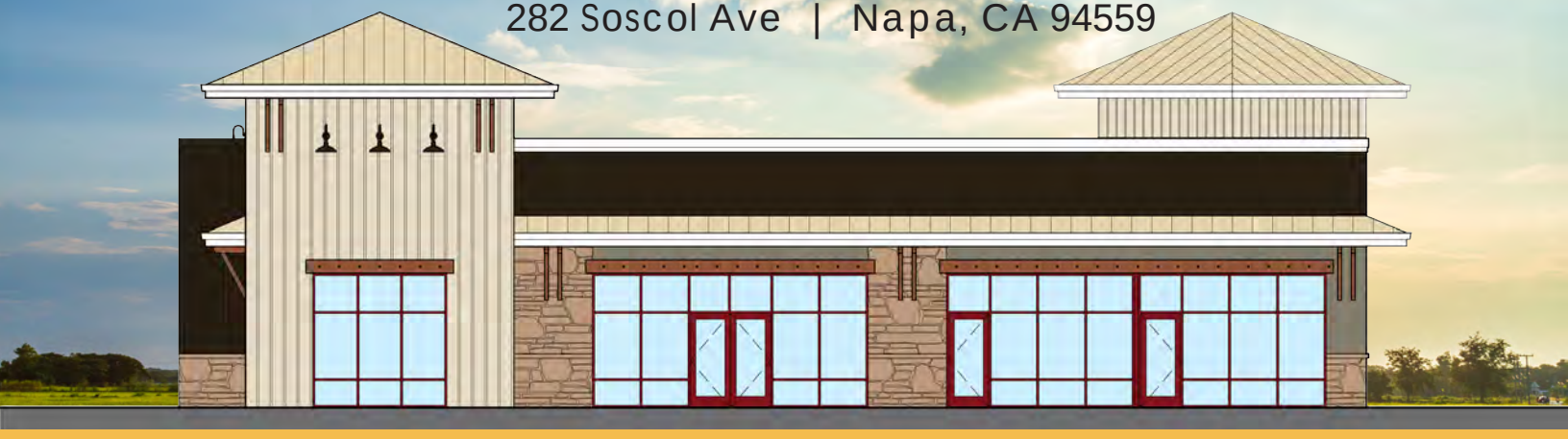
NAPA CROSSING SOUTH

PHASE II
NOW
LEASING

282 Soscol Ave | Napa, CA 94559





LOCATED IN THE HEART OF NAPA VALLEY

- Retail and Restaurant spaces available
- Located at high traffic intersection

PROJECT DETAILS

- CORNER PAD
  - UP TO ± 9,550 SF
  - Freestanding or independent pad buildings
- MAJOR TENANT
  - UP TO ± 15,000 SF
  - Building can be split

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PACIFIC PROPERTIES

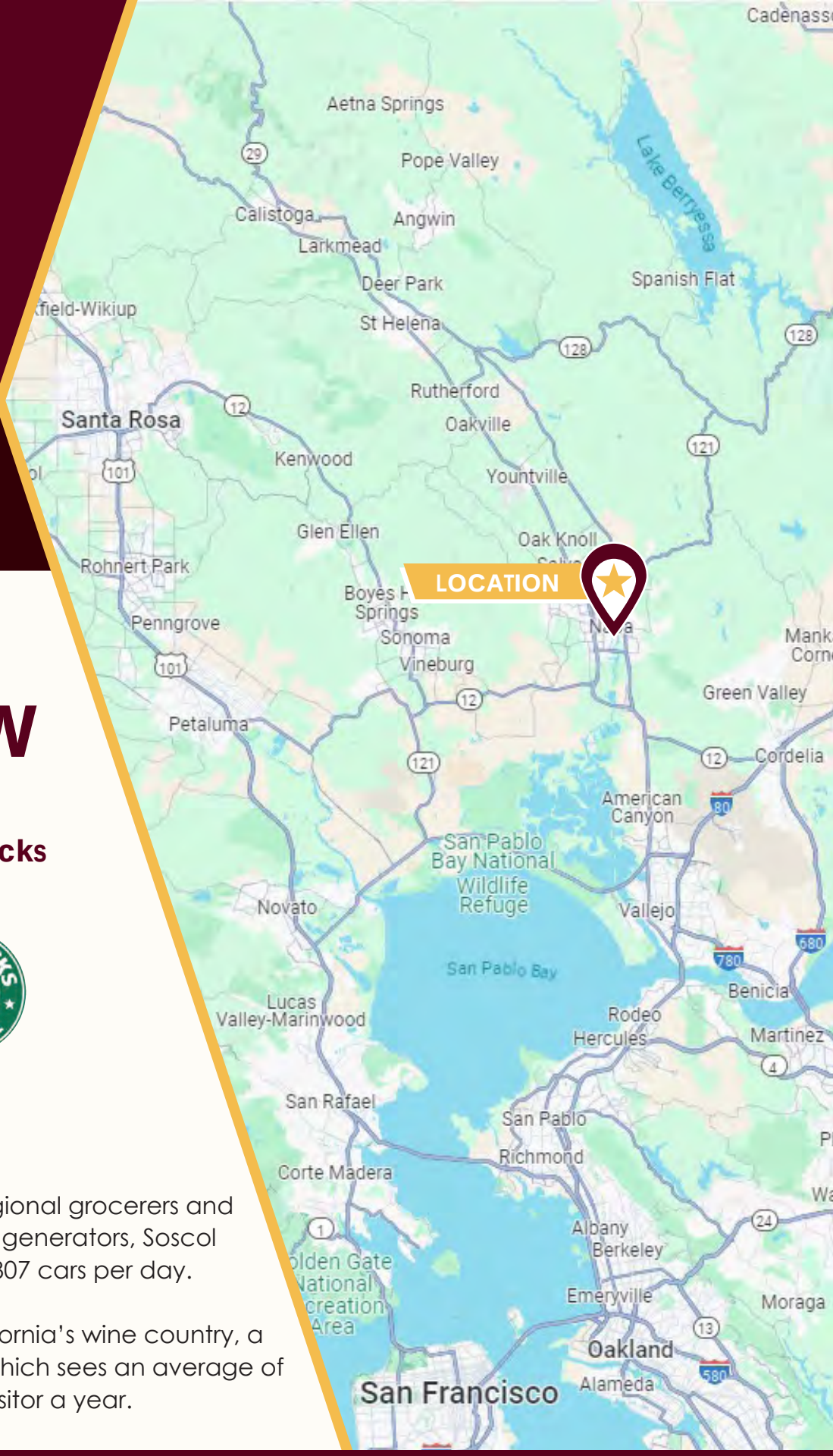
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Napa, CA 94559

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TENANT OVERVIEW

Come join
Aspen Dental & Starbucks



PROPERTY HIGHLIGHTS

Adjacent to centers with regional grocerers and national retail anchor traffic generators, Soscol Ave sees approximately 17,807 cars per day.

Situated in the heart of California's wine country, a popular tourist destination which sees an average of approximately 3.85 million visitor a year.

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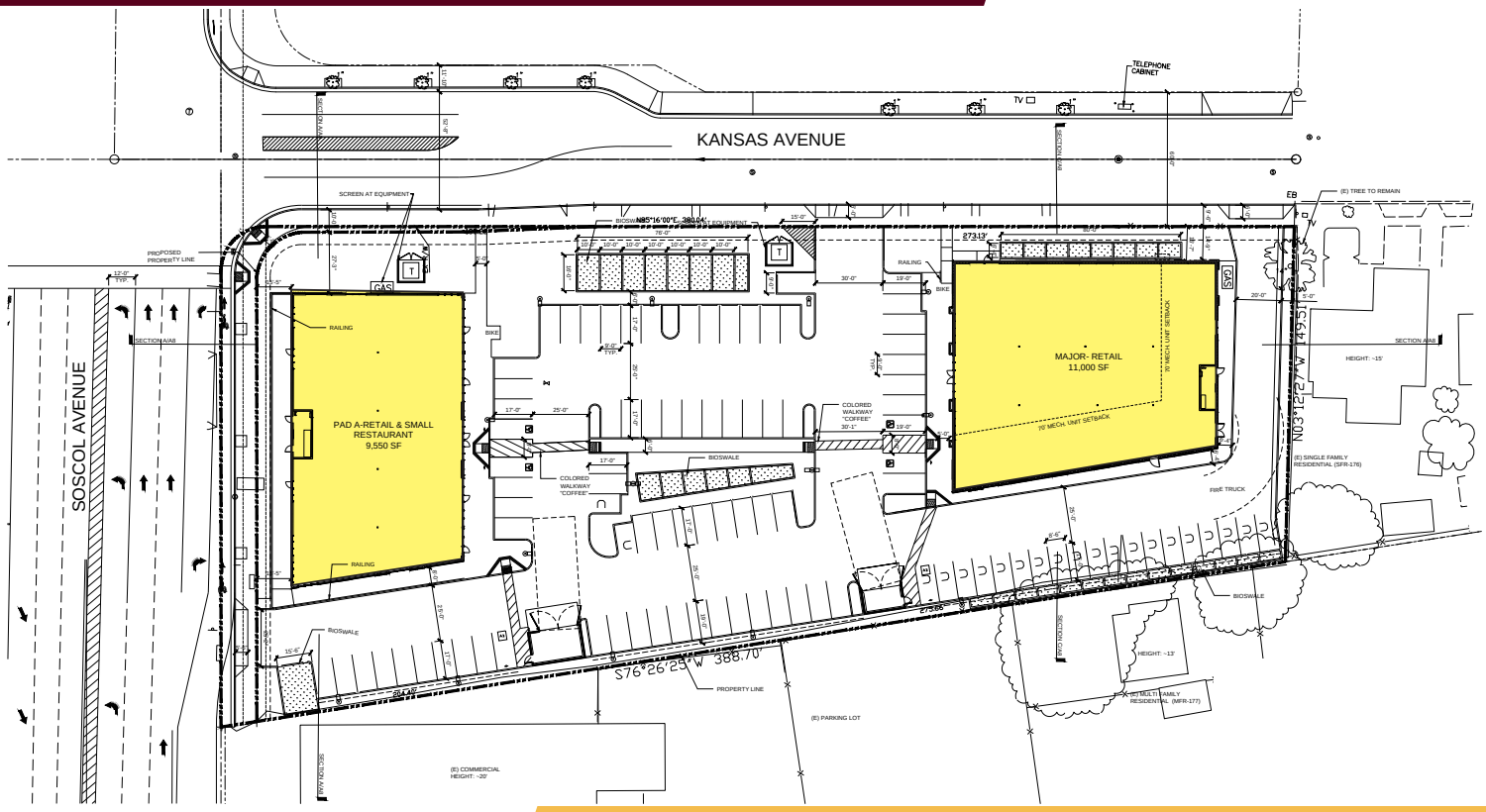
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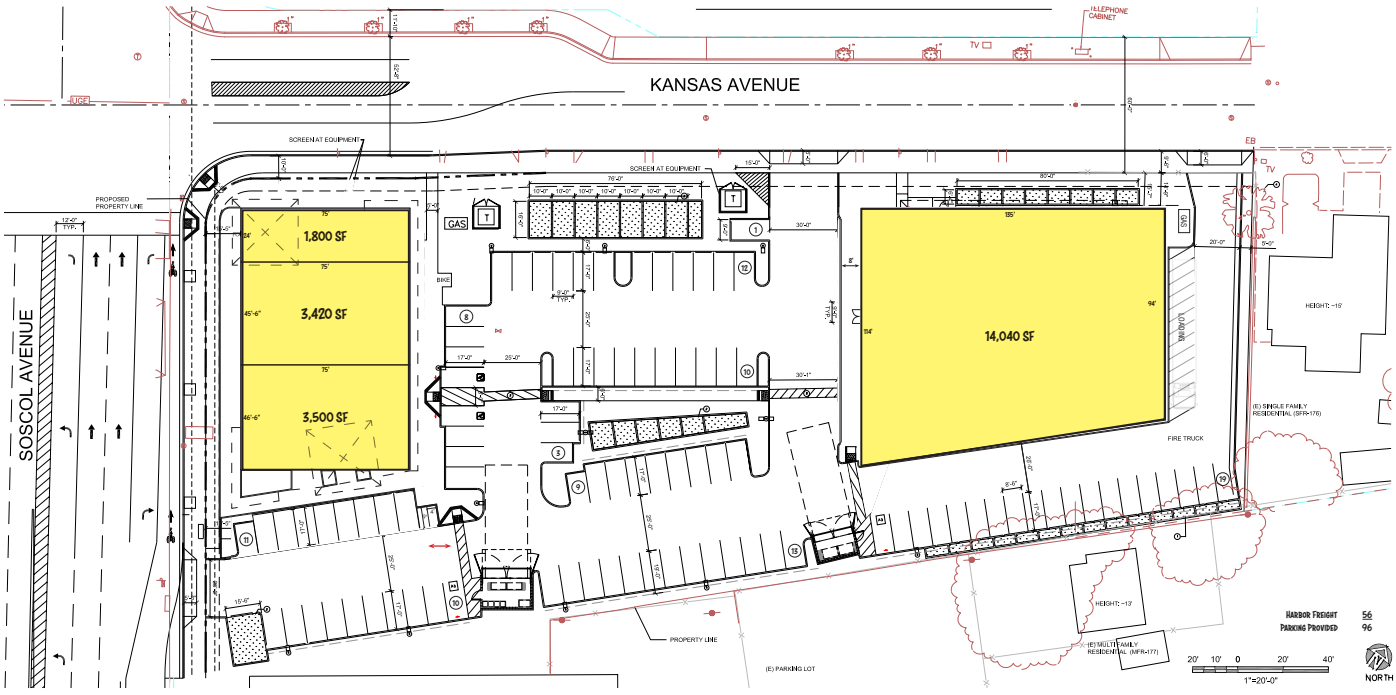
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SITE PLAN OPTIONS



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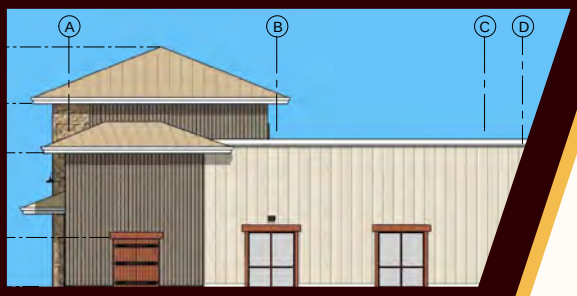
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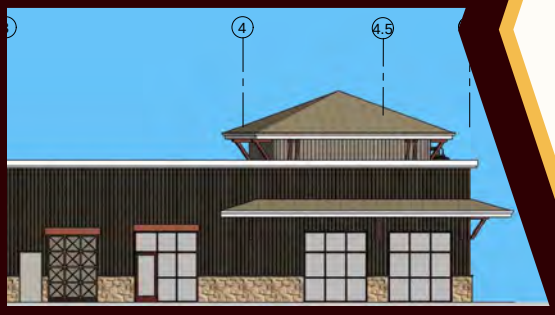
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DEMOGRAPHICS

Estimate within a 3 Mile Radius

59,276
Daytime Population

3,938
Businesses

$124,694
Median Income

55,725
Population

20,184
Households

SHOPPER PROFILES

INTERNATIONAL MARKETPLACE (26.0%)

» Median Age: 32.8

» Young families dominate this market

» Style matters to them

» Leisure activities include visiting theme parks & beachs, playing soccer & basketball, going out for food

» Groceries from warehouse, club stores, specialty markets

URBAN VILLAGES (10.8%)

» Median Age: 34.0

» Multi-generational families who focus on their children and maintain gardens

» Trendy & fashion conscious, open to trying new things, comfortable with technology and interested in the latest innovations

» Leisure includes family activities and sports

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MARKET AERIAL



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