

UNIQUE INDUSTRIAL DEVELOPMENT OPPORTUNITY

2 parcels remaining available: 3.7 AC - 7.2 AC

RIVERSOUND

napa, california



Ideal for wineries, barrel storage,
food & beverage production,
maker-space, warehouse &
light industrial

Extensive water
capability

Part of the 152-acre Riversound
Mixed-Use Redevelopment Project



RIVERSOUND REDEVELOPMENT

A 152-Acre, Mixed-Use Park for Residential, Retail and Industrial *Residential Under Construction*

- Residential Development - $\pm$ 945 homes
(Under construction - www.RiversoundNapa.com)
- Costco Warehouse and gas station
(Open for business)
- Light Industrial - 2 parcels remaining from 3.7 AC & 7.2 AC
- Boutique Hotel and retail amenities

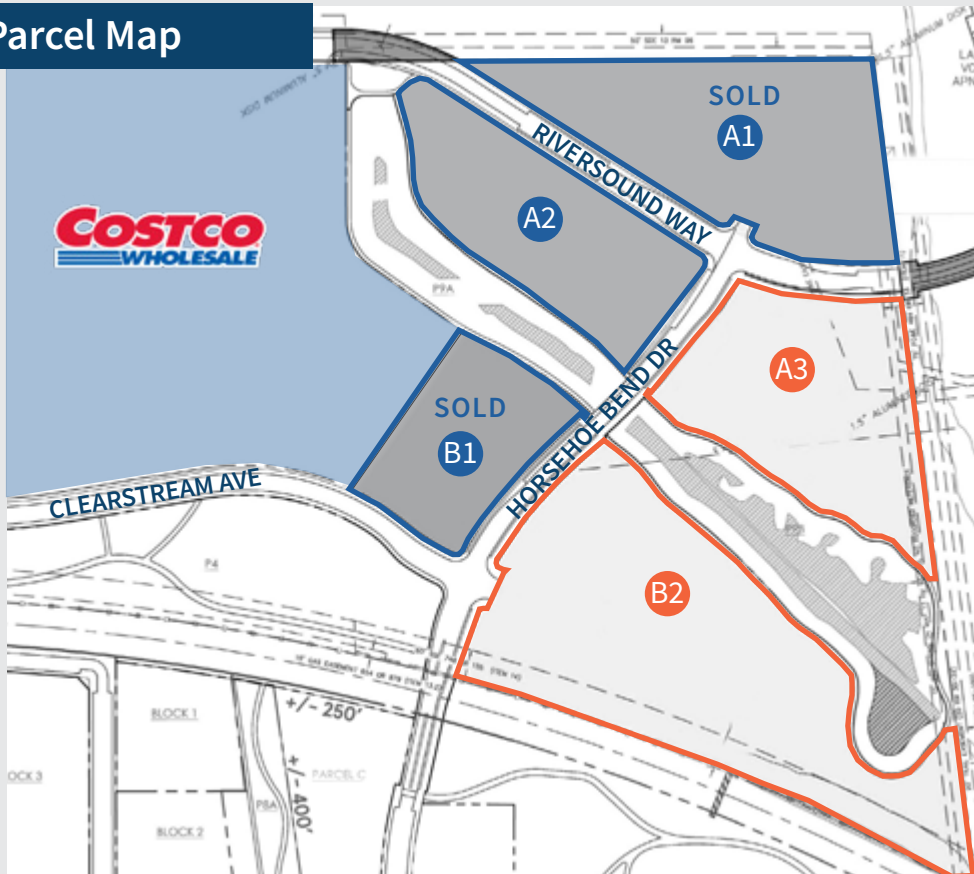
Project Site Plan



RIVERSOUND
napa, california



Parcel Map



PROJECT HIGHLIGHTS



City of Napa Location

The Riversound redevelopment is annexed into the City of Napa, providing access to City of Napa services and extensive water capabilities



Fully Entitled

FAR approval of wine production, food & beverage, maker space & light industrial product. Buildings can range from 10k to >65k SF



Amenities

Riversound amenities include new residential development, Costco Wholesale store and gas station, future boutique hotel and office/R&D, self-storage development, as well as over 20 acres of developable industrial land (New home deliveries as of 2025)



Access

Immediate access to downtown Napa hospitality and dining amenities. Beautiful setting along Napa River. Adjacent to high-end, mixed-use business park with name brand occupiers

PARCEL BREAKDOWN

Parcel#	Acres	APN
A1	4.284 - SOLD	046-810-012
A2	3.165 - SOLD	046-810-010
A3	3.715	046-810-008
B1	2.499 - SOLD	046-810-005
B2	7.179	046-810-001

POTENTIAL **USES**

Riversound is zoned for **all light industrial uses**

Some potential uses include, but not limited to:



Wine Related Products, Bottling



Tasting Room



Barrel Storage



Brewery, Distillery, Beverage Production



Food Production, Horticulture, Culinary Arts



Manufacturing, Light Industrial, Warehouse



Artisan Market, Retail/Co-op Productions



Self-Storage



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