



WATSON RANCH
±250 ACRE RESIDENTIAL
DEVELOPMENT

CANYON RIDGE
148 RESIDENTIAL UNITS

WAL★MART®
SUPERCENTER

THE LODGE
AT NAPA JUNCTION

SONIC
America's Drive-Ins

SHOP SPACE
±1,203 SF

AutoZone

DUNKIN'
DONUTS

Quickly

MOUNTAIN MIKES
COMING SOON

Chevron

TACO
BELL

PAD 6B
OFFICE, MEDICAL
±5,000 - ±6,500 SF

PAD B
FOR LEASE
±1,500 - ±6,402 SF

COMING SOON
SPRING 2018

AMERICAN
CANYON
NAPA JUNCTION

TSC TRACTOR
SUPPLY CO.

Colliers
INTERNATIONAL

STRONG & HAYDEN
COMMERCIAL REAL ESTATE

FOR LEASE > NEW CONSTRUCTION AVAILABLE > PHASE III

NAPA JUNCTION

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PROPERTY OVERVIEW

ADDRESS

> NEC Highway 29 & Napa Junction Rd. American Canyon, CA

AVAILABLE SPACE

> Shop Space A:
±1,203 SF (For Lease)
> Pad B:
±3,500 - ±7,000 SF (For Lease)
> Pad 6B:
±5,000 - ±6,500 SF (For Lease)

ASKING RENT

> Contact agents for current pricing

DEMOGRAPHICS

> [Click here to download full demos](#)

PROJECT HIGHLIGHTS

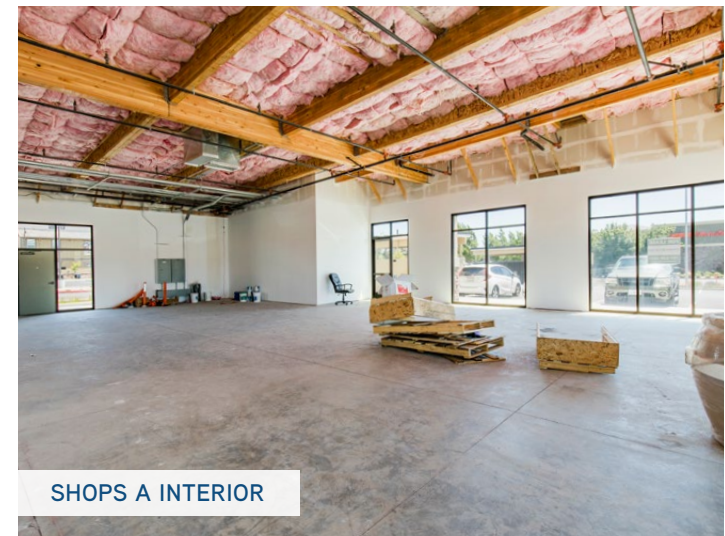
- > New Phase III development
- > Co-Tenants include:
 - Tractor Supply
 - Taco Bell
 - Dunkin Donuts
 - Quickly
 - Mountain Mike's Pizza (Coming Soon)
- > Great exposure and access to Highway 29 (with over 51,000 Northbound AADT 2017) with 35' pylon sign
- > Strong regional location servicing Napa and Vallejo trade areas
- > Neighboring Canyon Ridge, a 148 unit residential development

DEMOGRAPHICS (2018)

	3 MI	5 MI	7 MI
Daytime Population	10,140	29,446	71,805
Population	38,874	77,892	156,112
Average Household Income	\$102,955	\$92,364	\$90,832



SHOPS A



SHOPS A INTERIOR



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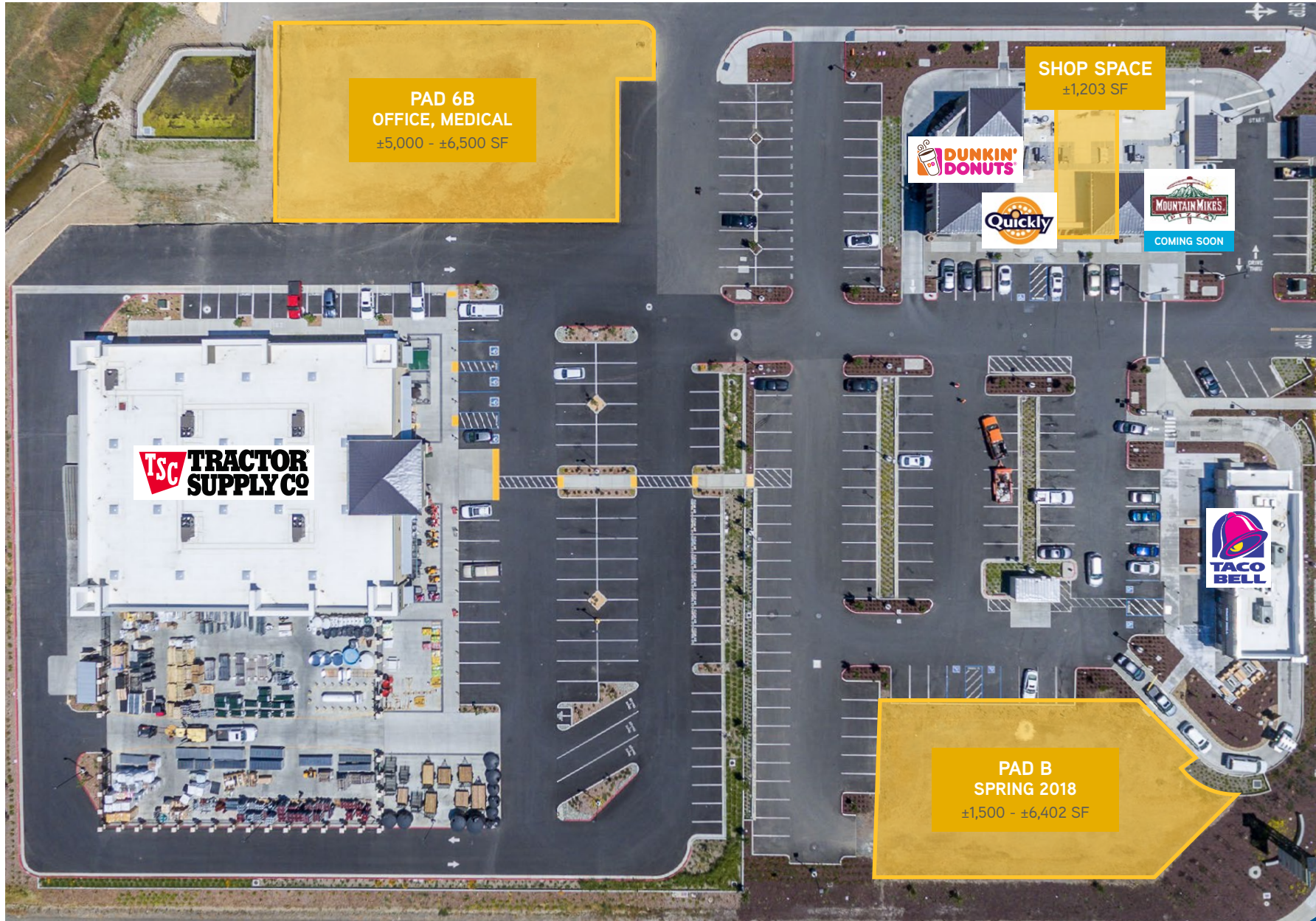
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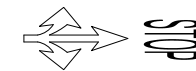
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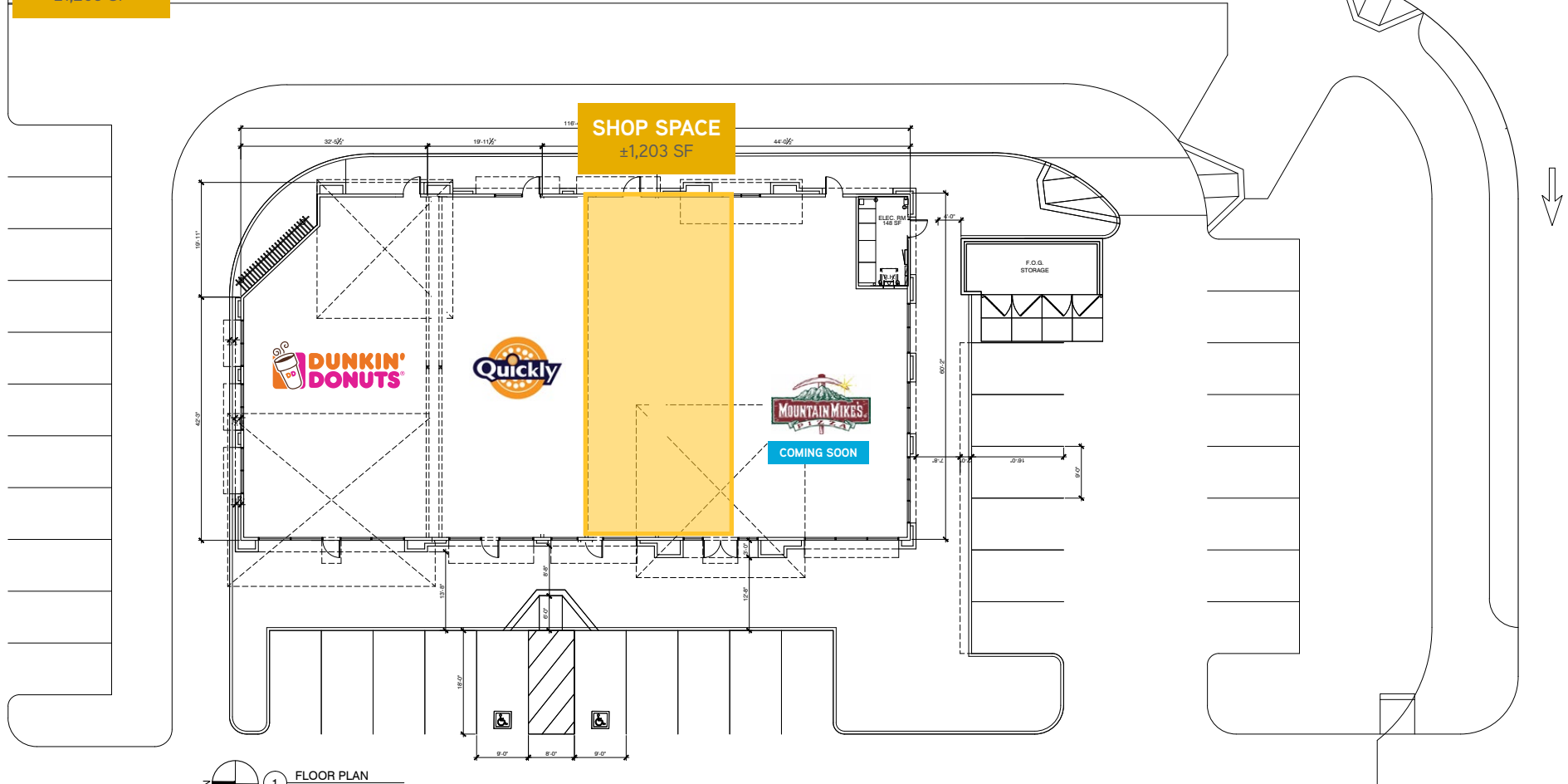
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SHOP SPACE
±1,203 SF



1 FLOOR PLAN
TOTAL BUILDING AREA: 6,848 SF



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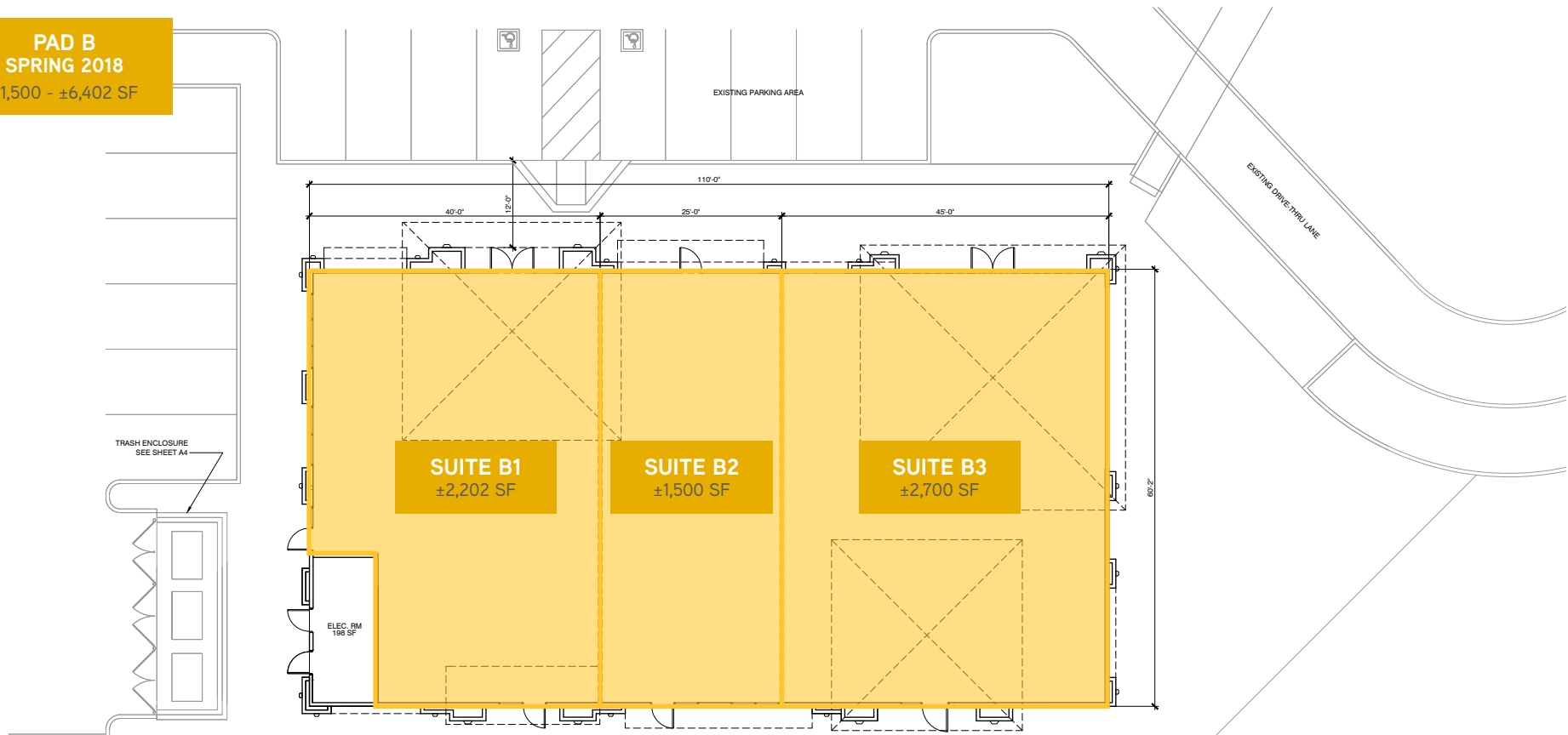
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PAD B
SPRING 2018
±1,500 - ±6,402 SF





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