www.1778SecondStreet.com

FOR SALE

1778 SECOND ST

NAPA, CA

- ±3,390 SF HISTORIC VICTORIAN BUILDING CONVERTED TO OFFICE
- STEPS FROM DOWNTOWN AMENITIES
- EXCELLENT OWNER/ USER OPPORTUNITY

JLL

Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

PROPERTY SUMMARY

Located in the heart of downtown Napa, 1778 2nd Street is a meticulously renovated Victorian building situated on a highly visible corner at Second and Jefferson Streets. Originally constructed in 1885, the property has been extensively updated within the last 10 years by its current owner-occupant, Golden State Lumber Company, blending enduring historic charm with modern functionality.

The 3,390 SF building boasts highly efficient layouts on both floors, multiple entrances, and is elevator-served. The first floor features 6 private offices, kitchen, IT/printer/storage rooms and two ADA-compliant restrooms. The ground floor features a conference room, secondary kitchen, ADA-compliant restroom, and 5 additional private offices. The ground floor can be accessed separately via building rear and offers new ownership an excellent opportunity to lease out the space(s) to secure supplemental income as they grow into the property. Two existing ground floor tenants are on month-to-month; Golden State Lumber will vacate at close of escrow.

The property's prime location in Napa's thriving downtown market ensures excellent visibility and accessibility, with abundant restaurants, shops and services just steps away. The building's historic character adds charm and major curbside appeal, while the extensive renovations offer long-term functionality and stability.

Learn more at www.1778SecondStreet.com

PROPERTY HIGHLIGHTS

ADDRESS
1778 Second Street | Napa, CA 94559

APN
003-193-004-000

TOTAL BUILDING
±3,390 SF

FOR SALE
$2,050,000 purchase price

ZONING
DN – Downtown Neighborhood District

VARIETY OF SPACES

Multiple building entrances and flexible office layouts that suit a range of professional uses

PROXIMITY TO AMENITIES

In the heart of downtown Napa surrounded by Napa's worldclass amenities and restaurants

ORIGINAL CONSTRUCTION

1885
(extensive renovations completed last 10 years)

LOCATION

Prominent downtown intersection

BUILDING SIGNAGE

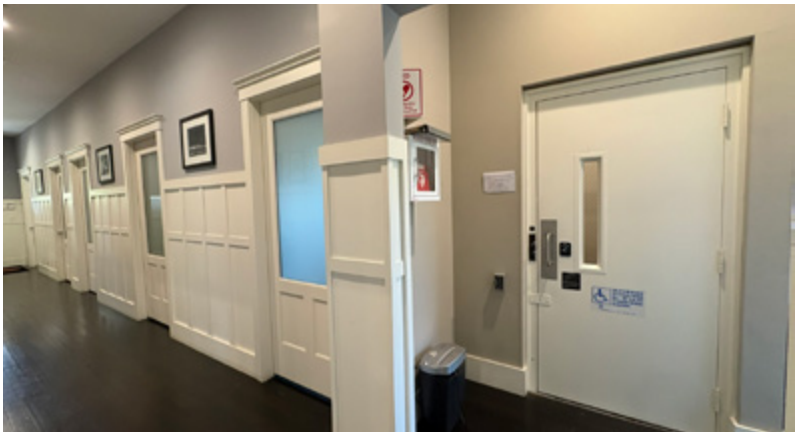
High visibility building with signage

ON-SITE PARKING

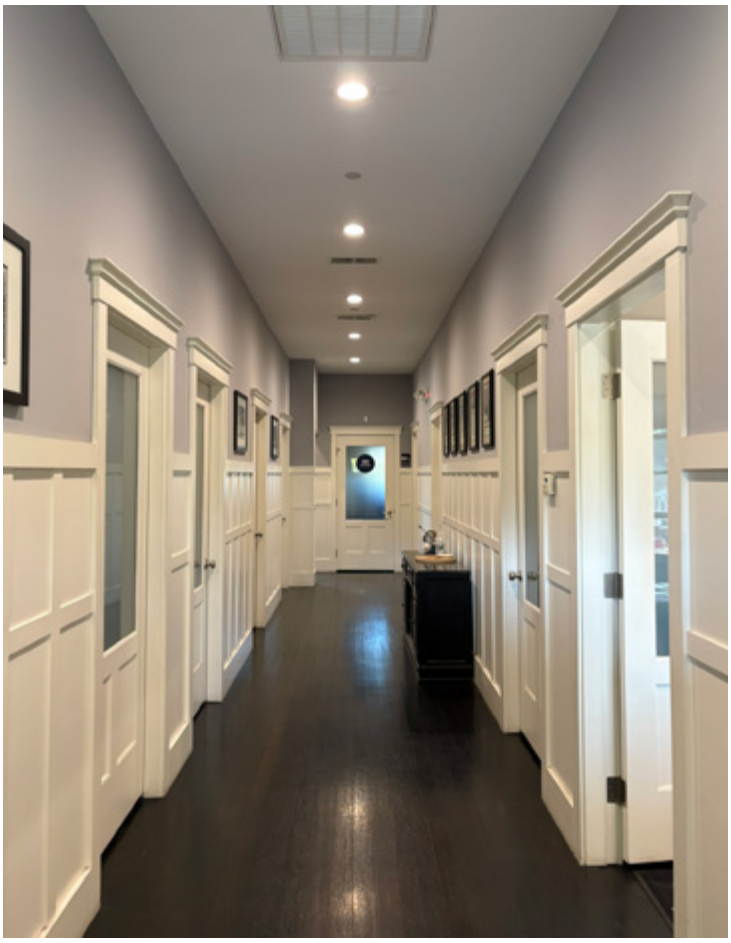
14 on-site parking spaces (including ADA)

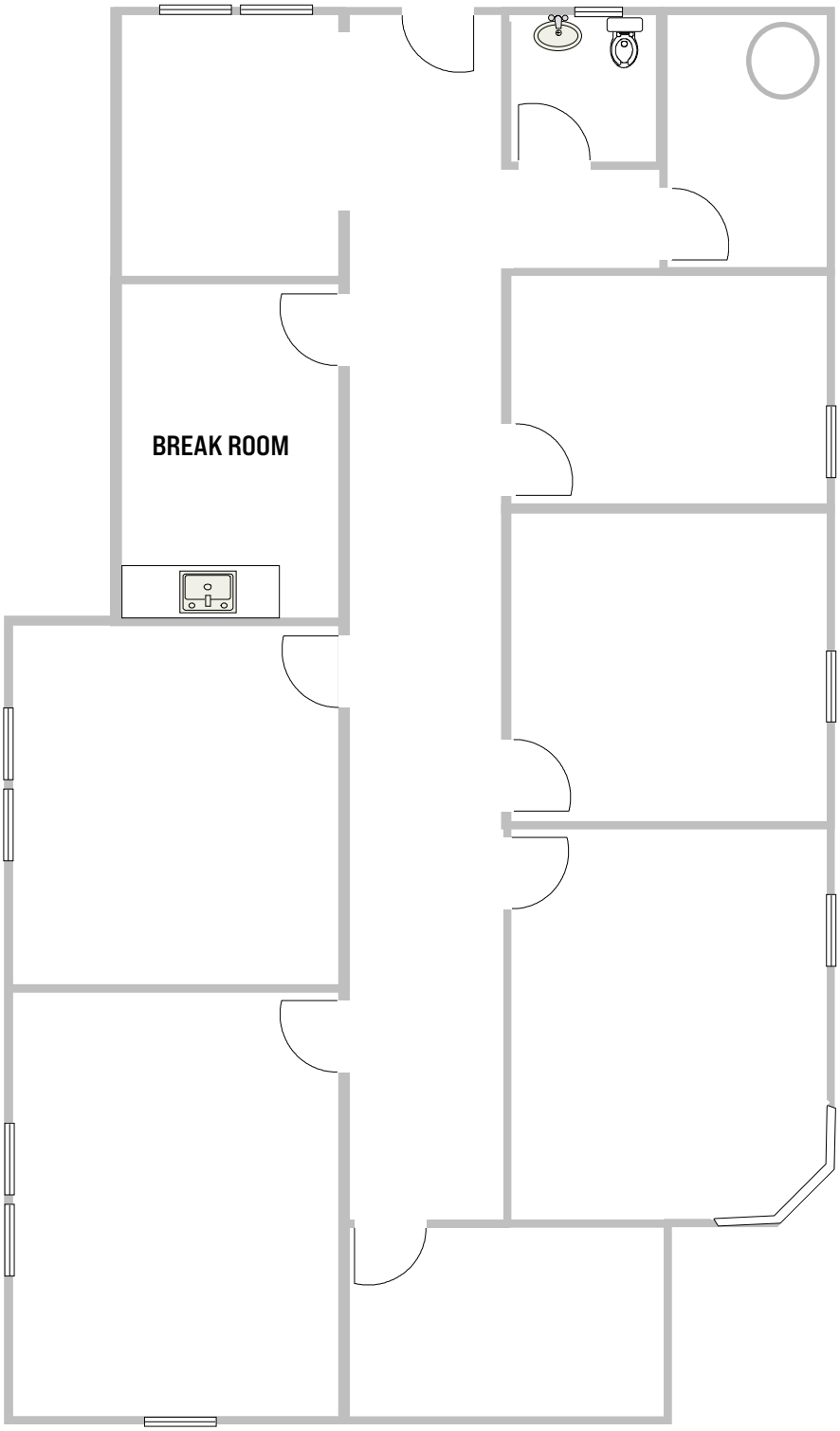
OFFICE FEATURES

- Extensively renovated 1st and 2nd floors with separate entrances
- Historic architectural charm and details preserved
- ADA compliancy with elevator access
- Efficient layout with abundant private offices on both floors
- Abundant natural light throughout

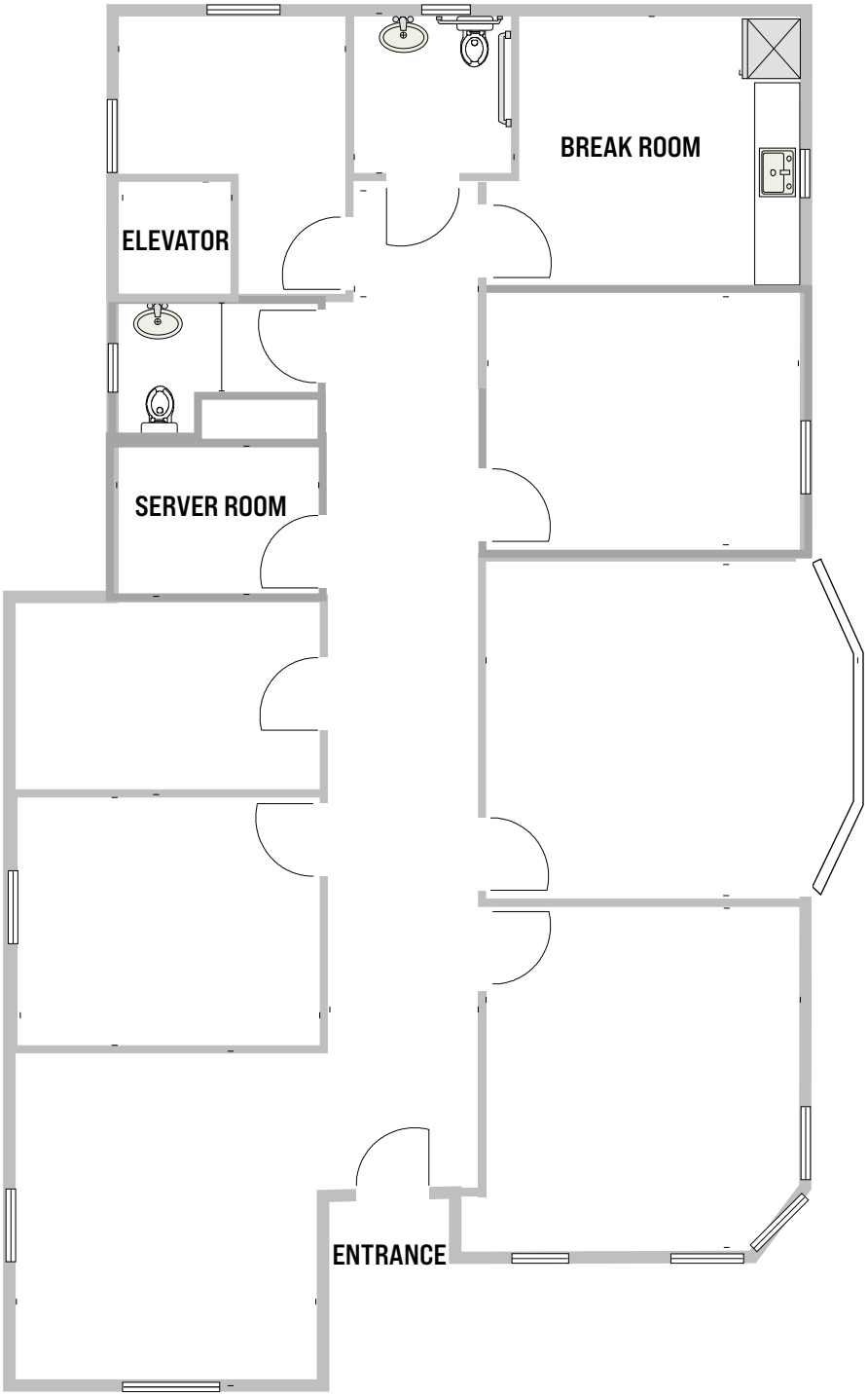


WHERE **HISTORIC CHARM** MEETS MODERN **FUNCTIONALITY**





FIRST **FLOOR**

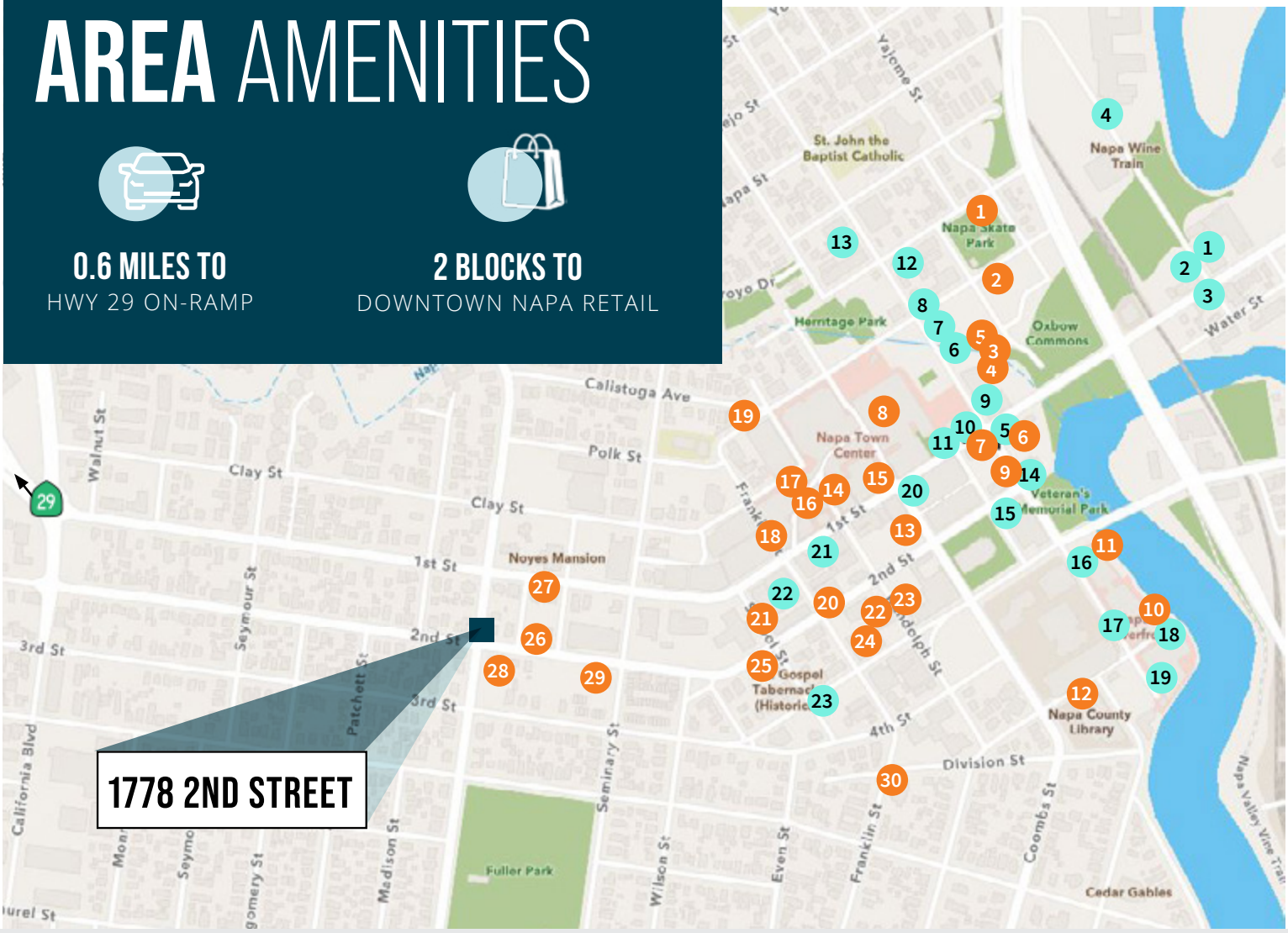


SECOND **FLOOR**

AREA AMENITIES

0.6 MILES TO
HWY 29 ON-RAMP

2 BLOCKS TO
DOWNTOWN NAPA RETAIL



FOOD & DINING

1. Oxbow Public Market
2. Gott's Roadside
3. Filippi's Pizza Grotto
4. BANK Cafe and Bar
5. Bounty Hunter
6. Cole's Chop House
7. TORC
8. Osha Thai
9. Napa Palisades Saloon
10. Starbucks
11. Ristorante Allegria
12. Napa Valley Bistro
13. The Q Restaurant & Bar
14. Downtown Joe's
15. Napkin's Bar & Grill
16. Napa Valley Coffee Roasting Co
17. Morimoto Napa
18. Celadon
19. Angele Restaurant & Bar
20. Scala Osteria & Bar
21. Anette's Chocolate & Ice Cream
22. Oenotri
23. Nation's Giant Hamburgers

SHOPPING, ENTERTAINMENT & MORE

1. Napa Skate Park
2. Napa Farmer's Market
3. Blue Note Napa
4. Napa Valley Opera House
5. JaM Cellars Ballroom
6. Napa Running Company
7. Napa Art Walk
8. Kohls
9. Wells Fargo Bank
10. Napa Valley Paddle
11. Napa Valley Gondola
12. Napa County Library
13. Fat Tire Bike Rentals
14. First Street Napa Shopping Mall
15. Lululemon
16. Makers Market
17. Milo & Friends Pet Boutique
18. Copperfield's Books
19. Greenhaus Day Spa
20. Antiques on Second
21. The UPS Store
22. Zeller's Ace Hardware
23. Billco's Billiards and Darts
24. Uptown Theatre
25. Bank of Stockton
26. Napa Valley Wine Trolley
27. Redwood Credit Union
28. U.S. Bank
29. Bank of Marin
30. The Salvation Army

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NAPA, CA

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