



3020 Beard Road – Sublease Available

NAPA, CA 94558

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Property Description

Turnkey 1,374± SF dental office sublease located in Napa's established medical and professional corridor. The space features four open exam stations, each equipped with dental chairs, sinks, and operating lights, along with a dedicated X-ray room, lab with sink, sterilization unit, ultrasonic, refrigerator, and clean area room. The suite also includes a reception area and private restroom, supported by an in-place compressor and vacuum system. Surrounded by other healthcare providers and easily accessible from major Napa routes, this is a rare move-in-ready opportunity for a dental professional seeking a fully equipped clinical environment in a prime Napa location

Property Highlights

- Turnkey dental suite: 1,374± SF fully equipped and ready for occupancy.
- Four open exam stations with chairs, sinks, and operating lights.
- Reception & restroom with in-place compressor and vacuum system.
- Prime medical corridor location with easy access and nearby healthcare providers.

OFFERING SUMMARY

Lease Rate:	\$4,000.00 per month (NNN)
Available SF:	1,374 SF

Property Details

3020 BEARD ROAD | NAPA

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	OM (Medical Office)
APN #	044-040-021

BUILDING INFORMATION

Building Size	1,374 SF
Building Class	A
Year Built	1975
Number of Floors:	1
# of Parking Spaces:	8 shared spaces, 1 reserved
HVAC:	Yes
# of Restrooms:	1 Private

LEASE SPACE INFORMATION

Space Type:	Medical/Dental Office
Suite:	Eastern Suite
Lease Rate (Monthly):	\$4,000
Space Size:	1,374
Lease Type:	NNN
Date Available:	Immediately

Description:

Office Features:

- Healthco International Celebrity Model Dental Chairs
- Dentech Dental Delivery Units - Approx. 25 Years Old
- Air Star 22 Compressor - Relatively New
- Vac Star 40 Vacuum Unit - Relatively New
- Plan Mecca Digital Pano/Ceph Machine
- Ultrasonic Cleaner
- Vacuum Unit (For Chairside Suction)
- Compressor
- Front Desk Office Chair
- 6 Reception Area w/Magazine Table





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

Located in the heart of Northern California’s Wine Country, Napa is a vibrant community known for its blend of small-town charm, world-class hospitality, and strong economic base. Positioned about 50 miles north of San Francisco, Napa offers convenient access to major Bay Area markets while maintaining its unique identity as a premier destination for tourism, dining, and wine production.

Napa’s commercial real estate market remains steady, supported by consistent visitor traffic and a diverse local economy. The retail sector benefits from tourism-driven spending, while office and industrial spaces see continued demand from professional services and wine-related industries. Limited inventory and steady tenant activity contribute to stable rents and long-term market strength.

POPULATION	5 MILES	10 MILES	15 MILES	HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Population	85,859	113,556	351,658	Total Households	32,042	42,923	123,765
Average Age	43	44	42	# of Persons per HH	2.7	2.6	2.8
Average Age (Male)	42	43	41	Average HH Income	\$141,342	\$147,529	\$134,071
Average Age (Female)	44	46	43	Average House Value	\$939,679	\$994,803	\$770,301



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This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

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