

NOW OPEN! IN-SHAPE & HAMPTON INN
PADS 7 & 8 CURRENTLY UNDER CONSTRUCTION



South Napa Century Center Pads

±270,000 SF Retail Development | Napa, California

Deborah Perry | 925 279 4650 | deb.perry@colliers.com | Lic. 01236931
Joe Fischer | 707 226 2661 | jfischer@stronghayden.com | Lic. 01982853



PROJECT OVERVIEW

- › South Napa Century Center is the second phase of a ±349,530 SF development anchored by Target, Raley's, Home Depot, Office Depot. This second phase is a ±143,800 sf development anchored by a brand new 12 screen Century Cinemas Theatre – the only multi-screen theatre serving the entire Napa Valley. The Center has a parking ratio of ±5.8/1000.
- › Flagship 36,000 sf InShape Fitness club and 115 room Hampton Inn
- › Pads 7 & 8 completed and leased
- › Pads 4 & 5 under construction, deliver in 2017
- › Adjacent to the Project is a planned 489 unit multifamily project as part of a master plan project along the Napa River with walking paths and a direct link to the Napa Vine Trail, a 35 mile bicycling, walking and running path traveling north/south along the entire Napa valley.

EXCEPTIONAL TRADE AREA

- › Conveniently Located by Hwy 121 and Imola Avenue, Napa's arterial corridor with North-South access through town. Population within 10 miles is 161,700 with an average household income of \$91,900.
- › South Napa Marketplace and Century Center is the number 1 shopping center in terms of Sales Tax Revenue in the City exceeding the Whole Foods anchored Bel Aire Shopping Center by 21%
- › The new Cinemark Theatre is generating ±700,000 admissions per year, drawing from a proven secondary trade area of ±84,184 households covering most of the Napa Valley, parts of Sonoma and neighboring Solano County.
- › Strong Tenant Mix in adjacent Phase I Retail Area. The Center is one mile from Napa Valley Community College with an enrollment of ±6,200 students and the first retail and food establishment for the Napa Valley Corporate Park and Airport Corporate Park employing approximately ±3,000 workers.
- › The South Napa Marketplace and state of the art ±36,000 SF Fitness Center will draw from the Center's primary trade area of 34,267 households. The 115 room Hampton Inn will tap into the estimated 4.7 million Napa Valley Visitors coming to the Napa Valley every year.



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PAD 7-8



PAD 4 - CONCEPTUAL RENDERING

PAD 5



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BEL AIRE PLAZA



TRADER JOE'S

Trancas St

TRANCAS RETAIL
CORRIDOR

Hagen Rd

California Blvd

Pueblo Ave

Jefferson St

Soscol Ave



DOWNTOWN NAPA RETAIL
AND OXBOW DISTRICT

Browns Valley Rd

NAPA
PREMIUM
OUTLETS

First St

3rd St

Soscol Ave

Silverado Trl

Coombsville Rd

1st Ave

Old Sonoma Rd

29

NAPA CROSSING SOUTH

Michaels *Marshalls*

HomeGoods

SITE

South Napa
CENTURY CENTER

PHASE II

RETAIL SPACE +/- 143,800 SF

W Imola Ave

PROPOSED STUDENT
HOUSING



Napa Valley Hwy

SOUTH NAPA MARKETPLACE
PHASE I



NAPA VALLEY
COMMONS

NAPA PIPE REDEVELOPMENT PROJECT



OPENING SPRING 2017



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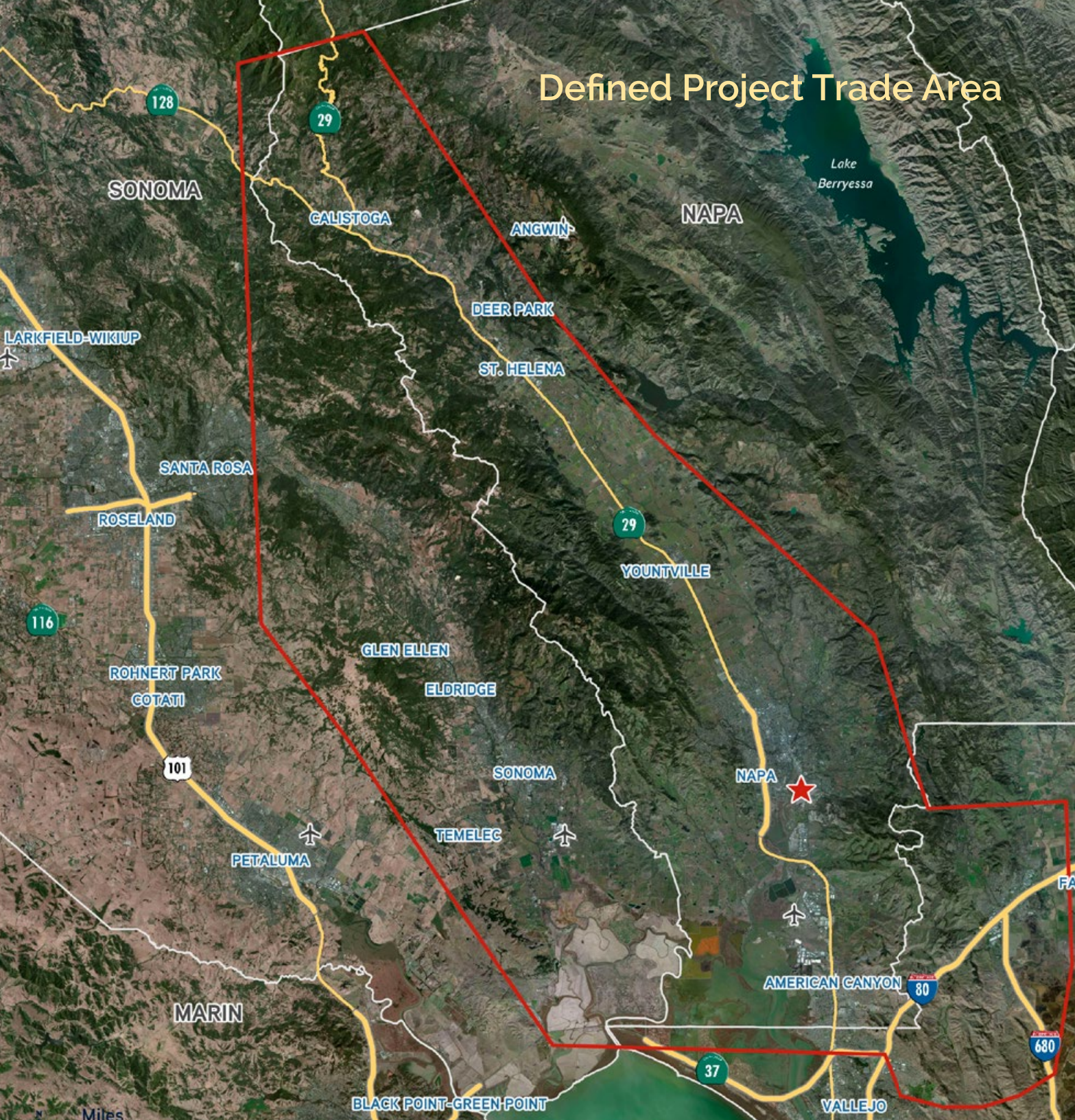


P-1	Parking Garage	
P-2	Food Hall	
P-4	±9,030 SF	Available, Divisible



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Defined Project Trade Area



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DEMOGRAPHICS - THEATER PATRON TRADE AREA

POPULATION	
2000 Total Population	205,981
2010 Total Population	229,121
2015 Total Population	241,491
2020 Total Population	254,889
Population Change 2000 to 2010	11.2%
Population Change 2000 to 2015	17.2%
Population Change 2010 to 2020	11.2%
HOUSEHOLDS	
2000 Households	75,524
2010 Households	83,433
2015 Households	85,531
2020 Households	88,169
Household Change 2000 to 2010	10.5%
Household Change 2000 to 2015	13.3%
Household Change 2010 to 2020	5.7%
Household Change 2015 to 2020	3.1%
White alone	64.7%
Black or African American alone	4.6%
Asian alone	11.6%
Other Race	19.1%
Hispanic	29.1%
Not Hispanic	70.9%
Median Age	41.8
Married	53.5%
Not Married	46.5%

INCOME	
2015 Median Income	\$69,595
2015 Average Household Income	\$96,074
2015 Per Capita Income	\$34,769
2015 Household income: Less than \$10,000	3.62%
2015 Household income: \$10,000 to \$14,999	3.61%
2015 Household income: \$15,000 to \$19,999	3.54%
2015 Household income: \$20,000 to \$24,999	4.78%
2015 Household income: \$25,000 to \$29,999	3.34%
2015 Household income: \$30,000 to \$34,999	4.89%
2015 Household income: \$35,000 to \$39,999	3.66%
2015 Household income: \$40,000 to \$44,999	4.42%
2015 Household income: \$45,000 to \$49,999	3.91%
2015 Household income: \$50,000 to \$59,999	7.95%
2015 Household income: \$60,000 to \$74,999	9.80%
2015 Household income: \$75,000 to \$99,999	12.96%
2015 Household income: \$100,000 to \$124,999	10.64%
2015 Household income: \$125,000 to \$149,999	7.11%
2015 Household income: \$150,000 to \$199,999	7.49%
2015 Household income: \$200,000 or more	8.27%
2015 Average Household Size	2.8
2015 Total Daytime Population	242,709
2015 Total Employees (% of daytime pop)	42.8%
2015 Total Daytime at Home Population	138,725

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Vine Trail Events



Blazing a Trail of Art + Adventure



RIVER TRAIL/ VINE TRAIL



Team Chappellet rides in the Echelon Gran Fondo for the Vine Trail.



★ VINE-TRAIL TRAIL HEAD

GASSER SOUTH MARKETPLACE A PRIME LOCATION FOR BIKE BUSINESS

- Crossroads of the VINE TRAIL, Napa River Trail, Bay Trail & city bike paths
- High visibility in busy retail area/cinema, plus fast-growing regional market
- Gasser Foundation committed to supporting the VINE TRAIL project and increased opportunities for safer cycling in Napa Valley

WHAT'S THE VINE TRAIL? The Napa Valley VINE TRAIL is a fully planned 47-mile Class I multi-use trail that will bring the Napa Valley together like never before. The Vine Trail is building a path to a safer, greener, healthier & more economically vibrant future. When completed, the VINE TRAIL will offer free and safe access to the outdoors for leisure or commuting to all residents and all visitors.

YOUR CYCLING BUSINESS at Gasser South Marketplace will be an important part of this vision, serving a vibrant, expanding market for active transportation, recreation and adventure travel. The VINE TRAIL will be one of the premier Class I trails in the country, with an estimated 3 million annual uses half bicyclists, half walkers/runners; half residents, half visitors to Napa Valley.

TRAIL HEAD AT GASSER SOUTH MARKETPLACE: With easy access and parking, Gasser South Marketplace is a natural, high-visibility location to link the VINE TRAIL with many community activities, amenities and services retail, recreational, fitness, movies, dining and more. The VINE TRAIL's Trail Head informational shelter, located near your new bike business, will further establish this retail area as the go-to location for Napa Valley residents and visitors to access this beautiful trail.

NAPA/COOMBSVILLE AT HEART OF VINE TRAIL'S 10 SECTIONS: To reflect Napa Valley's unique sense of place, the VINE TRAIL's 47-mile route divides into 10 sections, each named for the vineyard AVA (American Viticultural Area) or city the trail passes through. From southern to northern gateway these are: Vallejo, American Canyon, Los Carneros, Napa/Coombsville, Oak Knoll District, Yountville, Oakville, Rutherford, St Helena and Calistoga.

MORE ABOUT THIS TRAIL SECTION: The Napa/Coombsville route is absolutely central. It winds through many landscapes, urban, wetland, vineyard, riverside and is likely to be the most heavily used of all VINE TRAIL sections. Nearly 10 miles in length, it has 3.8 miles existing River Trail/Kennedy Park (2.1 miles) and Crosstown Commuter Trail (1.7 miles). Even more connectivity is coming soon for the Napa/Coombsville section thanks to the Gasser Foundation's funding, in partnership with the City of Napa and the VINE TRAIL, of a much-needed bridge over Tulocay Creek.