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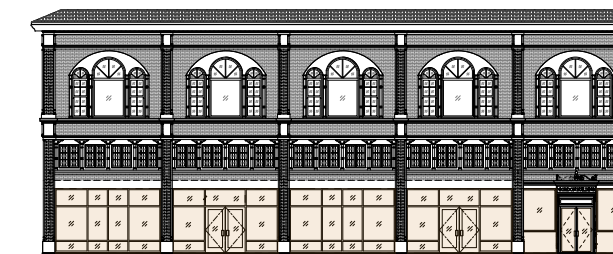
THE GORDON BUILDING



INTERIOR



FIRST STREET - EXTERIOR



THE GORDON BUILDING

FIRST FLOOR RETAIL

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.

THE GORDON BUILDING

FLOOR PLANS

ENTIRE FLOOR

Ground Floor Retail - 8,008 RSF
Mezzanine Level - 478 RSF
Total - 8,486 RSF

SPACE 1142

Ground Floor Retail - 3,081 RSF
Mezzanine Level - 478 RSF
Total - 3,527 RSF

SPACE 1146

Ground Floor Retail - 2,141 RSF

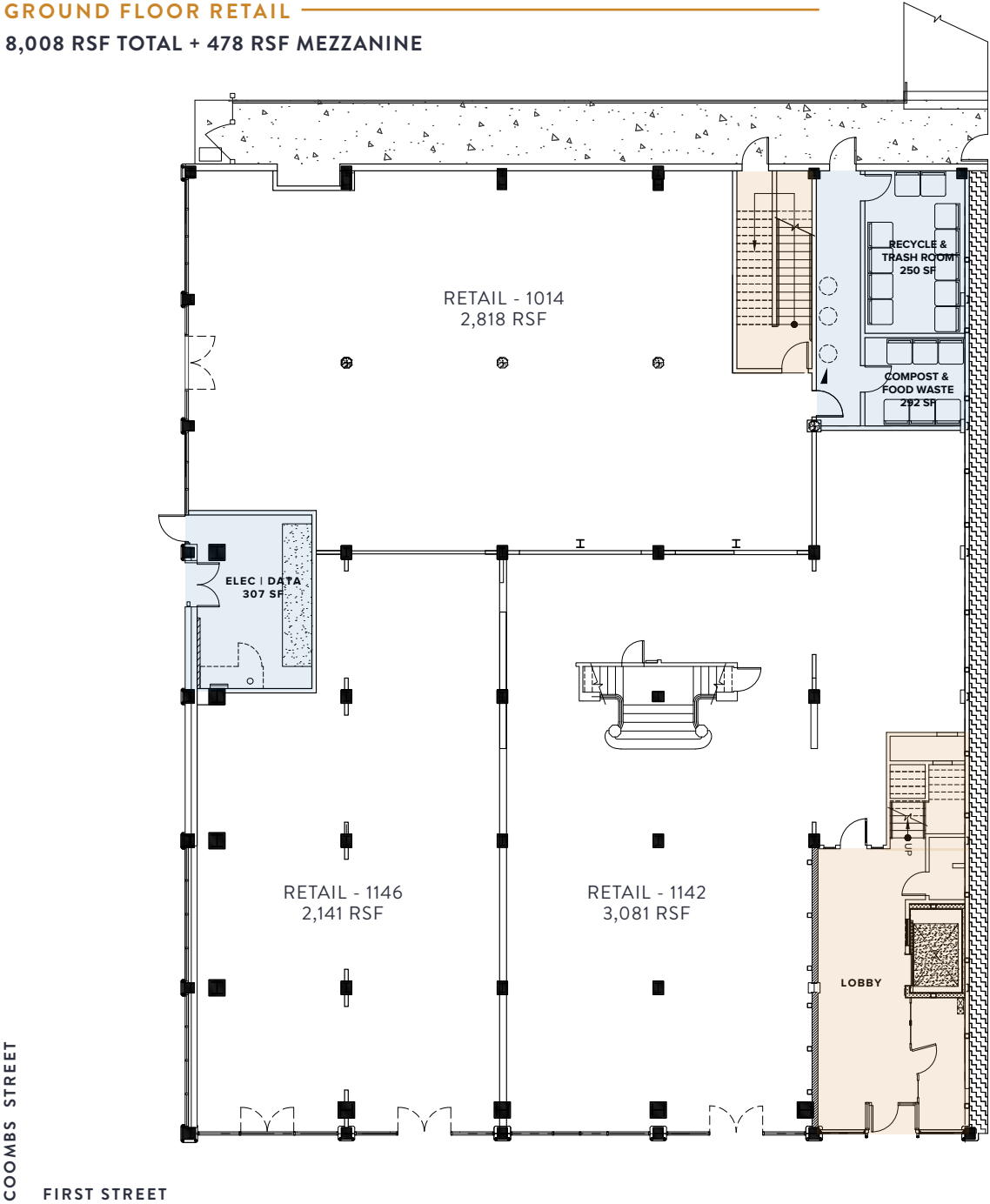
SPACE 1014

Ground Floor Retail - 2,818 RSF

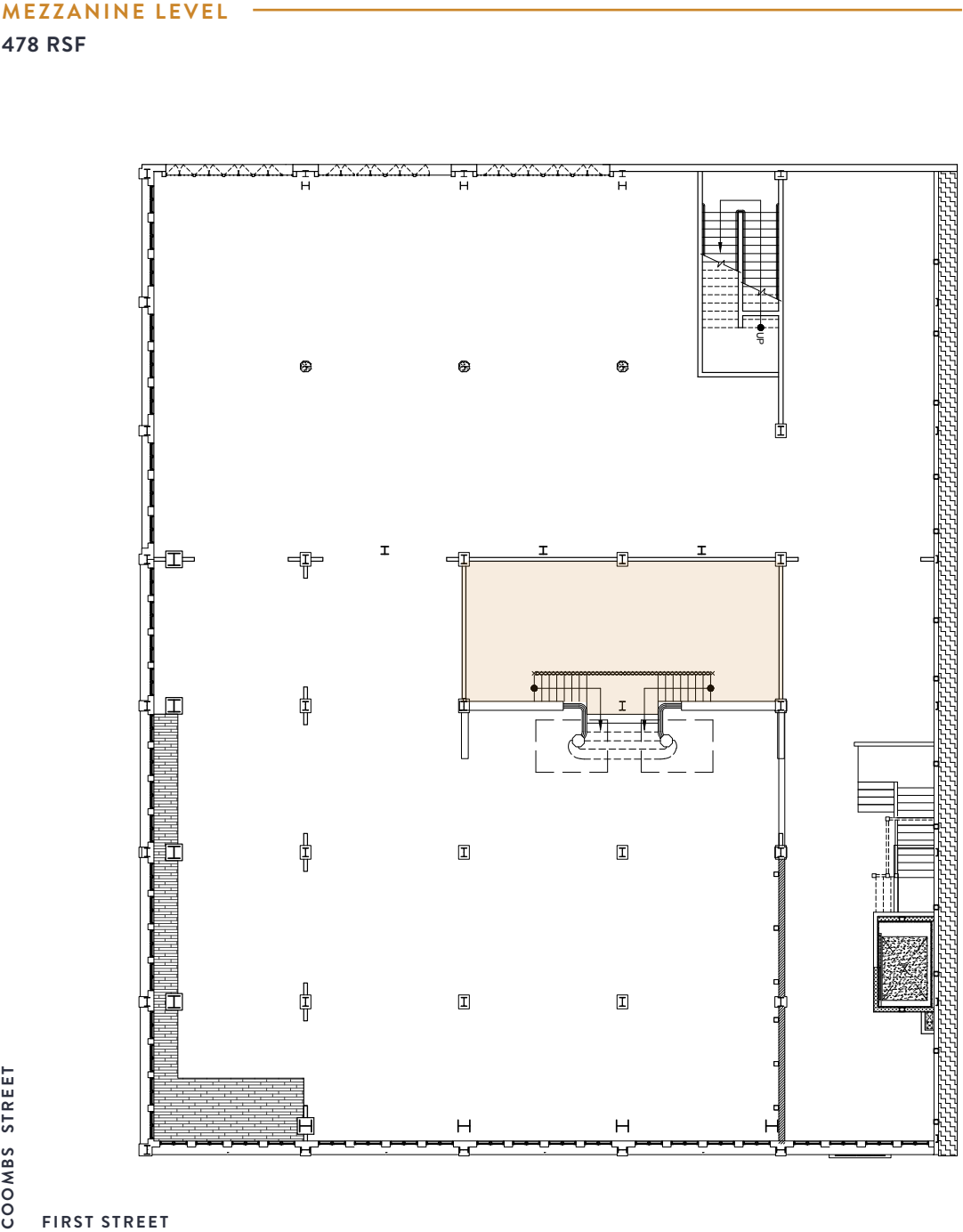
Building Highlights

- Built in 1929
- 8,000sf Interior for Flagship Retail
- Oversize Glass Windows
- Extensive Natural light
- High Ceilings in Retail Space (approx. 15')
- Additional Mezzanine Level
- 2nd Level Office Opportunity

GROUND FLOOR RETAIL
8,008 RSF TOTAL + 478 RSF MEZZANINE



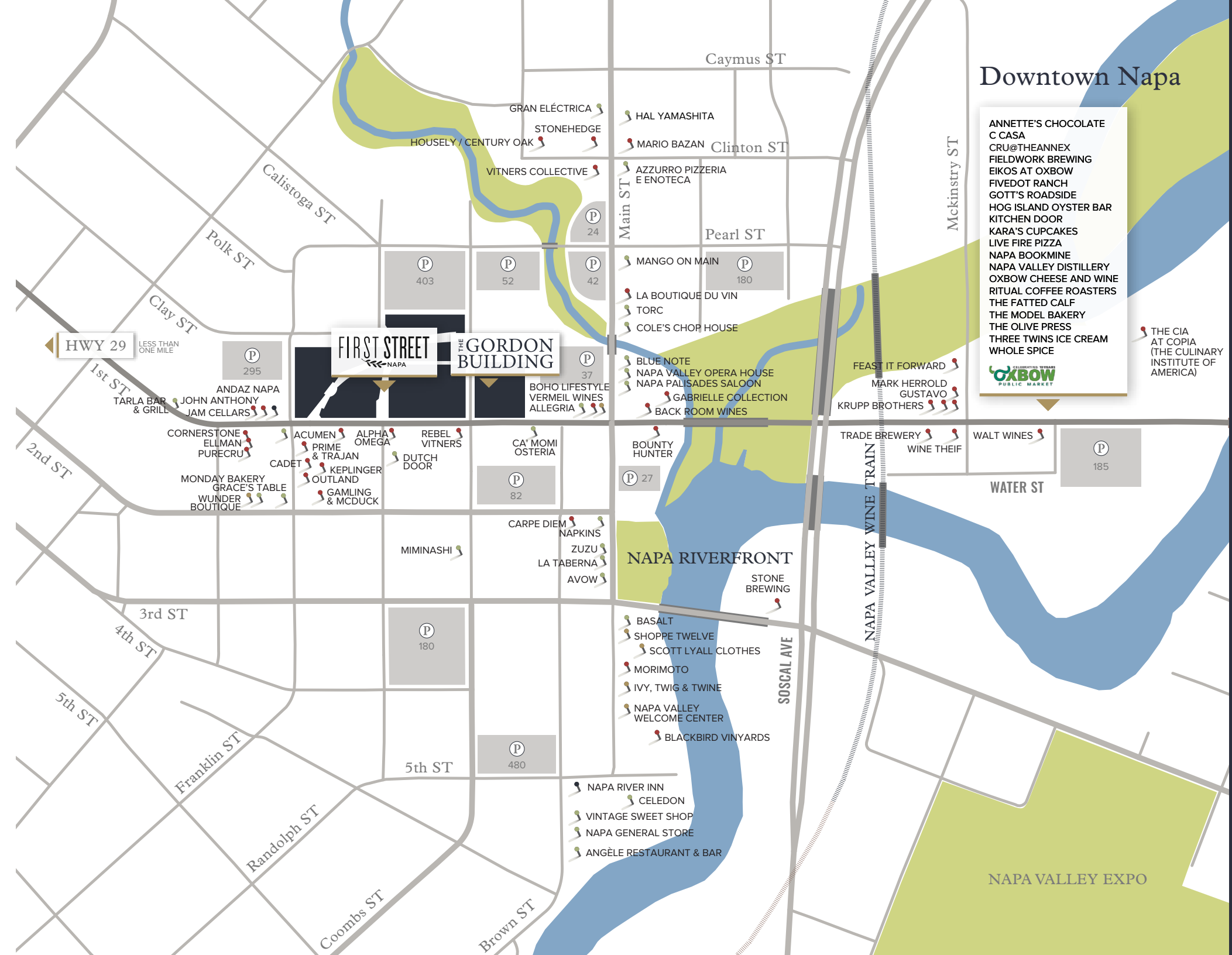
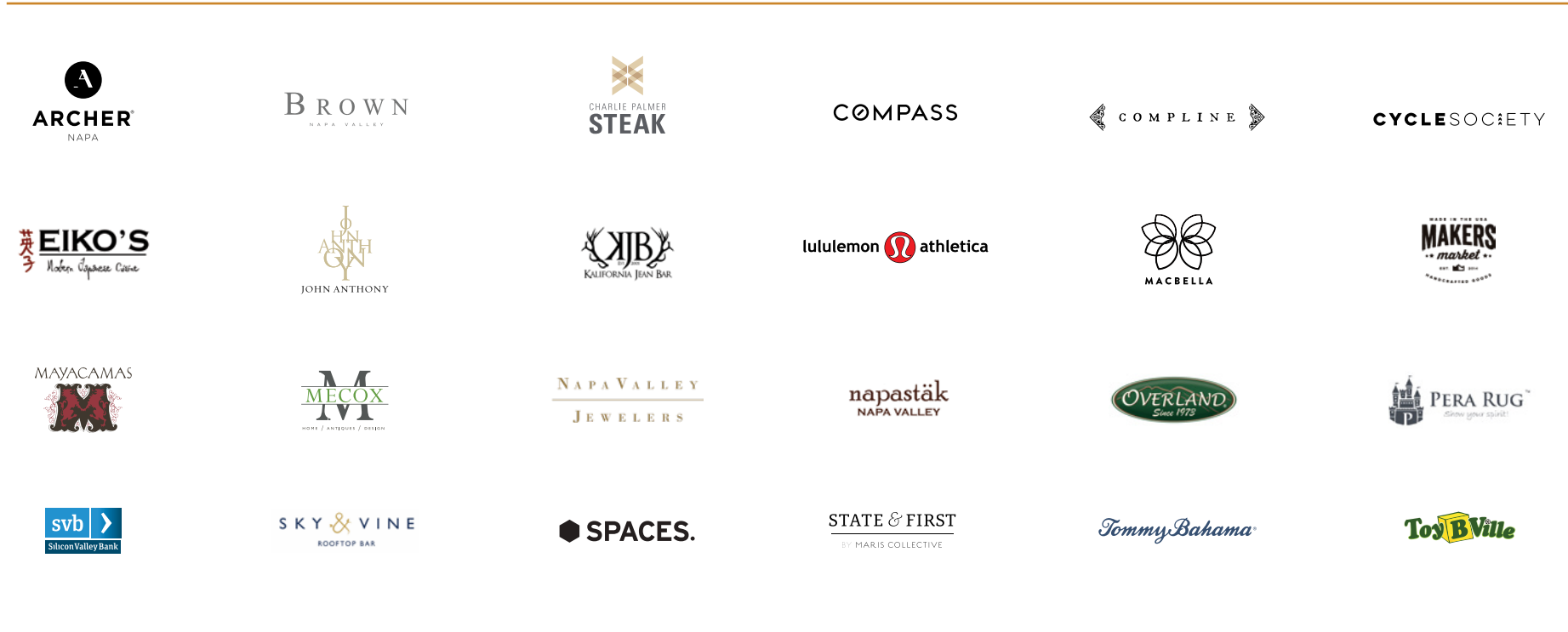
MEZZANINE LEVEL
478 RSF



MEZZANINE

Notable Co-tenancy

First Street Napa contains a handful of international brands like lululemon, Tommy Bahama, and Charlie Palmer Steak but the focus has been smaller independent and local boutiques like Maker's Market, Kalifornia Jean Bar and Macbella offering unique mix of west coast artisan products, premium denim and clothing, as well as European designers.





Trade Area Highlights, Napa

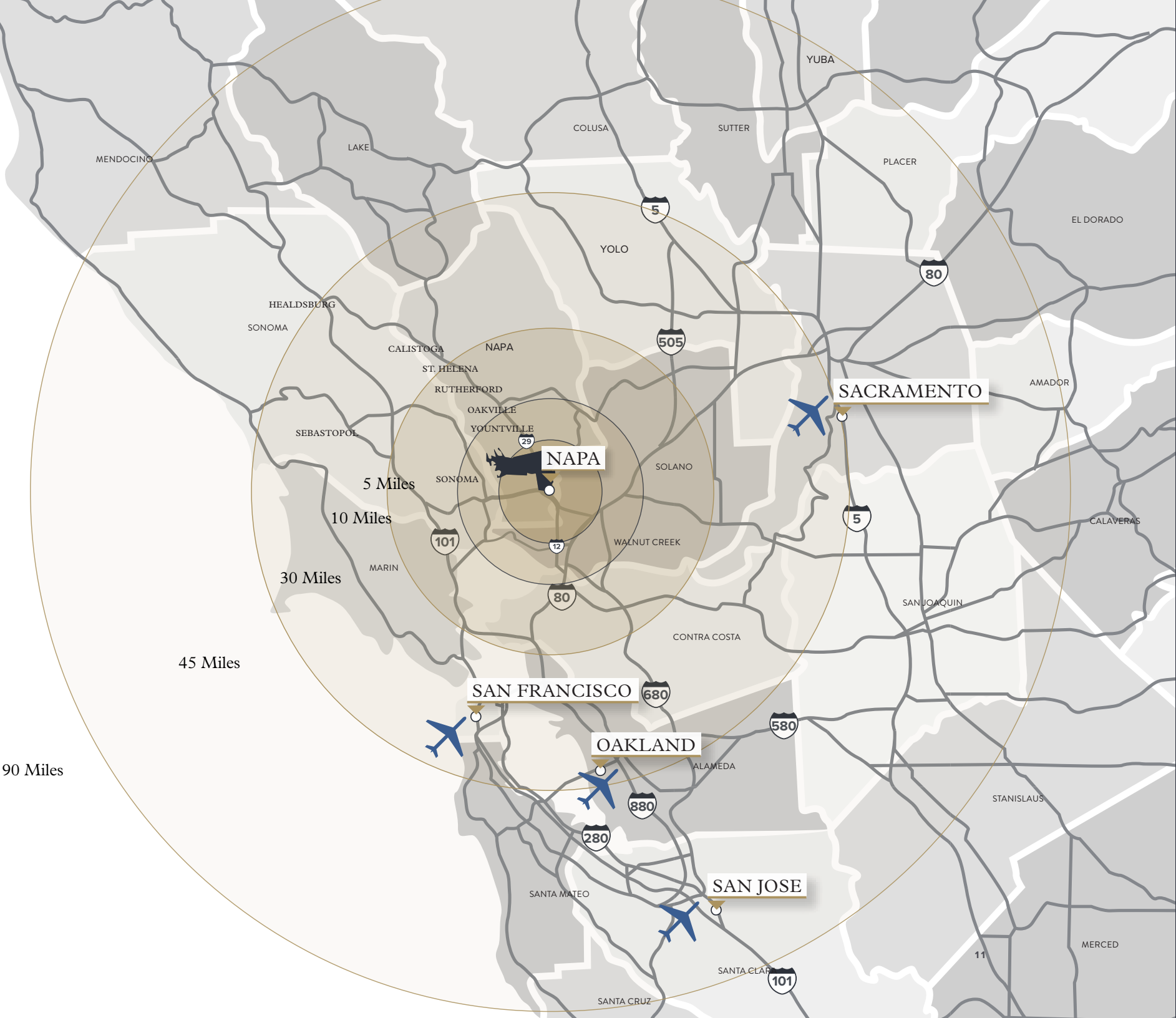
DEMOGRAPHIC SUMMARY	5.0 MILES	10.0 MILES	30 MILES	45 MILES	90 MILES
POPULATION 2019	92,374	141,704	496,047	1,946,124	10,596,558
HOUSEHOLDS 2019	34,511	52,362	176,662	726,654	3,803,276
HH INC \$100K+%	43.0%	45.9%	40.8%	43.8%	46.5%
HH INC \$150K+	8,412	14,678	40,158	191,364	1,113,320
HH INC \$150K+%	24.4%	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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