



## High-Visibility Corner Three-Story Victorian Office For Sale

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# Property Summary

HIGH-VISIBILITY CORNER THREE-STORY VICTORIAN OFFICE | NAPA

## Property Description

Position your business in one of Napa's most distinctive office settings—a beautifully restored three-story Victorian blending classic architectural charm with thoughtful modern upgrades. Prominently located on the high-visibility corner of Oak and Jefferson near downtown Napa, this landmark property offers an exceptional opportunity for owner-users seeking both character and performance.

Originally built in 1900 and extensively updated in 2011 and 2017, the building continues to evolve with recent improvements, including all new flooring, fresh interior paint throughout, and an updated ADA-compliant bathroom in the basement completed in late 2025. Zoned OC -Commercial Office, the property is well-suited for financial services, boutique professional firms, personal services, or wellness-oriented businesses.

Inside, a thoughtful mix of private offices, open work areas, and conference rooms creates an efficient and welcoming environment. Break areas, natural light, and charming period details enhance both client experience and day-to-day operations. With approximately 5,138 square feet across three levels and 10 on-site parking spaces, the property offers both scale and convenience rarely found in such a prime location.

Just moments from Napa's vibrant downtown—home to acclaimed dining, retail, and lifestyle amenities—this property seamlessly combines visibility, accessibility, and timeless appeal.



## Offering Summary

|                |                       |
|----------------|-----------------------|
| Sale Price:    | \$1,480,000           |
| Lot Size:      | ±7,713 SF             |
| Building Size: | ±5,138 SF             |
| Zoning:        | OC- Commercial Office |

## Highlights

- Iconic three-story Victorian office building with modern upgrades
- Prime corner location near downtown Napa with excellent exposure
- Recent upgrades (late 2025): new flooring, fresh paint, and updated ADA bathroom in basement
- Flexible office configurations across second and third floors
- 10 on-site parking spaces for tenants and clients



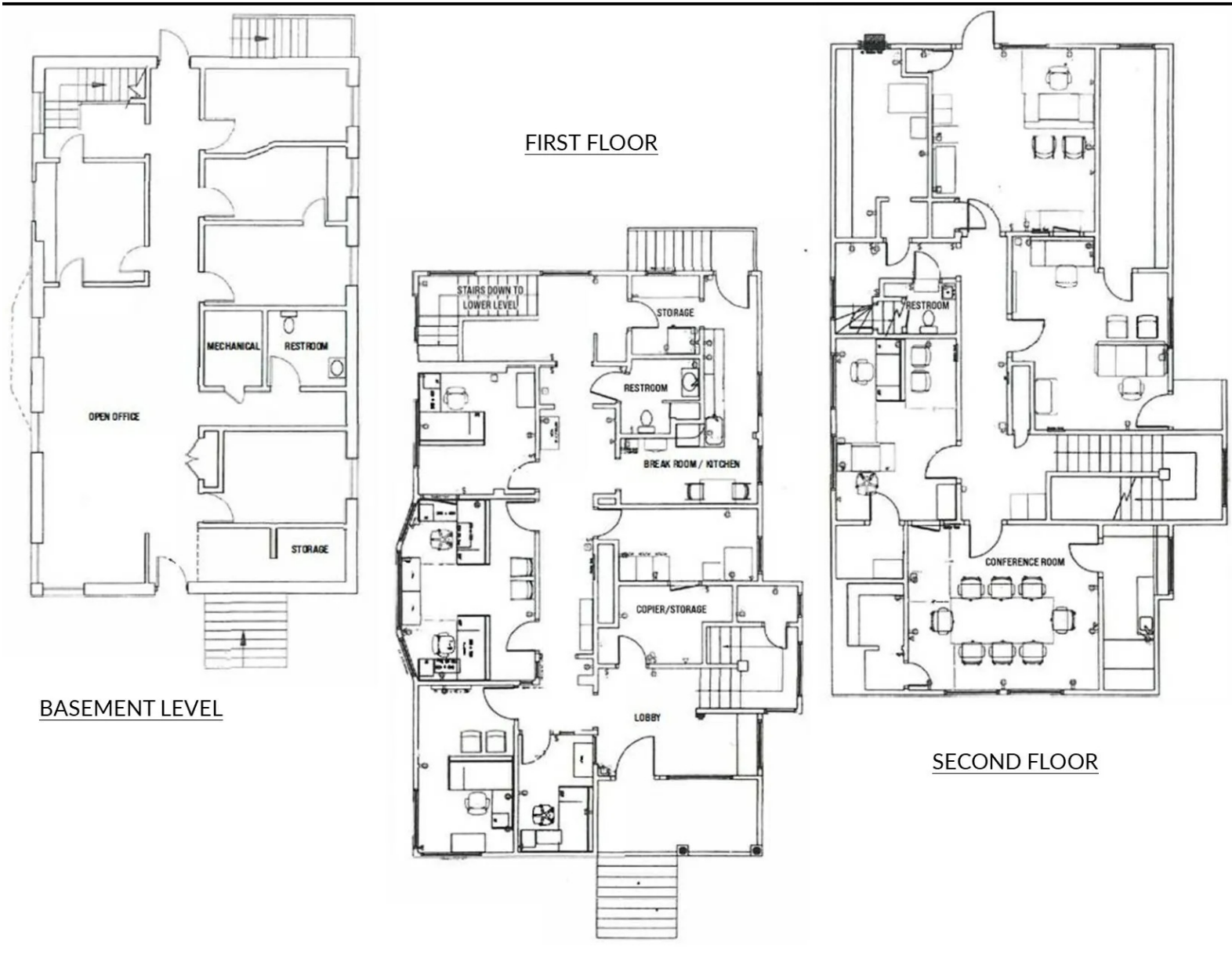
# Location Map

HIGH-VISIBILITY CORNER THREE-STORY VICTORIAN OFFICE | NAPA



# Floor Plans

HIGH-VISIBILITY CORNER THREE-STORY VICTORIAN OFFICE | NAPA





# Photos

HIGH-VISIBILITY CORNER THREE-STORY VICTORIAN OFFICE | NAPA











# About Napa

Napa, located in the heart of Northern California’s renowned Wine Country, is widely celebrated for its scenic vineyards, world-class wineries, and vibrant hospitality scene. Founded in 1847, the city blends historic charm with modern sophistication, serving as both a cultural and commercial hub for Napa County. The Napa River winds through downtown, where revitalized riverfront spaces, tasting rooms, restaurants, and boutique shops create a lively yet relaxed atmosphere that reflects the region’s deep connection to wine, agriculture, and craftsmanship.

Beyond its picturesque setting, Napa is internationally recognized as one of the premier wine destinations in the world. The surrounding Napa Valley is home to more than 400 wineries and numerous tasting rooms, supported by a Mediterranean climate ideal for grape growing. This reputation draws millions of visitors each year, contributing significantly to the local economy through tourism, dining, and hospitality experiences. In fact, Napa Valley welcomes around 3.7 million visitors annually, generating over \$2.5 billion in economic activity and supporting thousands of local jobs.

Today, Napa offers more than just wine—it delivers a complete lifestyle destination. From Michelin-starred dining and luxury resorts to outdoor activities like cycling, hiking, and hot air balloon rides, the region balances natural beauty with elevated experiences. Its proximity to the San Francisco Bay Area, combined with its unique blend of agriculture, tourism, and commerce, makes Napa not only a global travel destination but also a thriving and dynamic community

| POPULATION           | 5 MILES | 10 MILES | 15 MILES | HOUSEHOLDS & INCOME | 5 MILES   | 10 MILES  | 15 MILES  |
|----------------------|---------|----------|----------|---------------------|-----------|-----------|-----------|
| Total Population     | 85,353  | 144,321  | 363,249  | Total Households    | 32,224    | 53,471    | 130,010   |
| Average Age          | 42.6    | 44.5     | 41.9     | # of Persons per HH | 2.6       | 2.7       | 2.8       |
| Average Age (Male)   | 42.5    | 44.2     | 41.2     | Average HH Income   | \$140,567 | \$151,862 | \$132,299 |
| Average Age (Female) | 42.8    | 45.0     | 43.2     | Average House Value | \$893,702 | \$955,999 | \$780,813 |





## 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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