



**2921 Jefferson St,
Napa, CA, 94558**

**25,265 square feet of land
(0.58 Acre Lot)**

PREMIER NAPA RETAIL DEVELOPMENT SITE

±0.58 AC PARCEL

2921 JEFFERSON ST NAPA, CA 94558

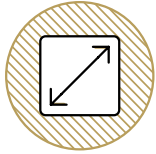
FOR LEASE



ALPHA
REAL ESTATE ADVISORS

EXECUTIVE SUMMARY

2921 Jefferson St
Napa, CA 94558



GLA

±25,265 SF



LOT SIZE

+0.58 AC



PROPERTY HIGHLIGHTS

- **Prime Retail Corridor**
Located on Jefferson Street, Napa's dominant retail corridor with ±30,000 VPD.
- **Exceptional Co-Tenancy**
Surrounded by Dutch Bros Coffee, Safeway, Whole Foods, Target, Ross, Trader Joe's, Walgreens, CVS, Petco & more.
- **Rare Pad Opportunity**
Scarce ±0.58-acre site suitable for QSR, retail, or financial uses.
- **High Barriers to Entry**
Supply-constrained market with limited pad development opportunities.
- **City Investment**
Active Jefferson Street Corridor improvements underway, enhancing traffic flow and pedestrian access.
- **Strong Market**
Napa Valley's tourism as world renowned wine destination plus 88,000+ residents within 5-miles with a population density of 1,117 people per square mile.
- **Access**
Both directions of Jefferson Street major thoroughfare traffic via Two-Way Left-Turn Lane (TWLTL).



TRADE AREA AND SITE PLAN

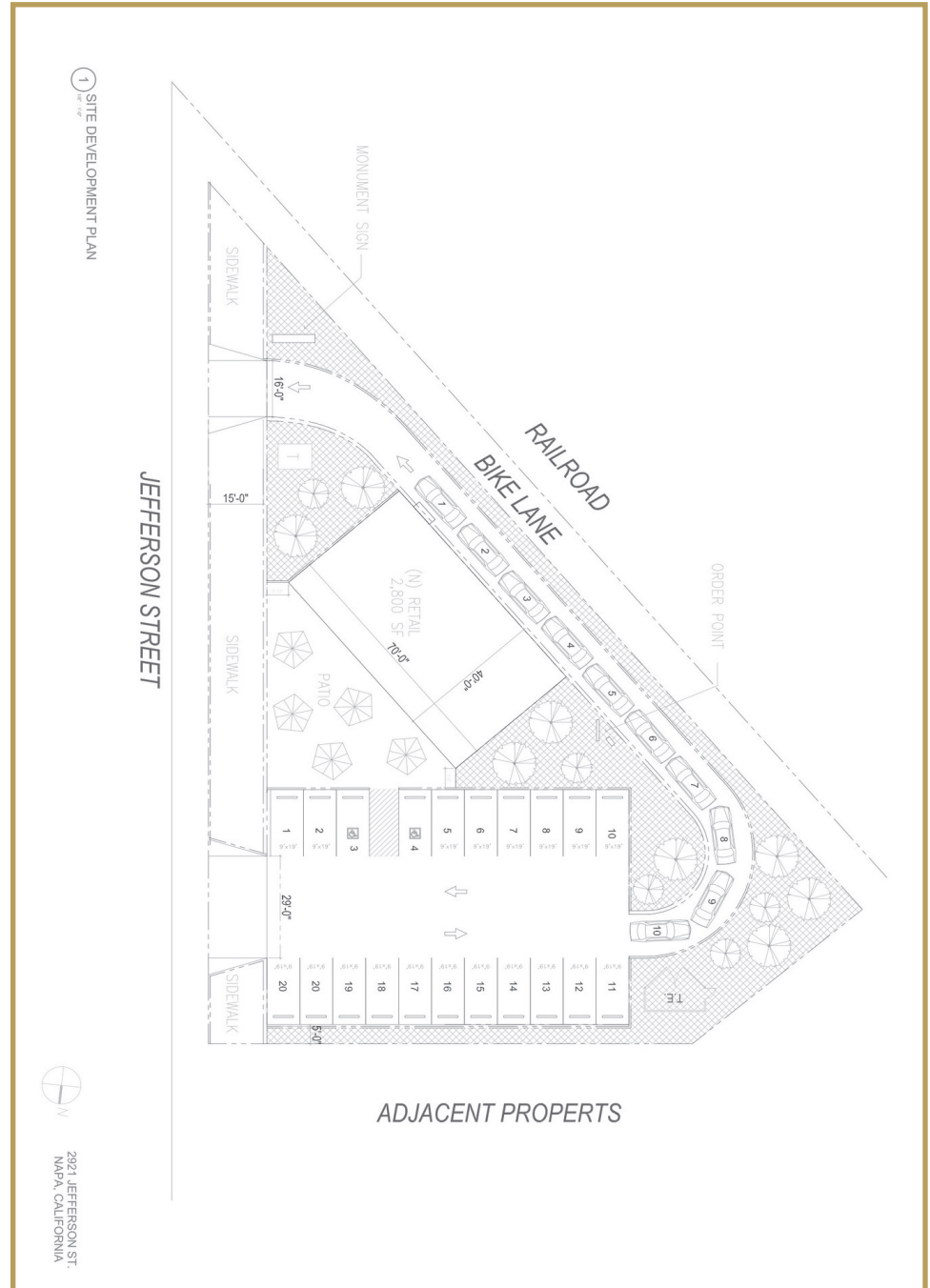
QSR SALES VALIDATION

MCDONALD'S	\$13.83M (99th Percentile)
DUTCH BROS	\$4.34M (87th Percentile)
WENDY'S	\$4.14M (95th Percentile)
TACO BELL	\$3.37M (89th Percentile)
BURGER KING	\$2.77M (92nd Percentile)

NATIONAL RETAIL PERFORMANCE

LUCKY SUPERMARKET	\$30.71M (96th Percentile)
PETCO	\$6.48M (95th Percentile)
DOLLAR TREE	\$4.69M (95th Percentile)

Source: CenterCheck Retail Sales Analytics (April 2025- May 2026)



SURROUNDING RETAIL



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(0.58 Acre Lot)



MARKET CHARACTERISTICS & DEMOGRAPHIC PROFILE

NAPA, CA

Located in the heart of California’s world-renowned Napa Valley, Napa serves as the region’s primary commercial, employment, and tourism hub. The city benefits from a highly affluent consumer base, strong household incomes, and a steady influx of visitors drawn by Napa Valley’s globally recognized wine, hospitality, and culinary industries. Positioned along the Jefferson Street retail corridor, the property is surrounded by national retailers, neighborhood-serving businesses, and established residential communities that generate consistent daily traffic and consumer demand. Napa’s limited supply of commercially zoned development sites, combined with continued investment throughout the region, has created strong demand for new retail, restaurant, medical, and service-oriented uses. The property’s visibility, accessibility, and strategic location within one of Napa’s most active retail corridors make it well-positioned for long-term success.

DEMOGRAPHIC SUMMARY

	2 MILE	5 MILES	10 MILES
2025 Population	55,734	86,134	118,800
2025 Households	20,440	32,020	45,076
Avg Household Income	\$128,861	\$135,033	\$137,736
Median Household Income	\$100,671	\$109,266	\$110,457

CONSUMER SPENDING

	2 MILE	3 MILES	5 MILES
Food & Alcohol	\$108.4M	\$202.8M	\$323.9M
Transportation & Maintenance	\$103.2M	\$193.1M	\$313.2M
Household Goods & Services	\$67.8M	\$125.2M	\$208.8M
Total Consumer Spending	\$404.3M	\$759.7M	\$1.236B



JEFFERSON STREET RETAIL CORRIDOR

PRIME RETAIL & COMMERCIAL DESTINATION

Located along Napa’s primary commercial corridor, the property benefits from excellent visibility, accessibility, and proximity to major national retailers, creating a highly established retail environment.

AFFLUENT CONSUMER BASE

HIGH HOUSEHOLD INCOME

Strong household incomes and consumer spending power support sustained demand for retail, restaurant, medical, and service-oriented businesses throughout the trade area.

GROWING INFRASTRUCTURE INVESTMENT

ENHANCED CONNECTIVITY & ACCESS

Ongoing improvements to the Jefferson Street corridor are enhancing accessibility, connectivity, and traffic flow, supporting long-term commercial growth and consumer activity.

Sources: City of Napa; Napa Valley Transportation Authority (NVTA); LoopNet; Northgate Commercial Real Estate Market Reports.

DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale or lease of the property identified herein above (the "Property").

Purpose and Intent. This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, lease, or a solicitation of an offer to buy or rent, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase or lease of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing or leasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing or leasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell, lease, or the solicitation of an offer to buy or lease in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Forward-Looking Statements and Financial Projections. All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized.

Potential purchasers or tenants of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. **YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.**

Owner's/Seller's Reserved Rights. Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

Confidentiality: The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.



EXCLUSIVELY LISTED BY

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