

**305 SOSCOL  
AVENUE  
NAPA, CA**

**2-STORY  
STAND ALONE  
BULDIING WITH  
DRIVE-THRU**

**STRONG & HAYDEN**  
COMMERCIAL REAL ESTATE

**Gary Van Dam**  
CalBre # 01321102  
433 Soscol Avenue, Suite A110  
Napa, CA 94559  
(707) 226-2661  
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**FOR LEASE**

Phone: 707.226.2661 • 433 Soscol Avenue, Suite A110 • Napa, CA 94559 • www.stronghayden.com

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

# PROPERTY HIGHLIGHTS

<b>PROPERTY DETAILS:</b>	
<b>ADDRESS</b>	<b>305 SOSCOL AVENUE, NAPA CA</b>
<b>APN</b>	<b>046-692-001-000</b>
<b>LOT SIZE</b>	<b>± 36,723 SF (0.843 ACRE)</b>
<b>FIRST FLOOR SF</b>	<b>± 3,696 SF</b>
<b>SECOND FLOOR SF</b>	<b>± 2,184 SF</b>
<b>TOTAL BUILDING SF</b>	<b>± 5,880 SF</b>
<b>YEAR BUILT</b>	<b>2004</b>
<b>PARKING STALLS</b>	<b>26 TOTAL</b>
<b>ZONING</b>	<b>CC: COMMUNITY COMMERCIAL</b>
<b>FOR LEASE</b>	<b>\$3.75 PER SF/ PER MONTH/NNN</b>

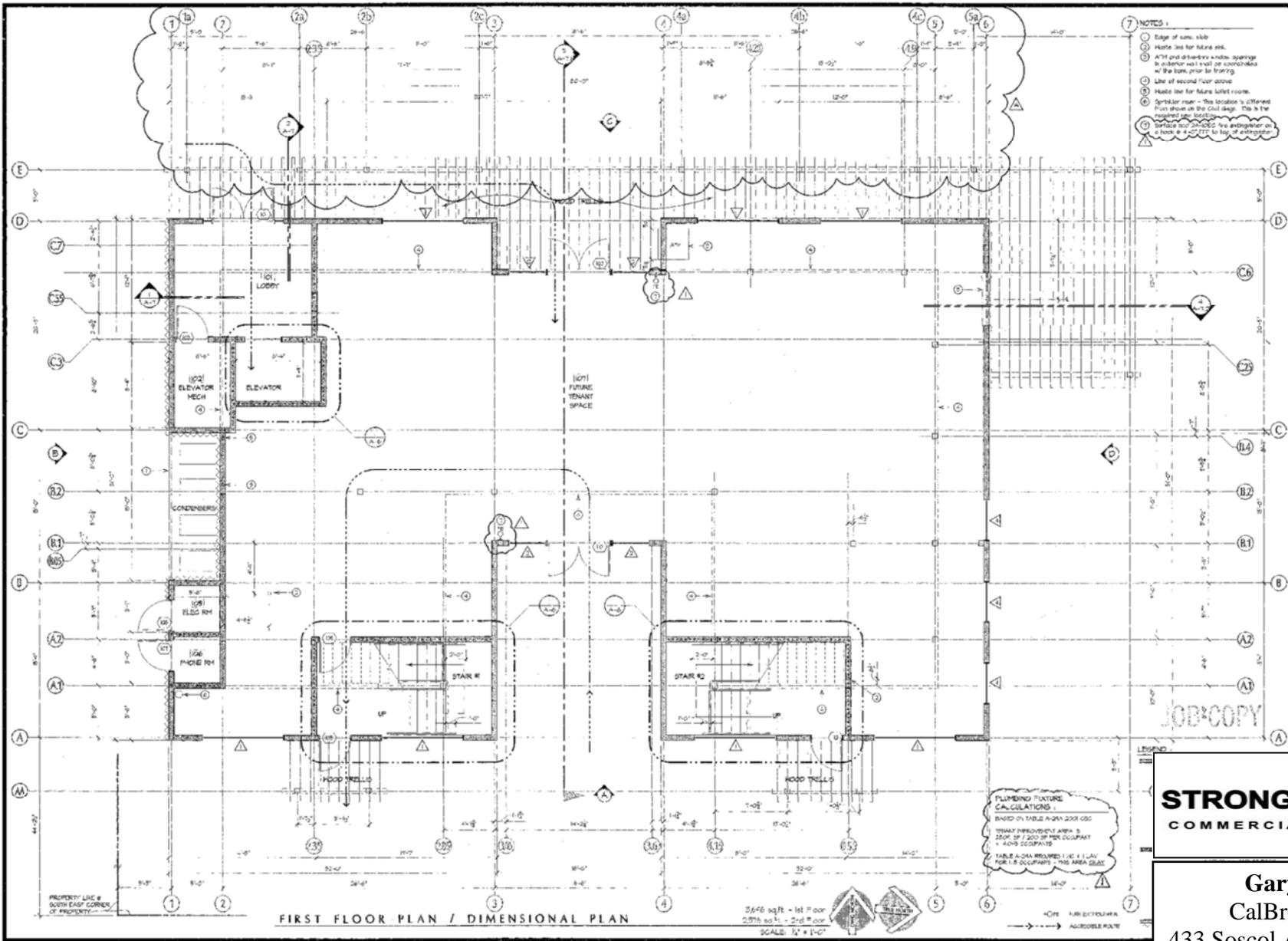
This Stand Alone, 2-Story Building with Drive-Thru, is just minutes from downtown Napa and an easy drive to hundreds of wineries. Highly visible location on the Soscol corridor frontage in the heart of South Napa's retail center. You are also minutes from Napa Opera House/Blue Note Jazz Club, the Napa Wine Train, the Andaz Hotel and the newly constructed Archer Hotel.

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NO.	REVISIONS	BY
1	Dimensional Layout	RP
2	Plan Check	RP
3	Comments - A-10/11	RP

Project: **First Floor Plan**  
 Architect: **Wayne Holland & Associates**  
 1211 Lone Star Plaza  
 Napa, California 94559  
 Phone: 707.226.2661  
 Fax: 707.226.2662

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FIRST FLOOR PLAN / DIMENSIONAL PLAN

5646 sq ft - 1st Floor  
 2376 sq ft - 2nd Floor  
 SCALE: 1/4" = 1'-0"

PLUMBING FUTURE CALCULATIONS:  
 BASED ON TABLE A-10A 2008 USC  
 MINIMUM THROUGHOUT AREA: 5  
 2008 SF / 200 SF PER OCCUPANT  
 = 400 OCCUPANTS  
 TABLE A-10A REQUIRES 1.1 LITERS  
 PER 1.8 OCCUPANTS - THIS AREA QUALIFIES

# FIRST FLOOR





480 Residential Units (Approved)



50 Residential Units (Planned)

Mixed Use Development with 250 Residential Units

150 Room Hotel (Planned)

PEATMAN DRIVE

KANSAS STREET

SARATOGA DRIVE

SOSCOL AVENUE



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