

VACANT BORREO BUILDING

930 Third St, Napa, CA 94559

Iconic Downtown Napa Landmark | Rare 9,500 SF Two-Story Vacant Building Available



Exclusively Listed By:



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 Google Map  Street View

EXECUTIVE SUMMARY

SALE PRICE

CONTACT AGENT

LEASE RATE

\$43,000/MONTH

INVESTMENT SUMMARY


Building Area:	9,500 SF
Additional Outdoor Space:	3,600 SF
Land Acreage:	0.28 Acres
Year Built:	1877
Renovated:	2023
Zoning:	CD: Downtown Commercial
Parcel:	006-133-002



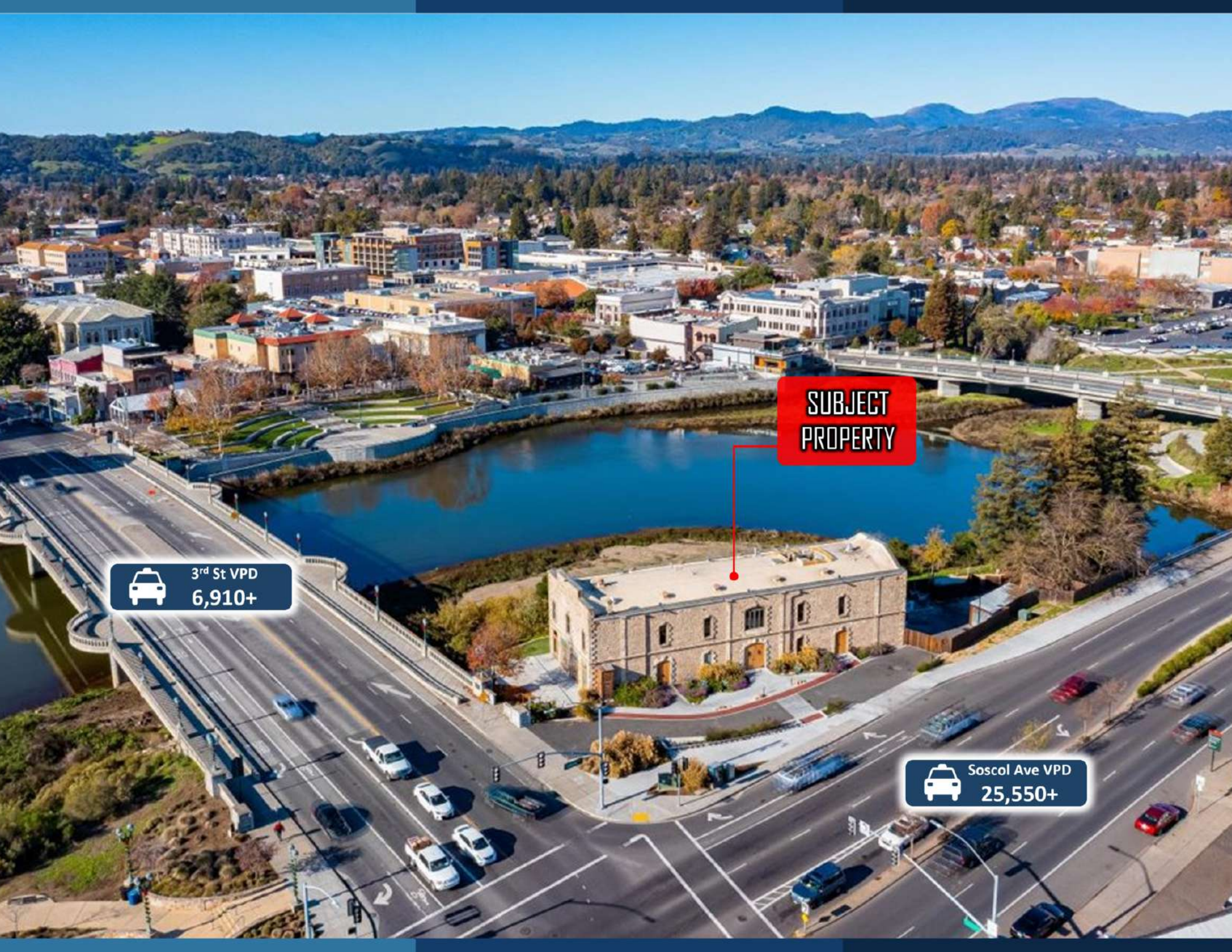
INVESTMENT HIGHLIGHTS

- **Iconic Downtown Napa Landmark** – Originally built in 1877, the Borreo Building is the second-oldest commercial structure in Napa, constructed from locally quarried Soda Canyon stone, offering unmatched historic character and branding appeal
- **Premier Main Street Location** – Positioned along Napa’s vibrant Main Street corridor with direct views of the Napa River and Veterans Park, and walking distance to the popular Oxbow Public Market district
- **Rare ±9,500 SF Two-Story Offering** – Open, flexible layout designed to accommodate a wide range of hospitality, event, and experiential concepts
- **Additional ±3,600 SF of Outdoor Space** – Expansive exterior area ideal for private events, gatherings, activations, and outdoor programming, with additional support areas for operations
- **Fully Restored & Modernized (2017)** – Comprehensive renovation including seismic upgrades, new electrical systems, restored building shell, and redesigned interior and exterior, blending historic authenticity with modern functionality
- **Turnkey Hospitality Infrastructure** – Equipped with a commercial kitchen and capacity for on-site alcohol production, ideally suited for a distillery, brewery, or upscale restaurant concept
- **Indoor-Outdoor Experience** – Aluminum and glass roll-up doors create seamless integration between interior space and outdoor areas, ideal for events, receptions, and experiential use
- **High-Traffic, Pedestrian-Oriented Setting** – Located in the heart of Downtown Napa, benefiting from strong tourism, walkability, and consistent local and visitor foot traffic
- **Exceptional Branding & Signage Opportunity** – Prominent two-story stone façade offers exceptional identity for a destination hospitality or event-driven concept


**SUBJECT
PROPERTY**

 3rd St VPD
6,910+

 Soscol Ave VPD
25,550+



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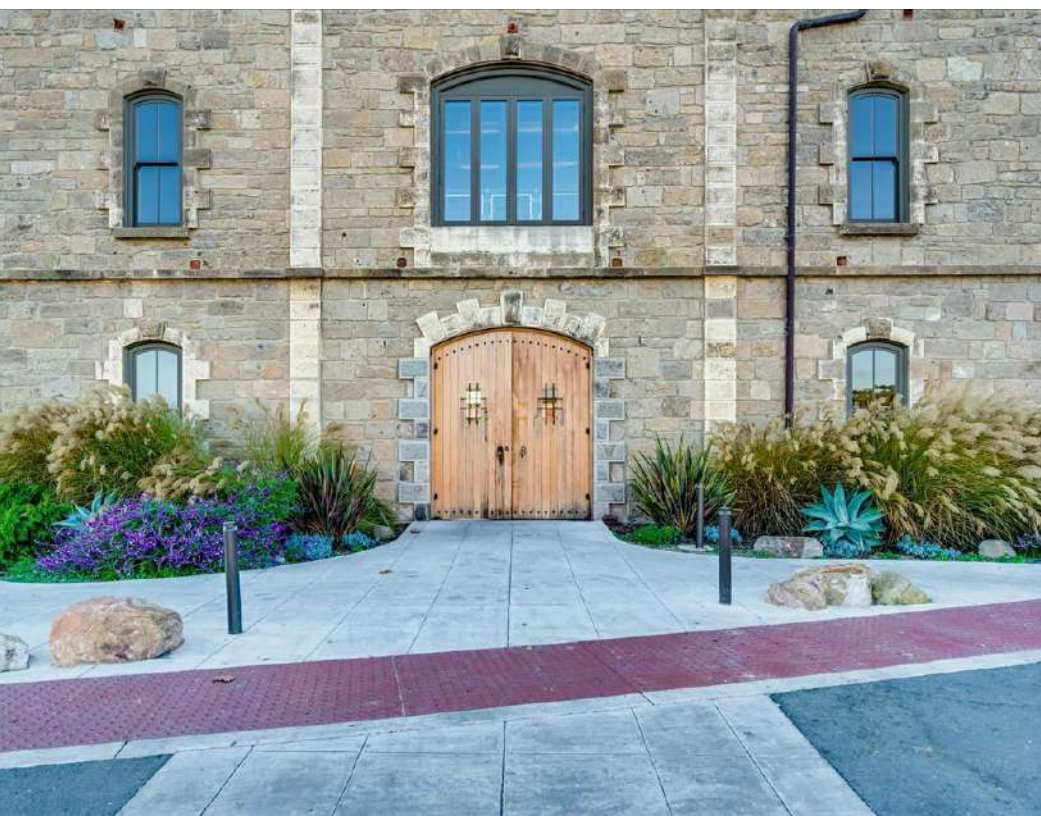
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PROPERTY**

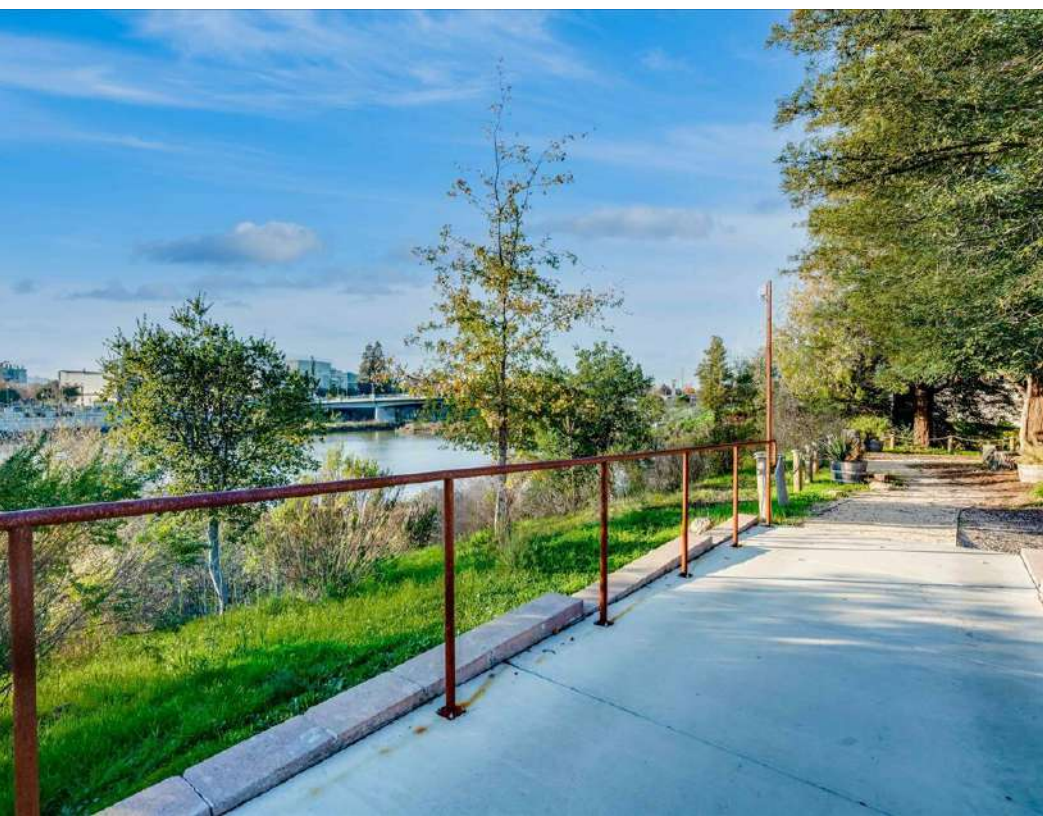


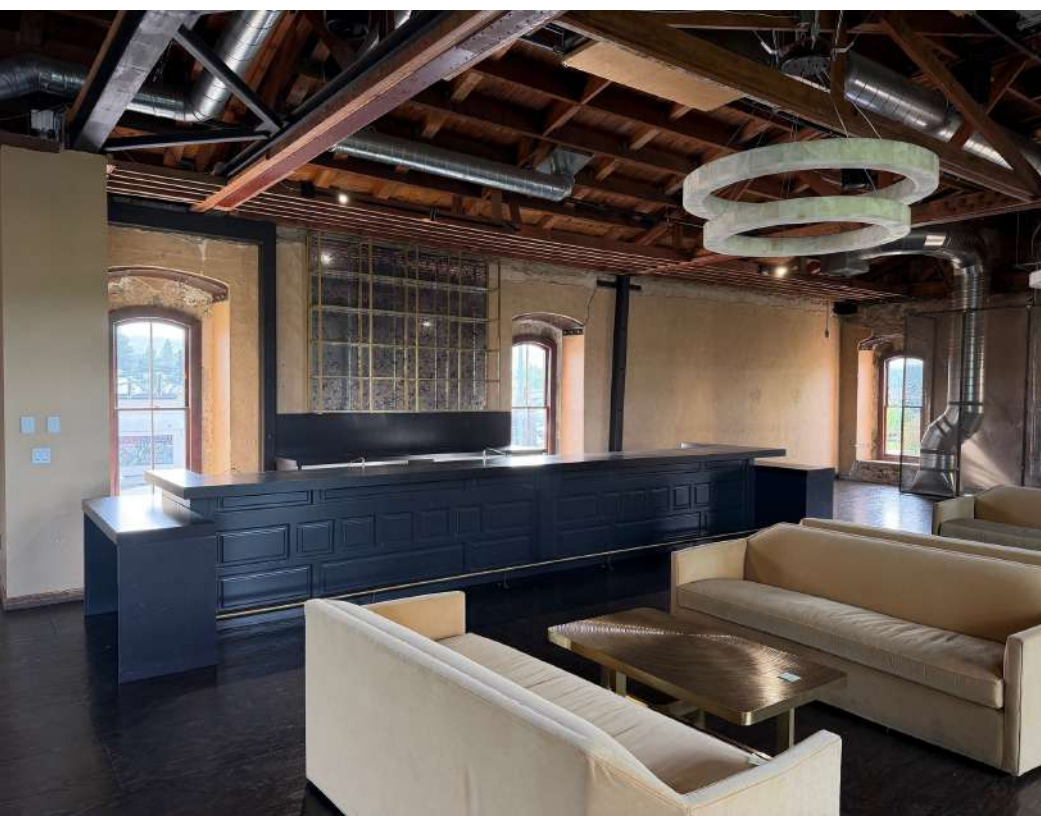
**3rd St VPD
6,910+**



**Soscol Ave VPD
25,550+**





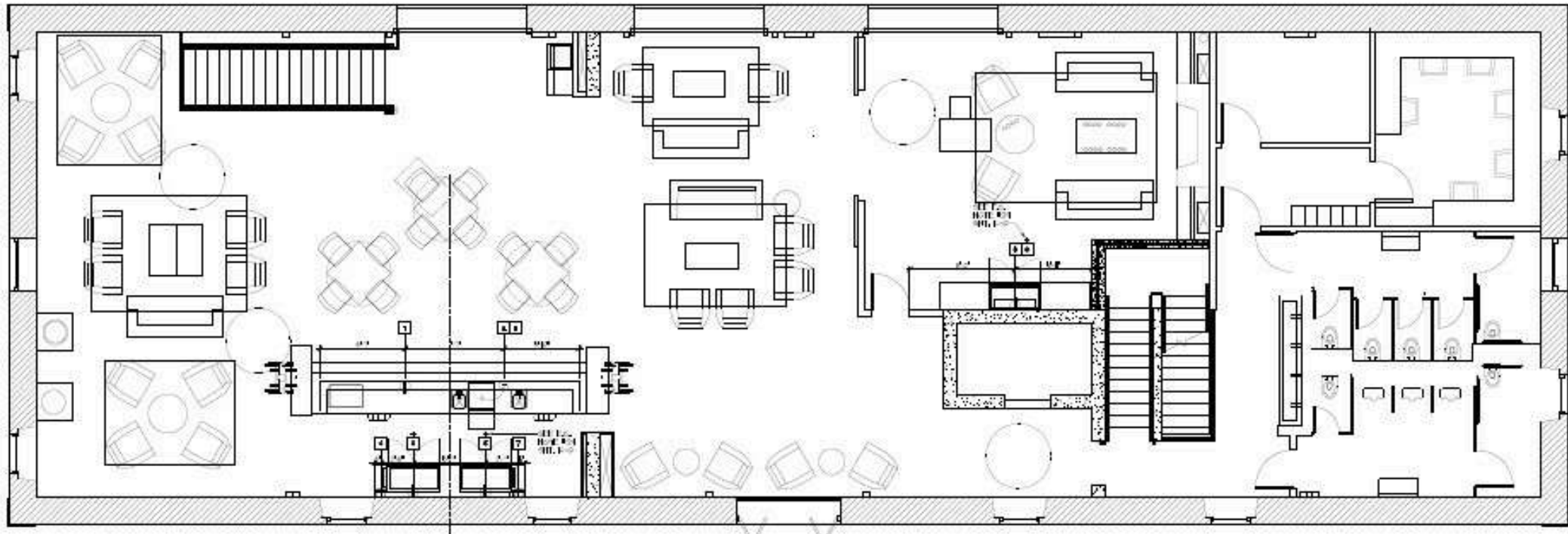




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SECOND FLOOR SITE PLAN



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MARKET OVERVIEW



NAPA, CA

Napa is the largest city in and the county seat of Napa County and a principal city of Wine Country in Northern California. Located in the North Bay region of the Bay Area, the city had a population of 76,921 as of July 2024. Napa is a major tourist destination in California, known for its wineries, restaurants, and arts culture. Napa Valley wine country is 50 miles northeast of San Francisco, which makes it a short drive from several airports in the San Francisco Bay Area.

Napa's economy is characterized by its position as one of the principal cities of Wine Country, resulting in a significant portion of jobs in the city relating to wineries, restaurants, hotels, and other hospitality industries. The Napa State Hospital is located in Imola, an unincorporated area bordering the city of Napa.

The Napa Valley Business Park is located adjacent to the Napa County Airport in an unincorporated area of Napa County. Employers in the area include The Doctors Company and Treasury Wine Estates.

With more than 400 wineries open for tastings and 90 urban tasting rooms, Napa Valley is known for world-class wine, as well as beautiful countryside and near perfect weather year-round. It is also known for Michelin-star restaurants, and luxurious accommodations and spas.

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HISTORY OF THE BORREO BUILDING

BORREO BUILDING HISTORY

Built in 1877, the Borreo Building is a historic, stone-constructed commercial landmark in downtown Napa, California, recognized as the city's second oldest. Originally owned by the Borreo family, the site was restored in 2017. It previously housed the Robert Mondavi Winery's 'Arch & Tower' event facility.

It is located in downtown Napa along the Napa River. This site allows for a relaxing indoor and outdoor experience. Although outdoor space was limited, the project includes dining space and flexible space for events while still accommodating necessities like bio-retention basins and emergency access. The building frontage focuses more on bicyclists and pedestrians by using numerous bike racks and no vehicular parking, providing a great asset along the Vine Trail.

- - **Construction & Materials:** Constructed in 1877, the building features stone quarried from the nearby Soda Canyon area.
- - **Significance:** It serves as a prominent example of 19th-century mercantile history in Napa.
- - **2017 Restoration:** The property was fully restored in 2017 with upgrades including seismic repair, new electrical, building shell restoration, and a new interior and exterior design.
- - **Modern Usage:** Following restoration, it became the home of Stone Brewing - Napa, featuring a design that blends historic stone with modern steel and glass.
- - **Ownership:** Named for the original Borreo family, it was also used by the Robert Mondavi Winery as an off-site tasting room and event

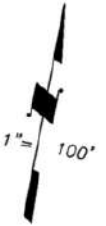


COUNTY ASSESSOR'S PARCEL MAP

RANCHO TULOCAY

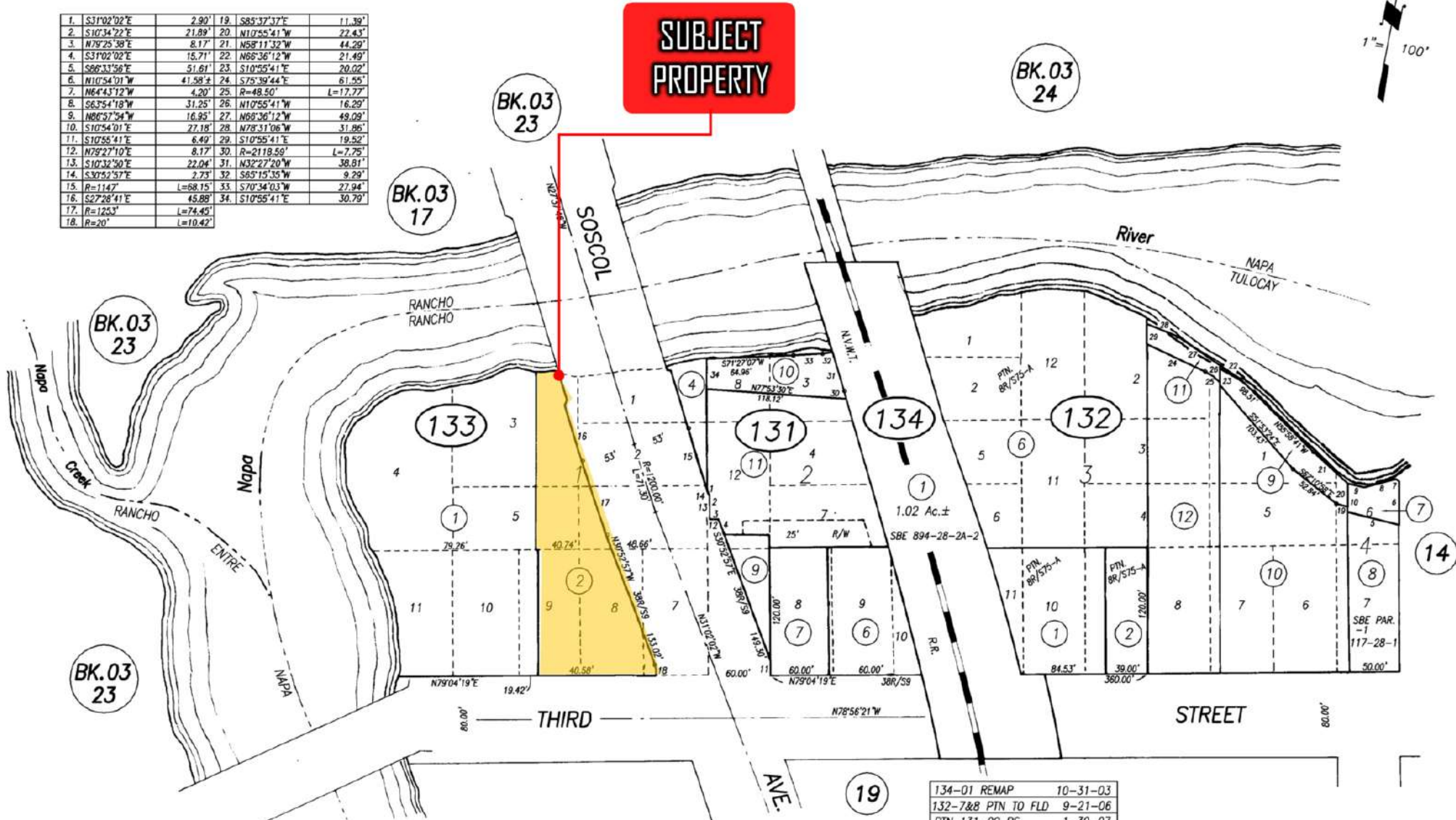
Tax Area Code
2012

6-13



1. S31°02'02"E	2.90'	19. S85°37'37"E	11.39'
2. S10°34'22"E	21.89'	20. N10°55'41"W	22.43'
3. N79°25'38"E	8.17'	21. N58°11'32"W	44.20'
4. S31°02'02"E	15.71'	22. N66°36'12"W	21.49'
5. S86°31'56"E	51.61'	23. S10°55'41"E	20.02'
6. N10°54'01"W	41.58±	24. S75°39'44"E	61.55'
7. N64°43'12"W	4.20'	25. R=48.50'	L=17.77'
8. S63°54'18"W	31.25'	26. N10°55'41"W	16.29'
9. N86°57'54"W	16.95'	27. N89°36'12"W	49.09'
10. S10°54'01"E	27.18'	28. N78°31'06"W	31.86'
11. S10°58'41"E	6.49'	29. S10°55'41"E	19.52'
12. N79°27'10"E	8.17'	30. R=2119.59'	L=7.75'
13. S10°32'30"E	22.04'	31. N32°27'20"W	38.81'
14. S30°52'37"E	2.73'	32. S85°15'35"W	9.29'
15. R=1147'	L=68.15'	33. S70°34'03"W	27.94'
16. S27°28'41"E	45.88'	34. S10°55'41"E	30.79'
17. R=1253'	L=74.45'		
18. R=20'	L=10.42'		

**SUBJECT
PROPERTY**

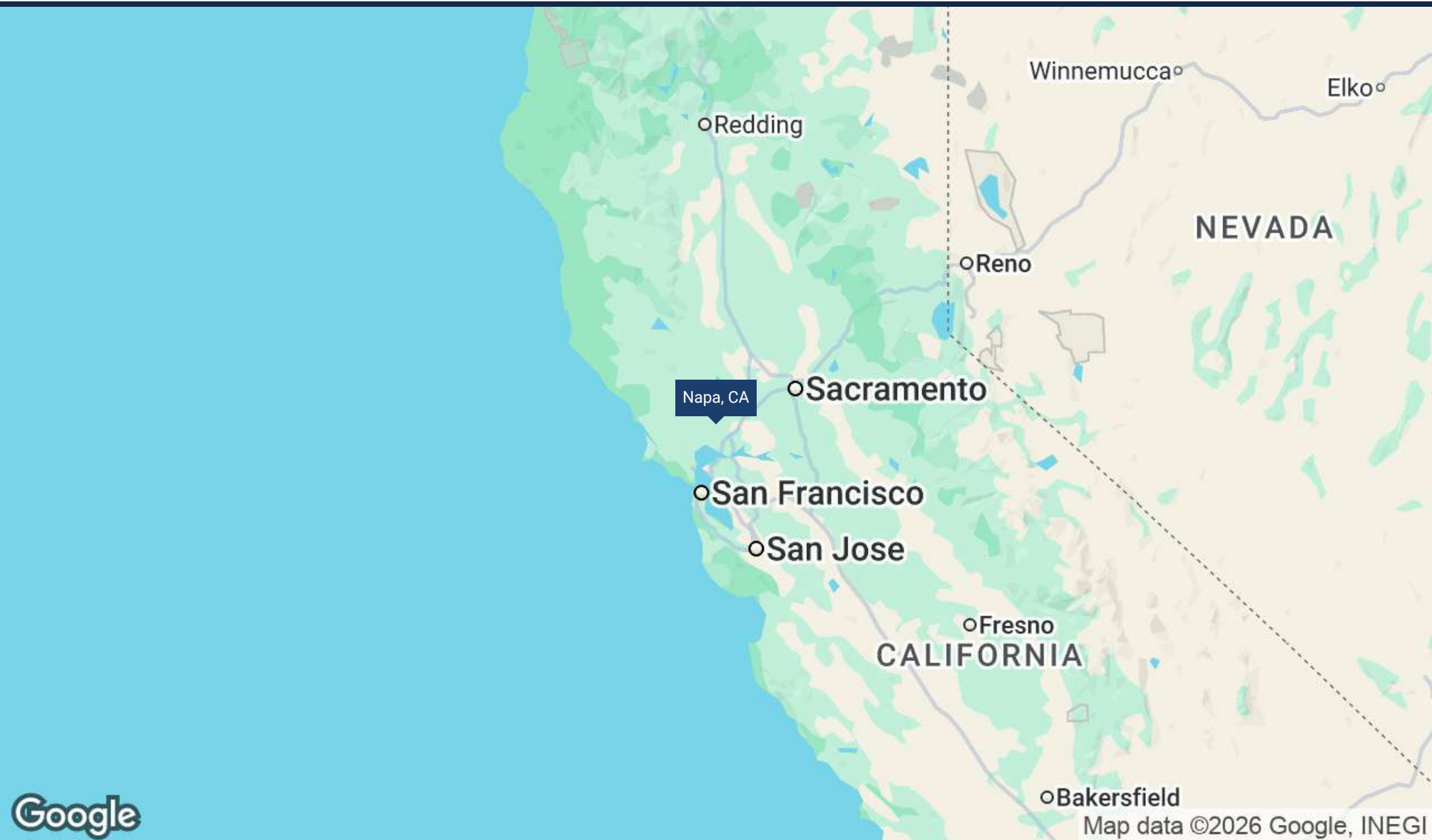


134-01 REMAP	10-31-03
132-7&8 PTN TO FLD	9-21-06
PTN 131-09 RS	1-30-07
132-9&10 PTN TO FLD	3-14-08
132-11&12 PTN TO FLD	10-7-08
131-10&11 PTN TO FLD	8-12-09
REVISION	DATE

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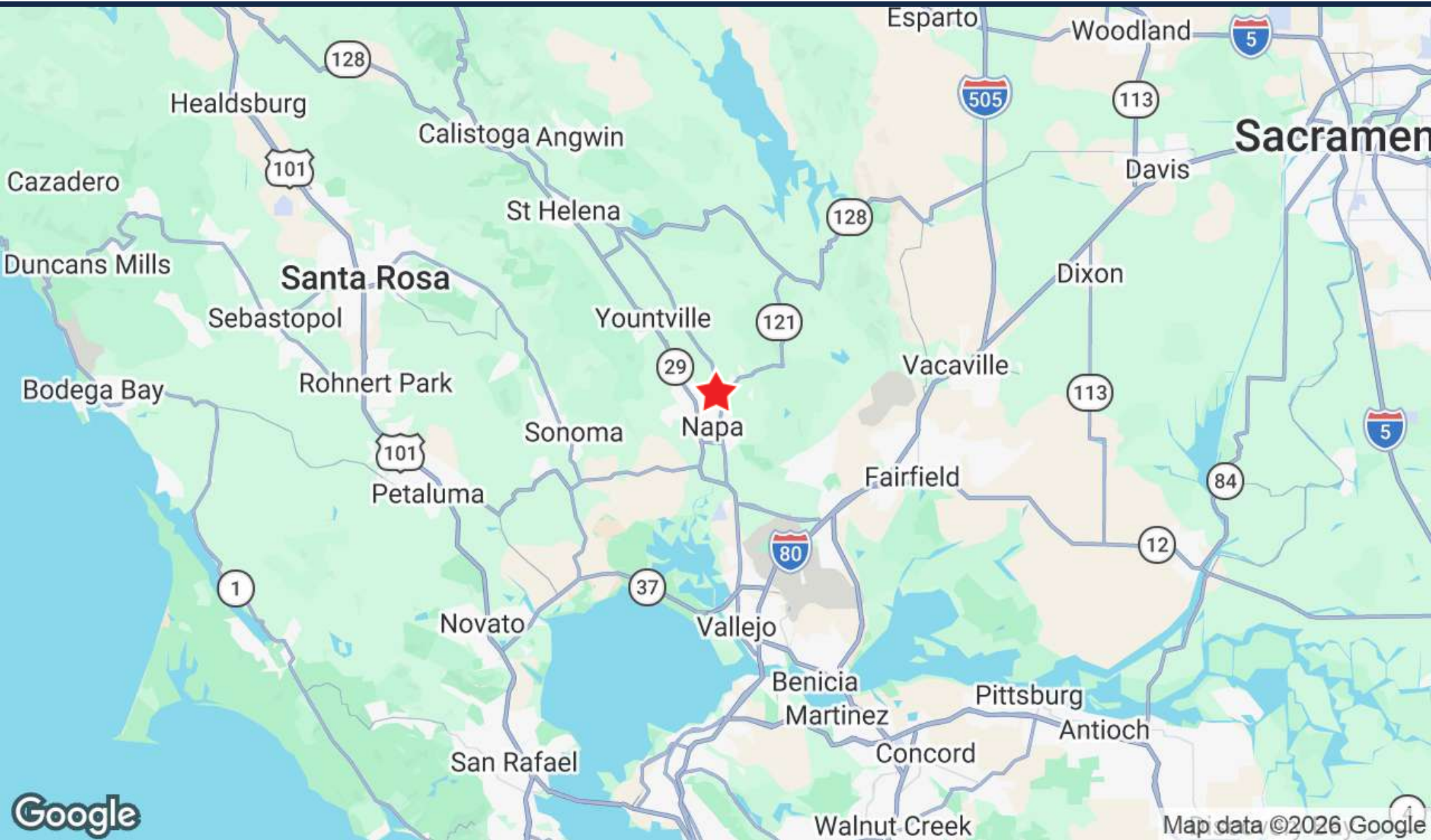
REGIONAL MAP



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LOCATION MAP



Google

Map data ©2026 Google

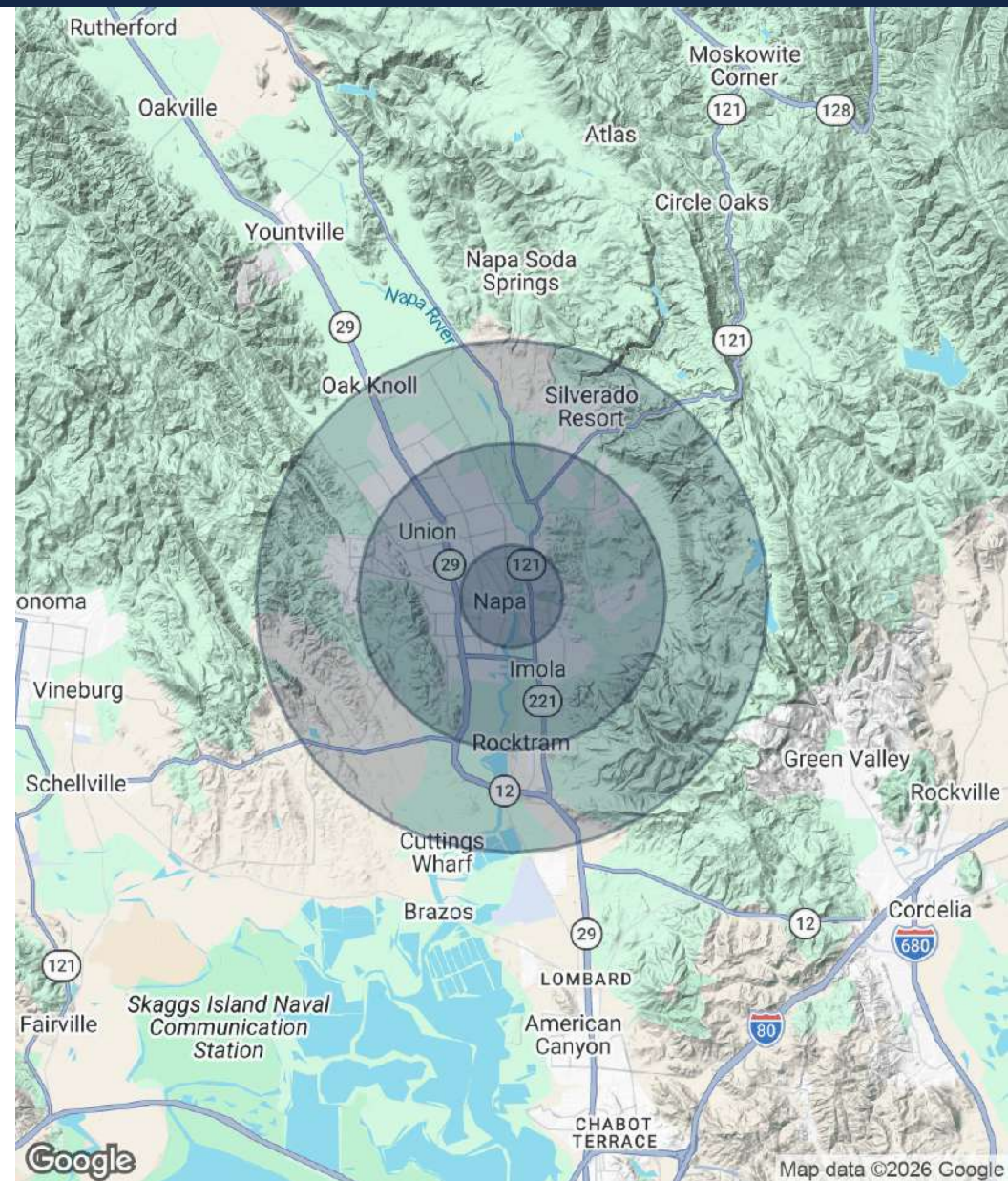
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,278	70,947	86,147
Average Age	41	42	43
Average Age (Male)	40	41	42
Average Age (Female)	42	43	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,795	26,252	32,136
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$128,291	\$136,953	\$141,655
Average House Value	\$1,013,625	\$911,611	\$941,844

Demographics data derived from AlphaMap



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