



Turn-Key Restaurant Opportunity

1335 W IMOLA AVENUE, NAPA, CA 94559

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Property Summary

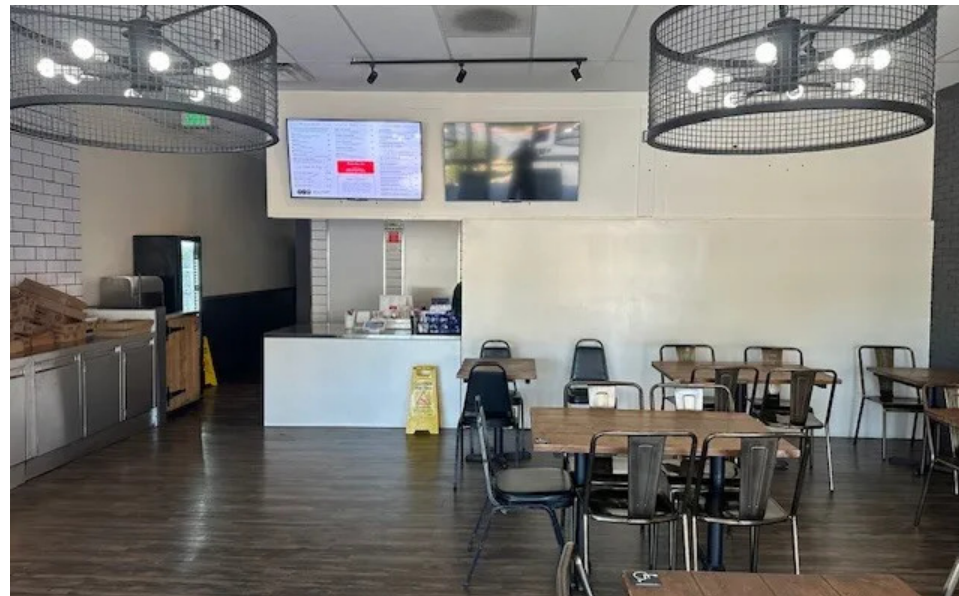
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Property Description

W Commercial is pleased to present a rare opportunity to acquire a fully built-out second-generation restaurant located within Napa's established Riverpark Shopping Center. This offering includes the existing furniture, fixtures, equipment, and valuable leasehold improvements, providing an exceptional opportunity for restaurateurs looking to significantly reduce startup costs and accelerate their opening timeline.

The approximately 1,619-square-foot restaurant occupies a highly visible location along West Imola Avenue with convenient access, established surrounding businesses, and ample customer parking. Whether repositioning the existing concept or launching an entirely new restaurant, buyers can capitalize on an already improved space designed for food service operations.

Offered at a negotiable purchase price for the business assets and leasehold interest, this opportunity presents an efficient path into the Napa restaurant market without the expense and delays associated with a new build-out.



OFFERING SUMMARY

Asking Price:	\$150,000
Building Size:	1,619 SF
Base Rent:	\$4,624/mo
NNN:	\$1,176/mo
Total Monthly Rent:	Approximately \$5,800
Business Type:	Restaurant Leasehold
Assets Included:	FF&E, Machinery, Leasehold Improvements
Assets Excluded:	Clemente's name and proprietary recipes

Opportunity Highlights

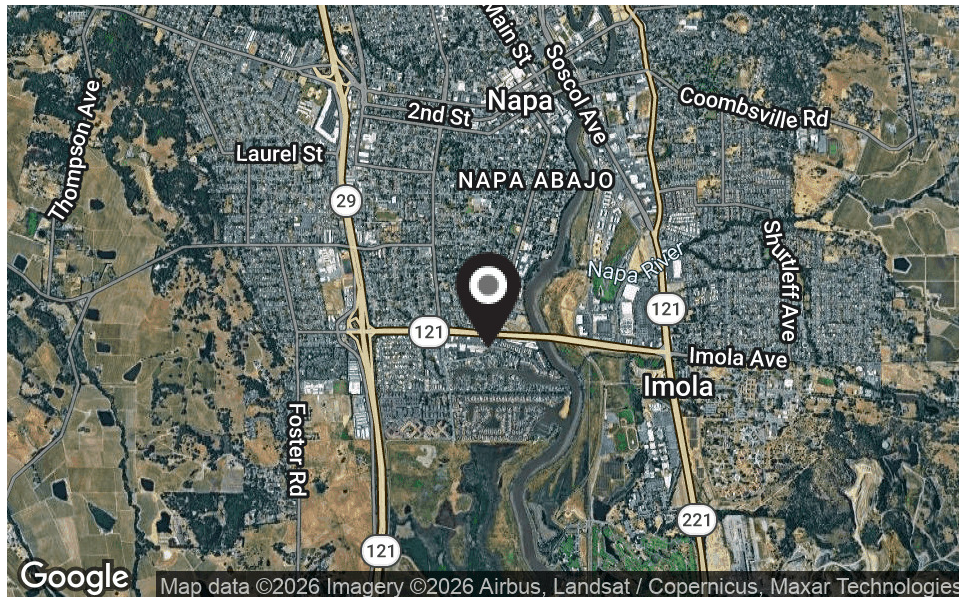
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Save Hundreds Of Thousands In Build-Out Costs

Restaurant construction can easily exceed several hundred thousand dollars. Acquiring an existing second-generation restaurant allows a buyer to take advantage of existing infrastructure and improvements while reducing construction timelines.

Prime Napa Location

Riverpark Shopping Center benefits from consistent local traffic, convenient access, and an established retail environment serving both residents and visitors.



Highlights

- Turn-Key Second Generation Restaurant
- 1,619 SF Restaurant Space
- Located in Riverpark Shopping Center
- Existing FF&E Included
- Valuable Leasehold Improvements
- Existing Restaurant Infrastructure
- High Visibility Along W. Imola Avenue
- Ample Customer Parking
- Established Retail Center
- Immediate Occupancy Potential
- Business Assets Offered at \$150,000
- Existing Lease Opportunity

Site Plan

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About Napa

Napa, California is internationally recognized as one of the world's premier wine destinations, attracting millions of visitors annually while serving as the economic and cultural center of Napa Valley. Beyond its renowned hospitality industry, Napa boasts a diverse business community supported by professional services, healthcare, tourism, retail, and a growing local population. The city's vibrant economy and exceptional quality of life continue to drive demand for well-positioned commercial opportunities.

Located along the highly traveled West Imola Avenue corridor, Riverpark Shopping Center benefits from excellent visibility and convenient access to Highway 29, Downtown Napa, and surrounding residential neighborhoods. The area's established retail presence, consistent consumer traffic, and proximity to both local residents and visiting tourists make it an ideal setting for restaurant and food service operators seeking to establish or expand their presence in one of Northern California's most desirable markets.

POPULATION	0.25 MILES	0.5 MILES	1 MILE	HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Population	551	2,722	10,745	Total Households	196	970	3,992
Average Age	37.6	36.6	36.6	# of Persons per HH	2.8	2.8	2.7
Average Age (Male)	37.6	37.3	36.2	Average HH Income	\$124,711	\$114,786	\$120,112
Average Age (Female)	36.7	35.7	35.7	Average House Value	\$835,508	\$830,526	\$878,427



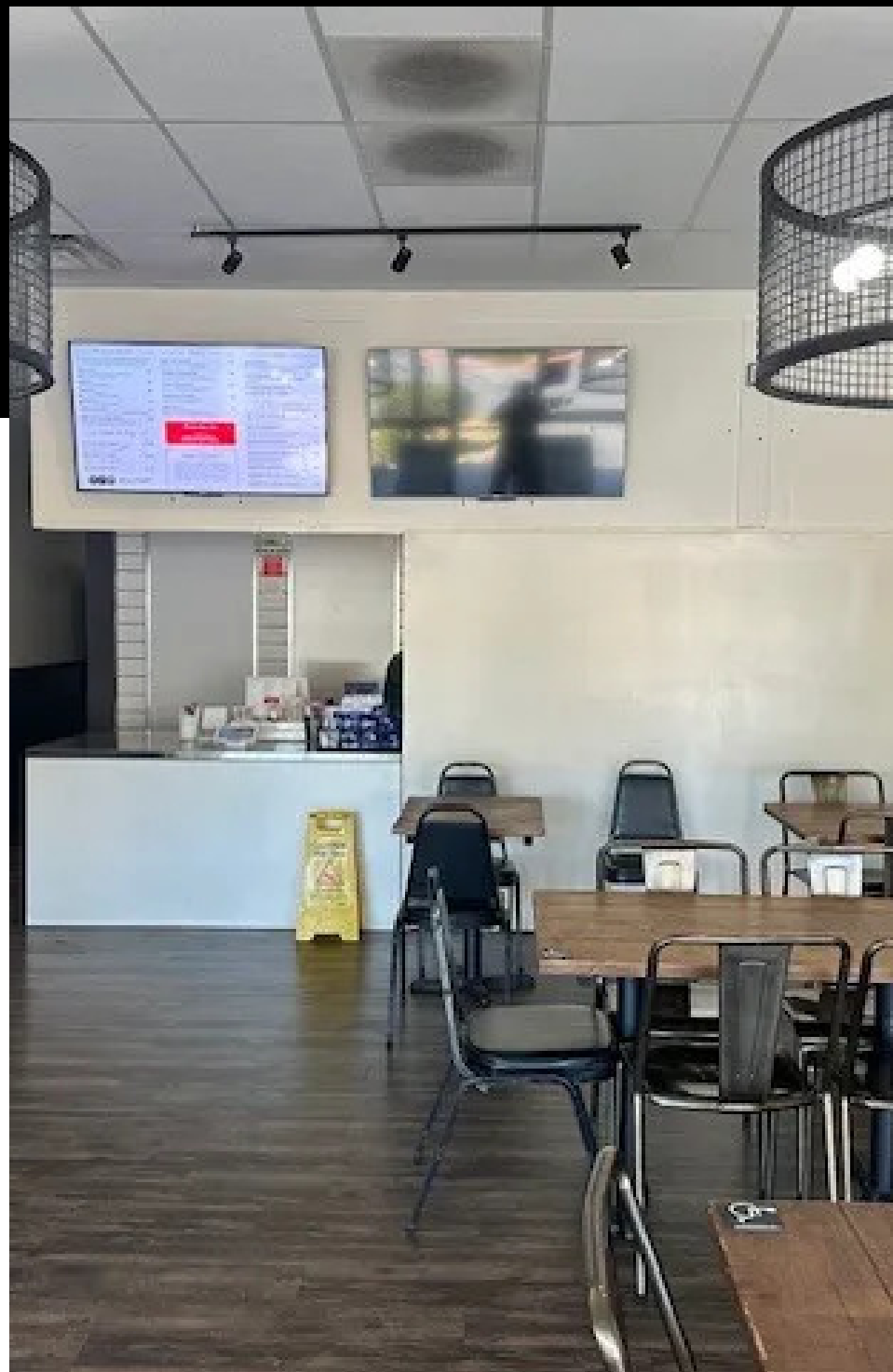
About W Commercial

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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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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