



# 1830-1834 Soscol Avenue

NAPA, CA 94559

**MICHAEL HOLCOMB**

BROKER/OWNER | CALDRE #01458995

707.294.2944

MHOLCOMB@WREALESTATE.NET

# Property Summary

1830-1834 SOSCOL AVENUE | NAPA



## Location Description

1830-1832 Soscol Ave is located in Central Napa, approximately 1/2 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.

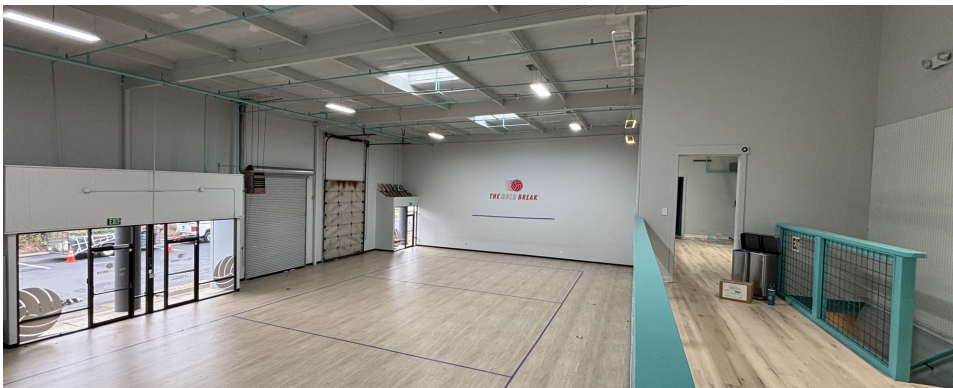
The site is surrounded by a strong mix of established retail, automotive, and service-oriented businesses along the Soscol corridor, contributing to consistent daily traffic and a well-established commercial environment. The building itself supports a mixed-use configuration, accommodating small to medium-sized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

## Property Description

Lease terms are negotiable on a full-service gross lease. The property is zoned Community Commercial (CC), allowing for a wide range of retail and commercial uses. Ideal uses include professional and administrative offices, business services, health services, chiropractic and physical therapy practices, as well as select retail.

All second-floor suites are designed for small office users and benefit from shared common areas, including restrooms, a reception area, and elevator access.

SPACES	LEASE RATE	SPACE SIZE
1832 Soscol Ave Suite 109	\$2.50 SF/month	950 SF
1834 Soscol Ave C-2, D & portion of 1836	\$1.10 SF/month	5,174 SF



## 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 ( $\pm 1,003$  SF), Suite D ( $\pm 3,076$  SF), and a portion of the rear west side of 1836 Soscol Avenue ( $\pm 1,095$  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.

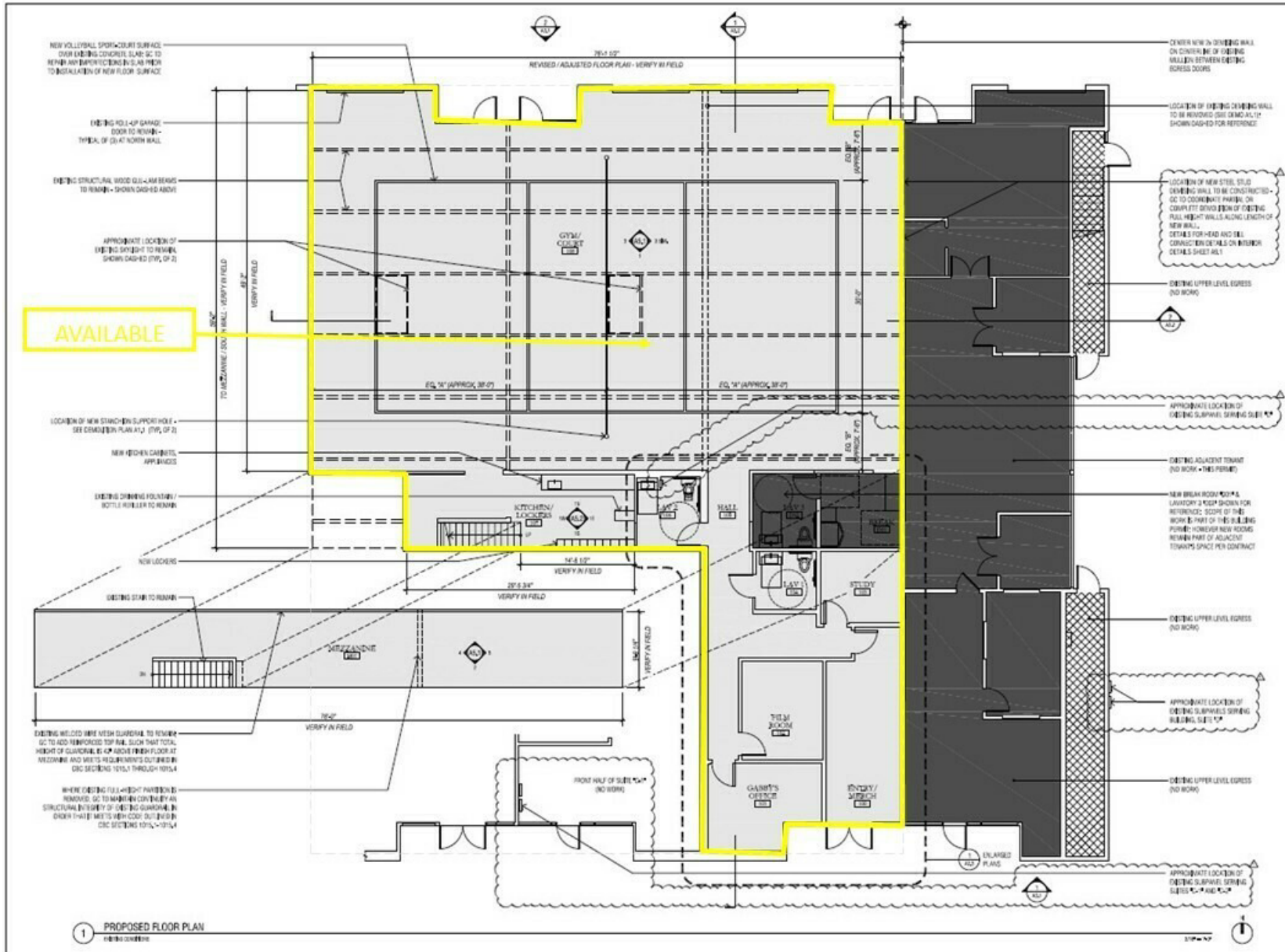
### Ideal Uses Include:

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

Estimated NNN - \$0.68/SF per month

# Floor Plans - 1834 Soscol Ave.

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**WLHTR**  
WHELAN ARCHITECTURE  
1000 J STREET, SUITE 200  
NAPA, CA 94559

**THE BOLD BREAK - VOLLEYBALL FACILITY**  
1834 Soscol Ave - Suite C, D Napa, CA 94554

**PROPOSED FLOOR PLAN**

**A2.1**

## 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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