDE DR



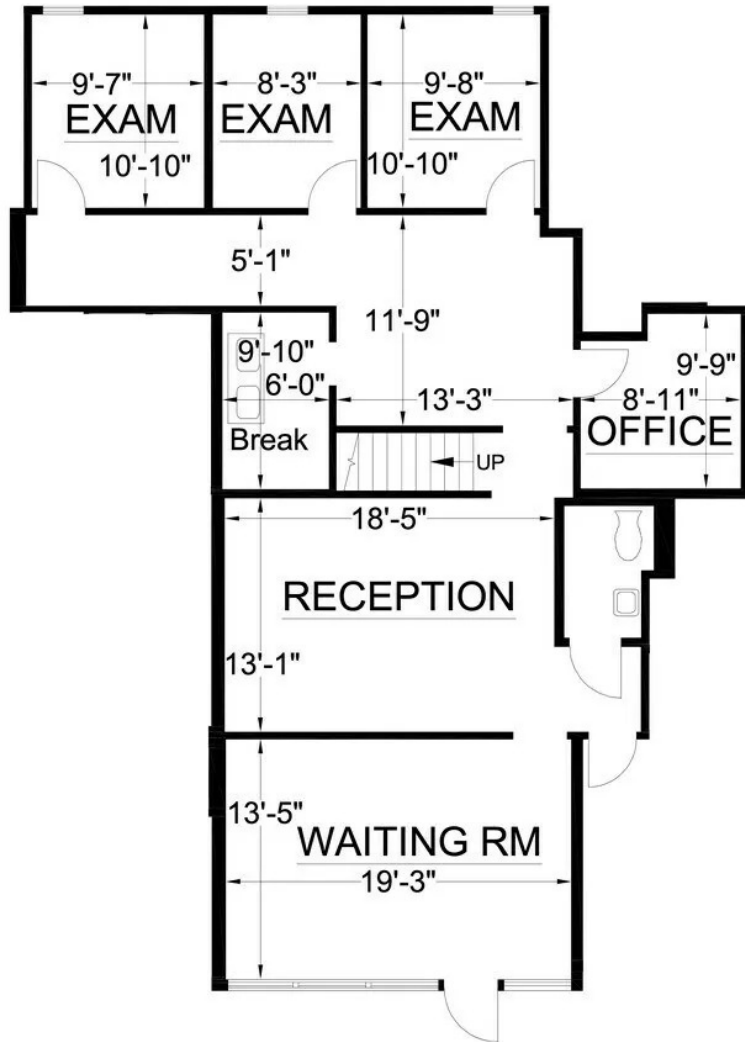
Note: All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy



<https://LT-FP.com>

Suite B Floor Plan

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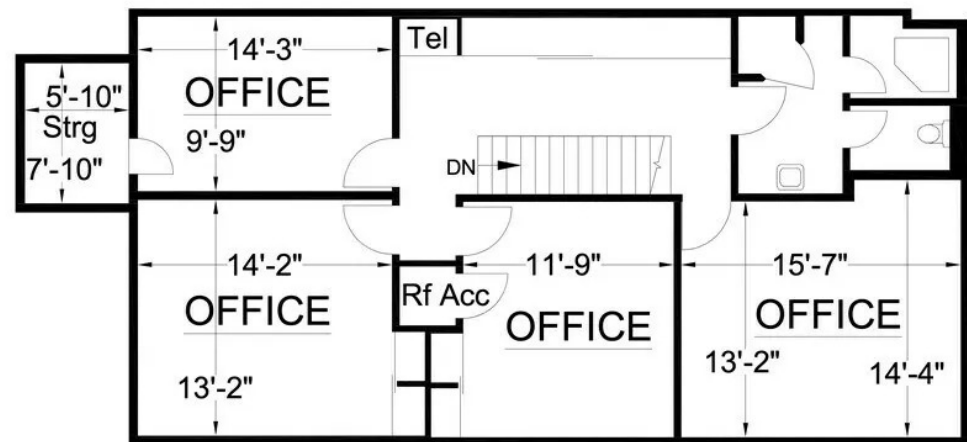


FIRST FLOOR

(Suite B-MEZZ)

Occupant Area: 1,044 s.f.

Rentable Area: 1,062 s.f.

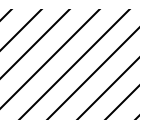


MEZZANINE

Suite C (Surgery Center)

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Suite B Interior

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Additional Photos

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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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About Napa

3435 Valle Verde Drive is centrally located within one of Napa’s established medical and professional districts, near Providence Queen of the Valley Medical Center and just off Trancas Street. This convenient location provides excellent access to Highway 29 and the Silverado Trail, offering easy connections throughout Napa, the greater Napa Valley, and surrounding North Bay communities.

The property is surrounded by a strong mix of medical offices, healthcare providers, professional services, and residential neighborhoods. Nearby shopping centers, restaurants, banks, pharmacies, and other everyday amenities add to the location’s convenience for patients, employees, and visitors. With its accessible setting and proximity to one of Napa’s primary healthcare hubs, 3435 Valle Verde Drive is well positioned for a variety of medical and professional office users.

POPULATION	5 MILES	10 MILES	15 MILES	HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Population	84,638	113,410	297,567	Total Households	32,101	44,163	106,676
Average Age	42.8	45.8	42.7	# of Persons per HH	2.6	2.6	2.8
Average Age (Male)	42.8	45.2	42.1	Average HH Income	\$140,734	\$150,778	\$139,686
Average Age (Female)	43.1	46.4	43.6	Average House Value	\$906,059	\$1,025,493	\$833,476

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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