

703

TRANCAS STREET
Napa, CA



±4,992 SF Office Building (Divisible) | Excellent Visibility & Signage Opportunities



Jones Lang LaSalle Brokerage, Inc.
CA Real Estate License #01856260

PROJECT HIGHLIGHTS

703 Trancas Street

This prime commercial property, located at the corner of Trancas Street and Soscol Avenue in Napa, offers high visibility, excellent signage opportunities, and convenient access to Highway 29 and the Silverado Trail. The site is situated just 7 minutes from Downtown Napa and 0.5 miles from Providence Queen of the Valley Medical Center, and features abundant onsite parking and proximity to retail, food, and medical services. Medical uses are permitted.

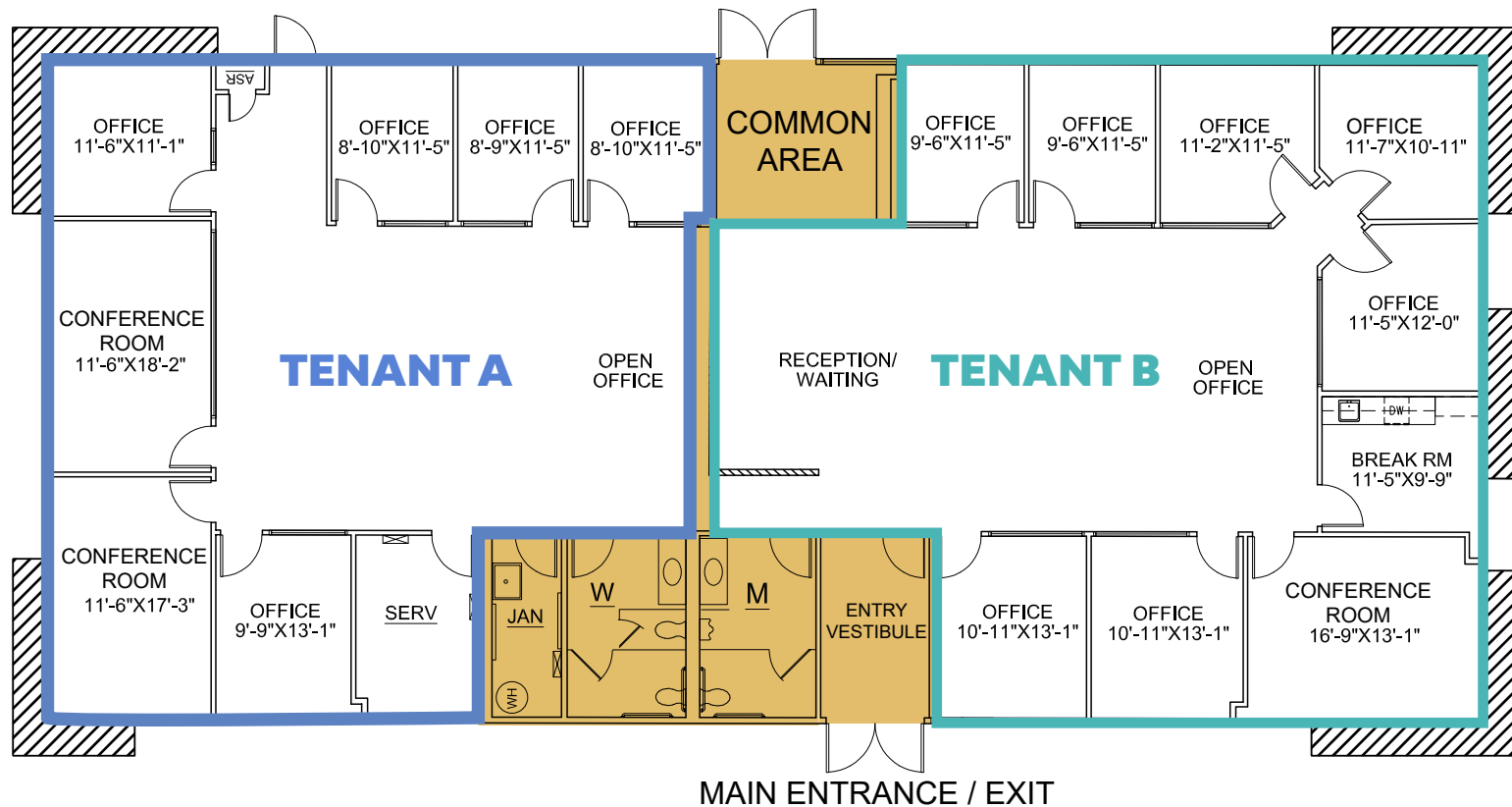


SUITE HIGHLIGHTS



±4,992 SF (Divisible to Tenant A + Tenant B Scenarios)

- Tenant A: ±2,238 SF and Tenant B: ±2,484 SF
- High-end build-out with abundant glass-line and natural light
- (14) private offices
- (3) conference rooms
- (2) private restrooms
- (2) main entryways
- Break room

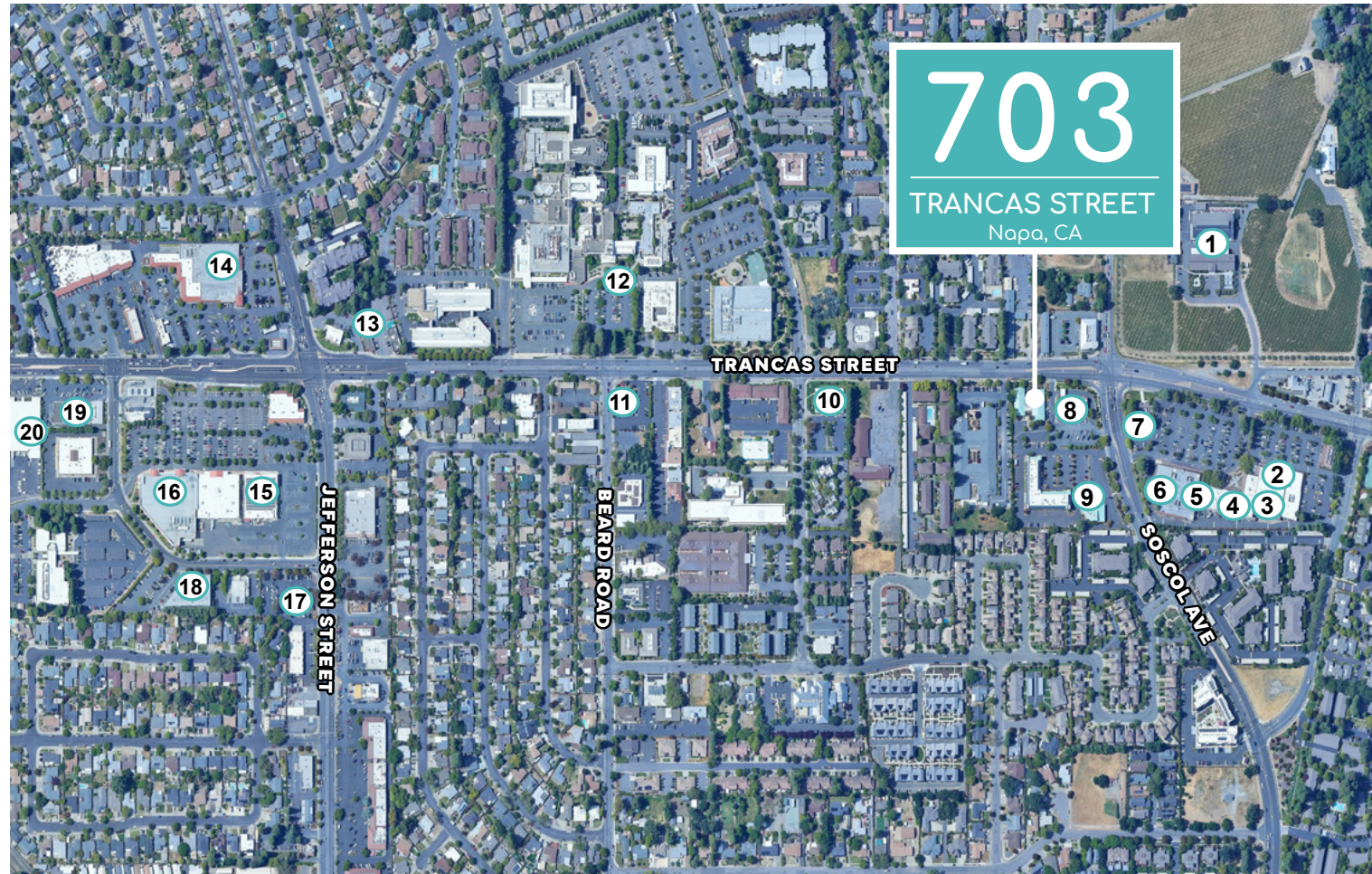


NEIGHBORING TENANTS

703 Trancas Street



- 1 Eleven Eleven Winery
- 2 Nob Hill Foods
- 3 Club Pilates
- 4 New York Pizza Kitchen
- 5 Starbucks
- 6 CVS
- 7 JP Morgan Chase
- 8 Bank of America
- 9 Westamerica Bank
- 10 Silverado Dental Care
- 11 Trancas Steakhouse
- 12 Queen of the Valley Hospital
- 13 Thai Kitchen Restaurant
- 14 Lucky Supermarket
- 15 Bevmo
- 16 Safeway
- 17 Wells Fargo
- 18 Napa Valley Orthopedic Medical
- 19 Frida's Mexican Grill
- 20 United States Postal Service





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