

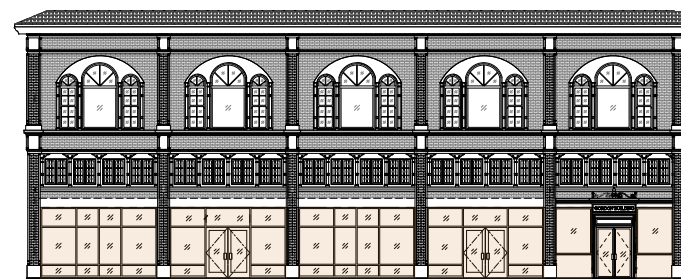
FOR LEASE – FLOOR TWO

THE GORDON
BUILDING

Todd Zapolski
707.257.6600 office
707.278.4334 cell
todd@zapolskire.com

Joe Fischer
707.226.2661 office
707.738.5853 cell
jfisher@stronghayden.com

ZAPOLSKI
REAL ESTATE, LLC



THE GORDON BUILDING

CREATIVE OFFICES

An iconic building on First Street - the center of Napa's transformation.

The Gordon Building, retains the charm of a classic turn of the century building, while offering a flagship retail space on the first floor and offices on the second floor. Completed in 1929, the building stands out as a striking example of Spanish Colonial Revival Style. The building is notable for its terra cotta siding and ornate floral details. Along with the former Merrill's Building, (also a Gordon construction), this building is only one of two terra cotta buildings in downtown Napa.



FIRST STREET - EXTERIOR



INTERIOR

THE GORDON BUILDING

FLOOR PLANS

Second Floor Tenant

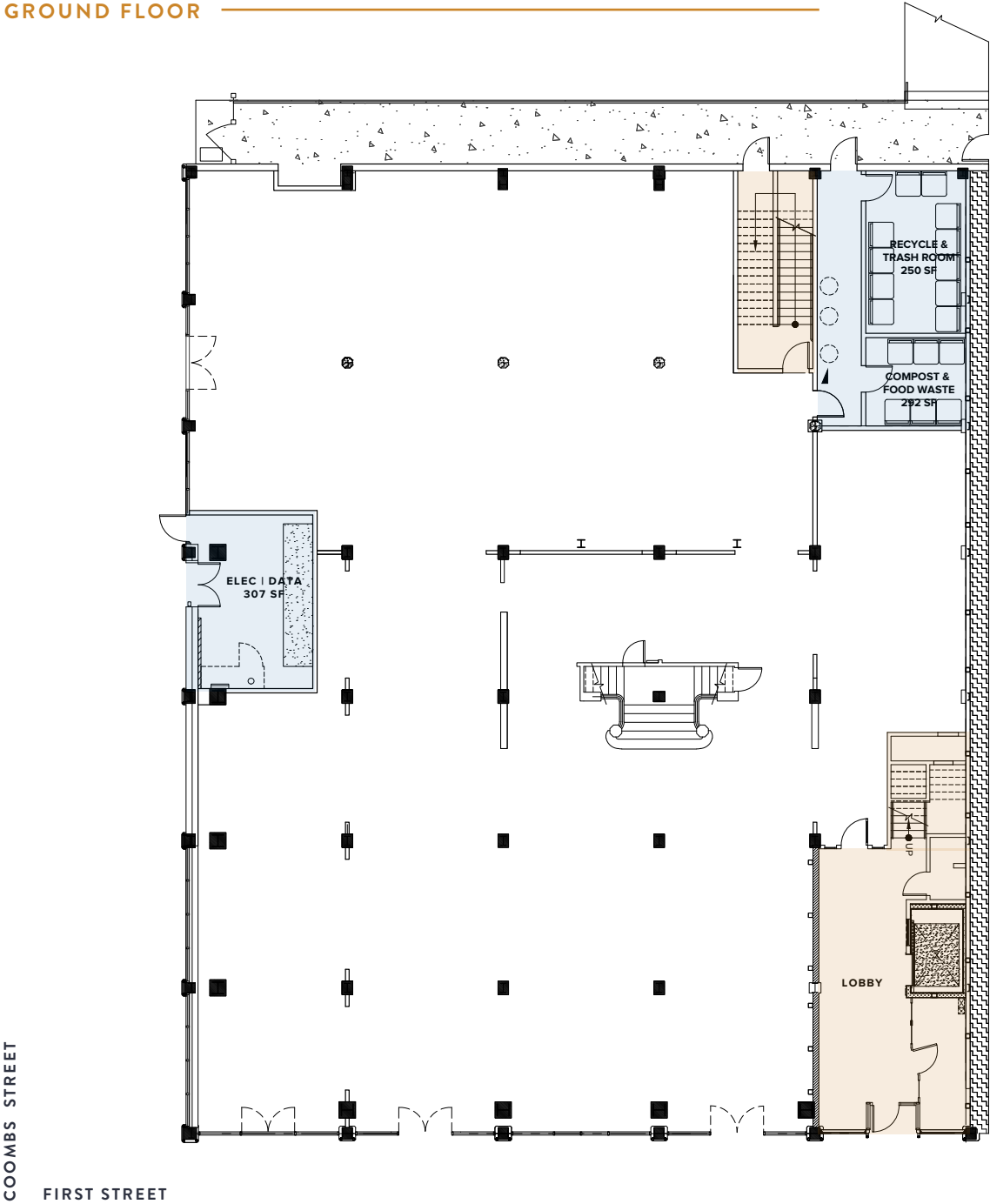
FIRST FLOOR ACCESS / DETAILS
Second Floor Tenant - 949 RSF
Includes Lobby and all Stairs

SECOND FLOOR
Second Floor Tenant - 9,397 RSF
Total - 10,346 SF

Second Floor Highlights

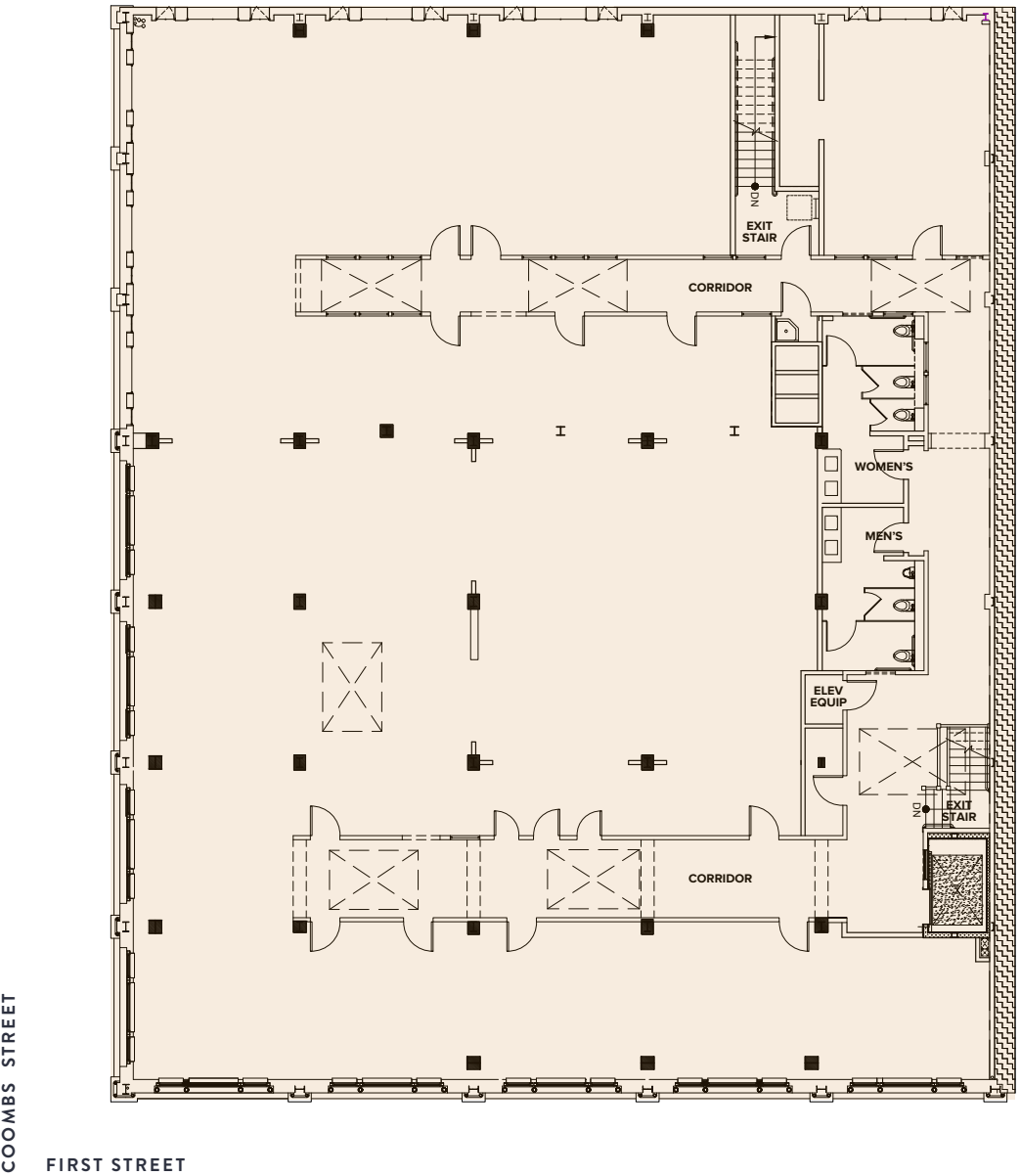
- Entry Lobby for Second Floor Tenant
- Electrical / Recycle Shared on First Floor
- Oversize Glass Windows
- Extensive Natural light
- High Ceilings
- Restoration Completed 2020

GROUND FLOOR

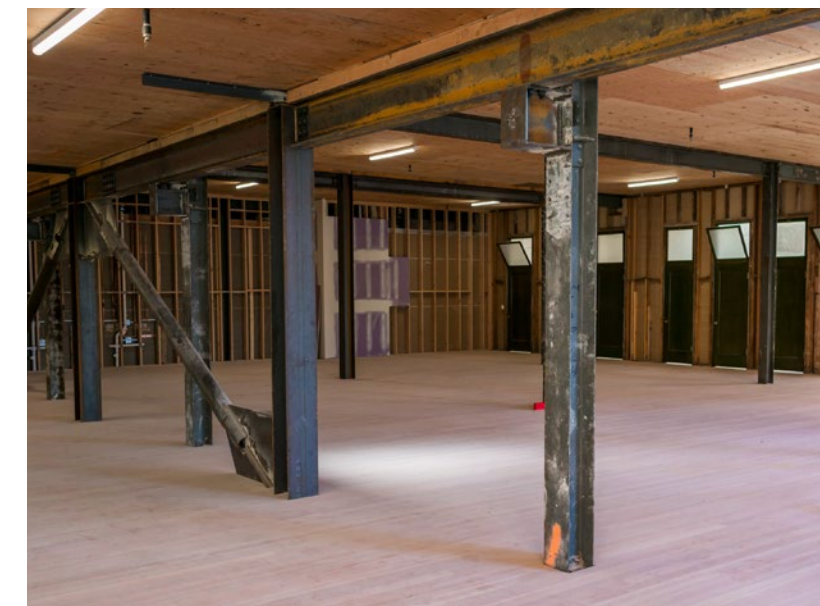
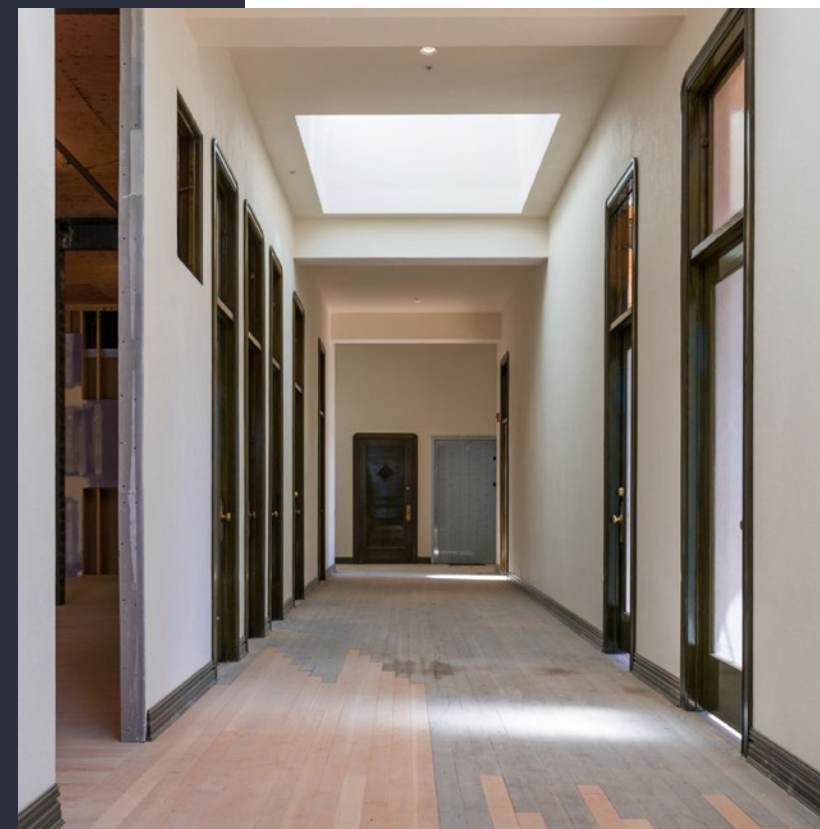
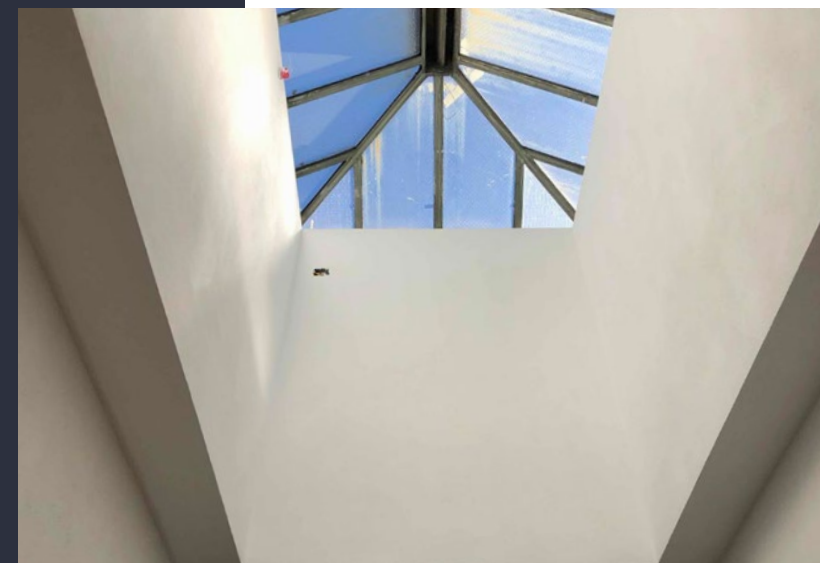


SECOND FLOOR

9,397 RSF



LOBBY VIEWS



THE GORDON BUILDING

Location Highlights

The Gordon Building is a convenient hub in the middle of downtown Napa with walking access to the thriving foodie and shopping scene. Downtown Napa provides an amenity-rich base, with options for quick bites, upscale restaurants, wineries, outdoor recreation, boutiques and entertainment venues that line the Main Corridor. At the Gordon Building you'll have all the amenities a professional could need—in one central location less than a mile from HWY 29.

In The Center of it All

THE DOWNTOWN DISTRICT, CORNER OF COOMBS STREET AND FIRST STREET

Walking Distance To Downtown Boutique Hotels

THE ARCHER HOTEL, ANDAZ NAPA, AND NAPA RIVER INN

Casual Lunch Options

COMPLINE, EIKOS, OXBOW PUBLIC MARKET, THE DUTCH DOOR, AND MORE

Coffee

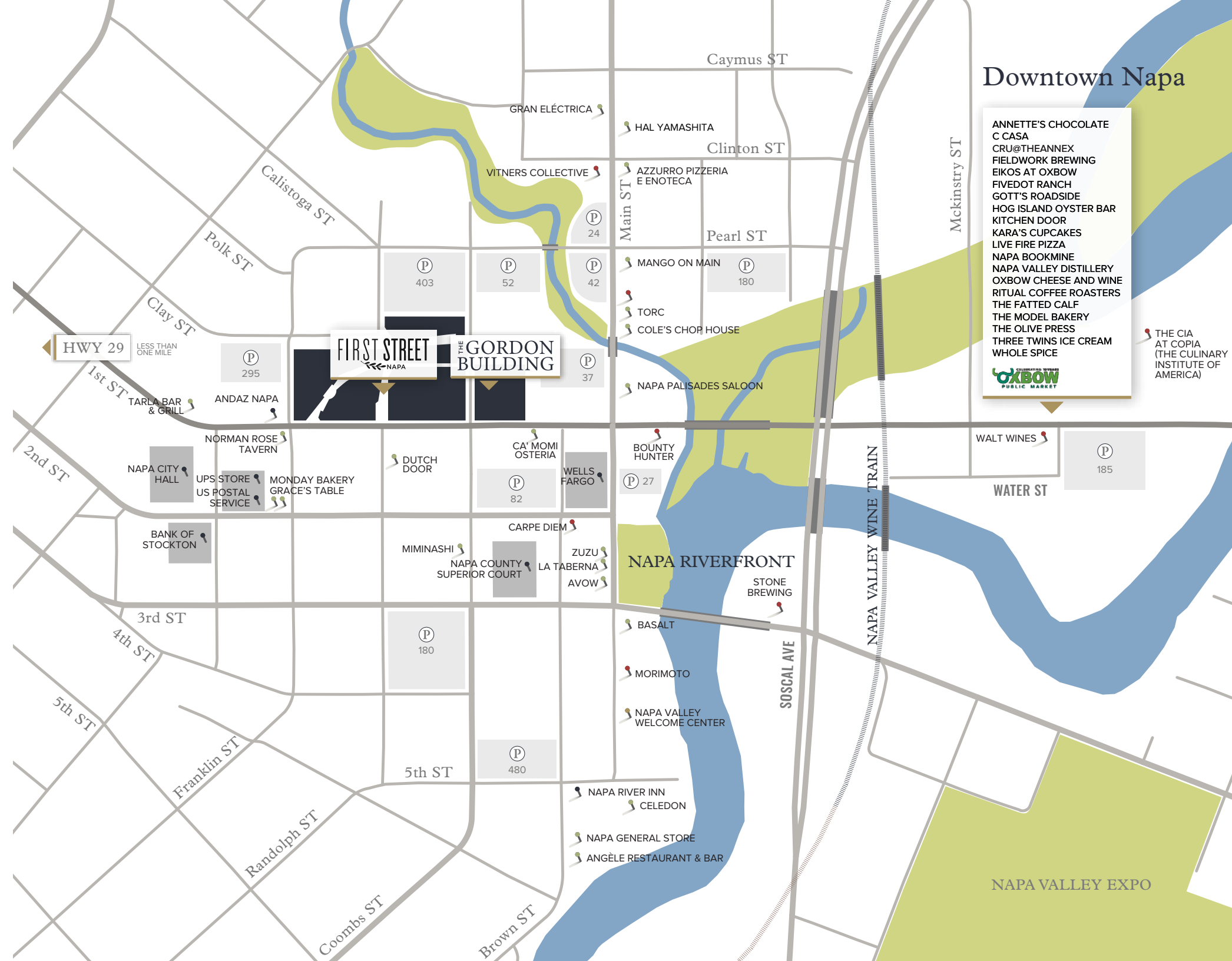
MONDAY BAKERY, NAPA VALLEY COFFEE ROASTING CO, NAPASTÄK, STARBUCKS

Parking

MORE THEN SEVEN LOTS WITH A TWO BLOCK RADIUS

City & Business Services

NAPA CITY HALL, NAPA COUNTY SUPERIOR COURT, NAPA CITY PLANNING AND CODE ENFORCEMENT
US POSTAL SERVICE, UPS STORE • BANK OF STOCKTON, SVB BANK, WELLS FARGO BANK



Trade Area Highlights, Napa

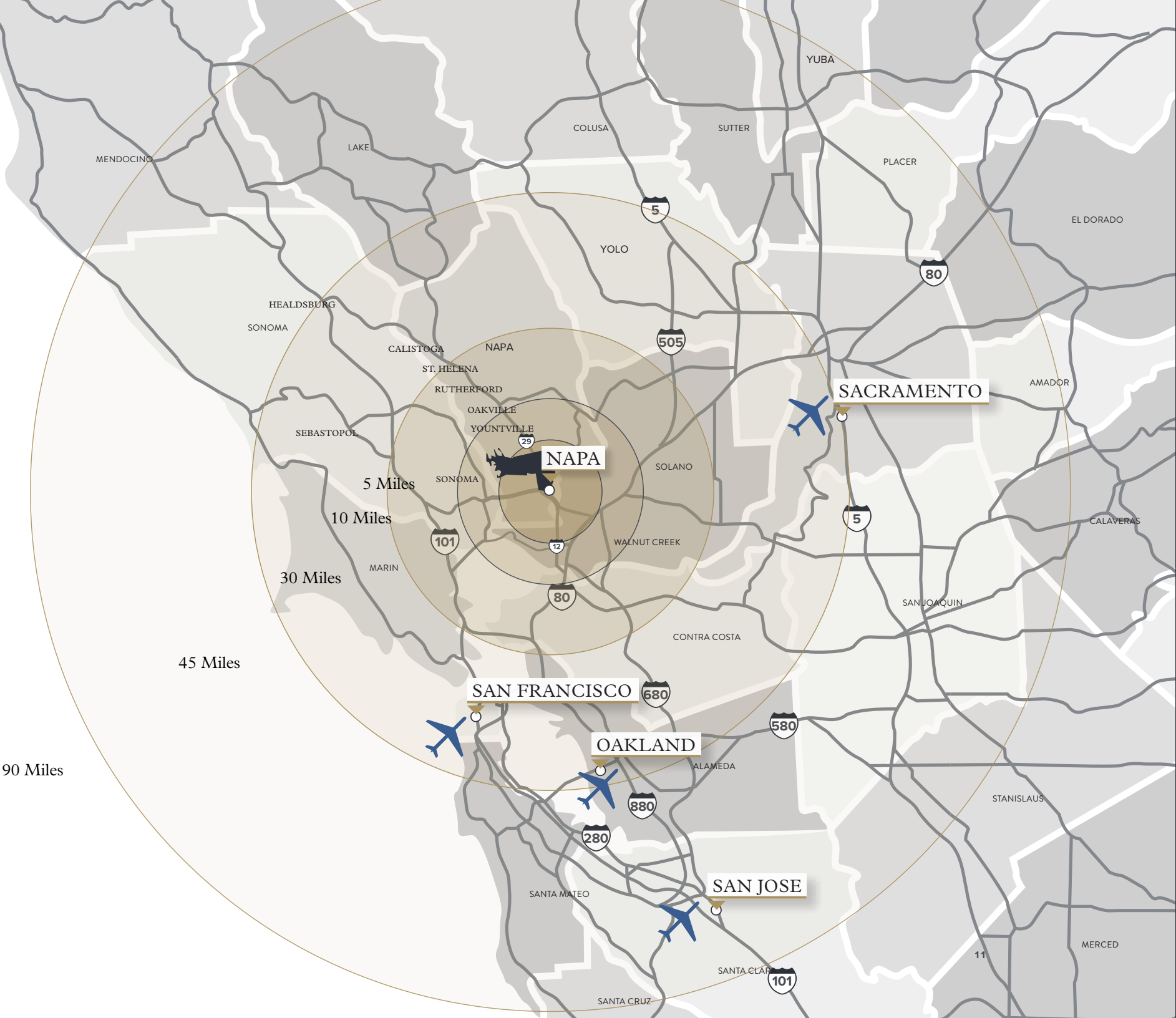
| DEMOGRAPHIC SUMMARY | 5.0 MILES | 10.0 MILES | 30 MILES | 45 MILES | 90 MILES |
|------------------------------|-----------|------------|-----------|-----------|------------|
| POPULATION 2019 | 92,374 | 141,704 | 496,047 | 1,946,124 | 10,596,558 |
| HOUSEHOLDS 2019 | 34,511 | 52,362 | 176,662 | 726,654 | 3,803,276 |
| HH INC \$100K+% | 43.0% | 45.9% | 40.8% | 43.8% | 46.5% |
| HH INC \$150K+ | 8,412 | 14,678 | 40,158 | 191,364 | 1,113,320 |
| HH INC \$150K+% | 24.4% | 28.0% | 22.7% | 22.7% | 29.3% |
| AVERAGE HOUSEHOLD INCOME | \$118,862 | \$131,598 | \$115,656 | \$126,648 | \$136,047 |
| RETAIL SALES (BILLIONS) | \$1.30B | \$2.11B | \$6.49B | \$28.38B | \$155.86B |
| RETAIL SALES PER HOUSEHOLD | \$37,582 | \$40,228 | \$36,739 | \$39,050 | \$40,981 |
| EST. DAYTIME DEMOS (AGE 18+) | 64,143 | 111,108 | 343,913 | 1,436,283 | 7,870,537 |
| MEDIAN AGE | 40.0 | 41.5 | 39.4 | 39.4 | 38.1 |

Retail Market Comparables

| | VISITORS | VISITS | HH TOP DEMO |
|-----------------------------|----------|--------|--------------|
| FILLMORE STREET, SF. | 1.8 MN | 7.3 MN | 75K TO 100K |
| CANON STREET, BEVERLY HILLS | 1.1 MN | 4.4 MN | 75K TO 100K |
| VENICE - ABBOT KINNEY | 952K | 2.4 MN | 75K TO 100K |
| FIRST STREET NAPA | 877K | 2.2 MN | 75K TO 100K |
| MARIN COUNTRY MART | 582K | 2.5 MN | 75K TO 100K |
| BRENTWOOD COUNTRY MART | 253K | 980K | 75K TO 100K |
| MALIBU LUMBER YARD | 219K | 522K | 100K TO 125K |

DATA FROM PLACER AI -- ANNUAL VISITORS AND VISITS FOR 12 MONTH PERIOD 12/25/2018 TO 12/25/2019.

With 1.5 Million people living within a 45-minute drive of downtown Napa, this world-class region is a natural extension of the booming San Francisco bay area - and one of the most strategically located visitor destinations in the US.





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