

THE YOUNG BUILDING

DOWNTOWN NAPA, CALIFORNIA



CONDO UNITS FOR SALE | 801 - 811 COOMBS STREET + 820 RANDOLPH STREET NAPA, CA

Excellent opportunity for investors to be a part of the growing Napa downtown district. The recently refreshed Young Building has commercial condo spaces available for sale ranging from two leased units for investors to three office spaces in shell condition perfect for custom improvements. Abundant parking in the area plus access to many exciting downtown destinations and some of Napa's most exciting events make The Young Building an ideal location for a wide range of businesses.



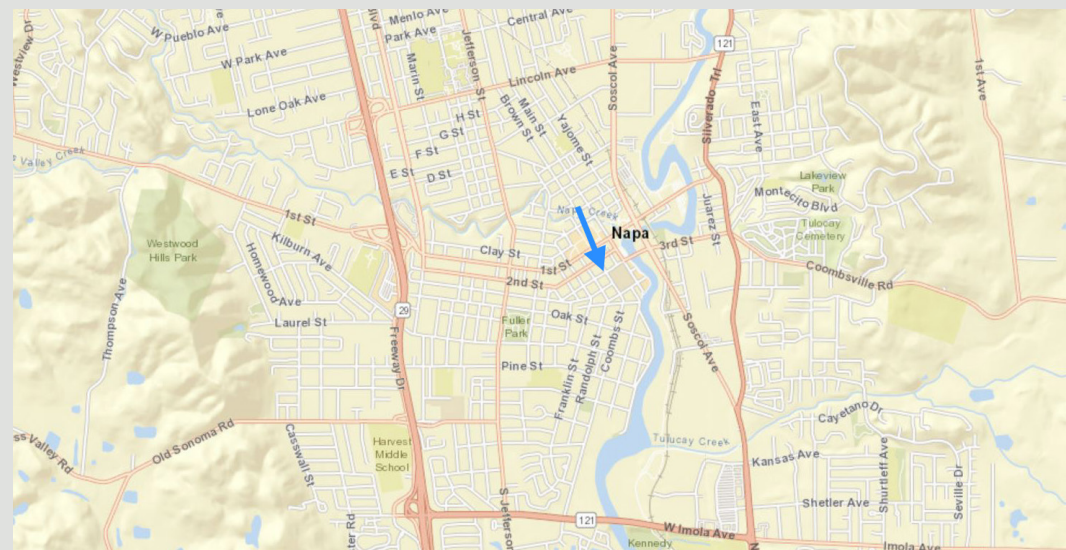
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- Flexible offices and investment opportunities
- Available spaces ranging from 2,200 SF to 7,000+
- Existing leases offer investor ownership opportunities
- Fully refreshed building exterior
- High visibility signage opportunities
- Prime downtown Napa frontage
- Abundant parking in area
- Over 325 high-end hotel rooms within a 3-block radius with another major new hotel project just one block away adding to the downtown Napa boom



GROUND FLOOR

SUITE 2 ±2,445 SF | USPS Post Office Box Facility

\$2,300,000 sale price

\$130,996 annual lease income

\$98,430 net operating income

SUITE 3+5 ±6,788 SF | Latitude 38 Entertainment, LLC

Investment Opportunity - Ground Floor Corporate Headquarters

\$7,250,000 sale price

\$303,036 annual net income

New 7-year lease extension



SECOND FLOOR

SUITE 6 ±2,251 SF

Shell Condition - Office Suite

\$825/SF sale

\$4/SF lease NNN

\$120/SF TI Allowance

SUITE 7 ±2,408 SF

Shell Condition - Office Suite

\$825/SF sale

\$4/SF lease NNN

\$120/SF TI Allowance

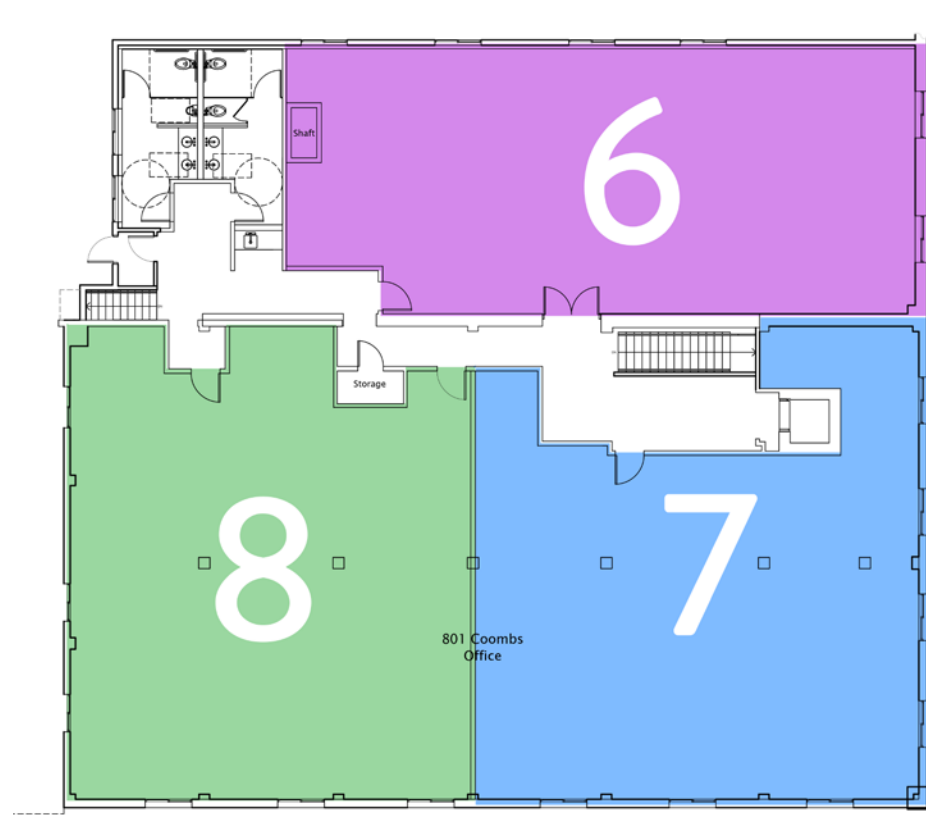
UNIT 8 ±2,442 SF

Residential Condo

\$2,000,000

New Construction

Luxury Finishes



Second floor office suites offer an exciting opportunity to combine ±7,100 SF of exclusive office space filled with natural light and built to suit.

High visibility signage placement potential for a single second floor occupant.





Future
Hotel Project

Andaz
Hotel

Archer
Hotel

Uptown
Theater

The Young
Building

Napa
Riverfront