



**COLDWELL BANKER**  
BROKERS OF THE VALLEY

01



# 1104 Adams & 1417 Railroad

OFFERING MEMORANDUM



# About Us

A locally operated, full service real estate team with over 50 years of combined Commercial and Luxury Residential Real Estate experience in Napa Valley



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# Property History

05

This perfect piece of St. Helena history is ideally located in the center of Napa Valley's commerce and activity and is available for the first time in nearly 30 years.

Built in 1906, The Pritchard Building stands as an iconic symbol of the city's architectural heritage and Napa Valley commerce. While originally built to serve as a feed store and ice company, the building is home to several upscale businesses serving local residents and visitors alike. The striking stone facade was built from stone quarried from the locally famed Glendale Ranch and stands today as a testament to the craftsmanship and quality of a different era.

Located just one block off Main Street, this building is positioned in the greater sphere of downtown influence. Proximate to many services, and situated near the primary highways, this commercial property offers exceptional convenience and ease of access for commuters and visitors alike.





# Property Overview <sup>05</sup>

Seismically retrofitted in 2001, the timeless asset boasts interiors that complement the exterior, featuring a large commercial elevator, higher ceilings, quality wainscoting, concrete floors downstairs, and wood floors upstairs. Each of the building's residents has updated and created their spaces to reflect the individual personality of their businesses.

In addition to the Pritchard Building, the sale includes the adjacent 1417 Railroad Avenue Building. This traditional craftsman-style cottage includes two private office spaces, a generous reception area, a kitchen, and a dedicated bathroom. The inclusion of this parcel expands the private off-street parking available for the tenants of both buildings.

The upscale tenants are Hourglass Wines, Dr. Duncan's Dermatology, Hileman Optometry, One True Vine (aka-Hundred Acre), and Varrelman Financial Services. The leases are in place for another two to five years with several spaces having an additional 3-year option. The consistent and dependable income stream presents a compelling investment opportunity.





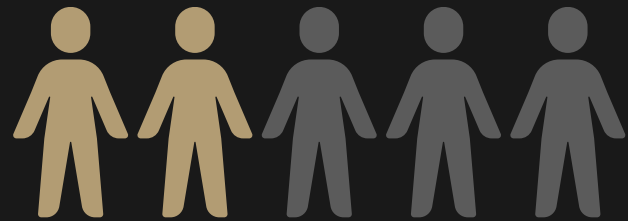
# Property Highlights

- Two Detached Office Buildings
- Rare In-Town Commercial Opportunity
- Heart of St. Helena's Business District
- Owner/user Opportunity
- Fully Leased
- Upscale Tenants
- Convenient Location, less than one block from Main Street
- High-Impact Visibility
- Dedicated Off-Street Parking Lot
- Ample Public Parking Available
- Historic Asset
- ~3.5% Cap Rate



# Area Demographics

03



## Total Population:

7,827



## Home Values:

- Median Value with Mortgage: \$1,737,900
- Median Value without Mortgage: \$1,233,600



## Owner Occupied Households:

67.3%



## Local Tourism:

3.5 – 4 million tourists annually



## Household Income:

Average \$225,614

Median \$130,250

59.3%

## Education:

Residents have completed an Associate, Bachelor's or Graduate Degree



## \$1.7 Billion:

Spending in 2023 from tourism





# Property Specifics

## Building 1:

1104 Adams,  
St. Helena

- Building: 9,900± sq ft – 2 Story
- Lot size: 5,663± sq ft
- Parking: 8 total spaces, 1 is ADA designated
- Multi-Tenant Retail/Office Building
- 5 Tenants – 100% Occupancy
- Large Commercial Elevator
- (2) Bathroom Facilities on each floor
- Seismic Retrofit Completed
- Building Alarm System
- Year Built: 1906
- APN: 009-211-018-000



# 1104 Adams

Four Office Units





# LEASE SUMMARY

## Building 1:

### 1104 Adams,

### St. Helena

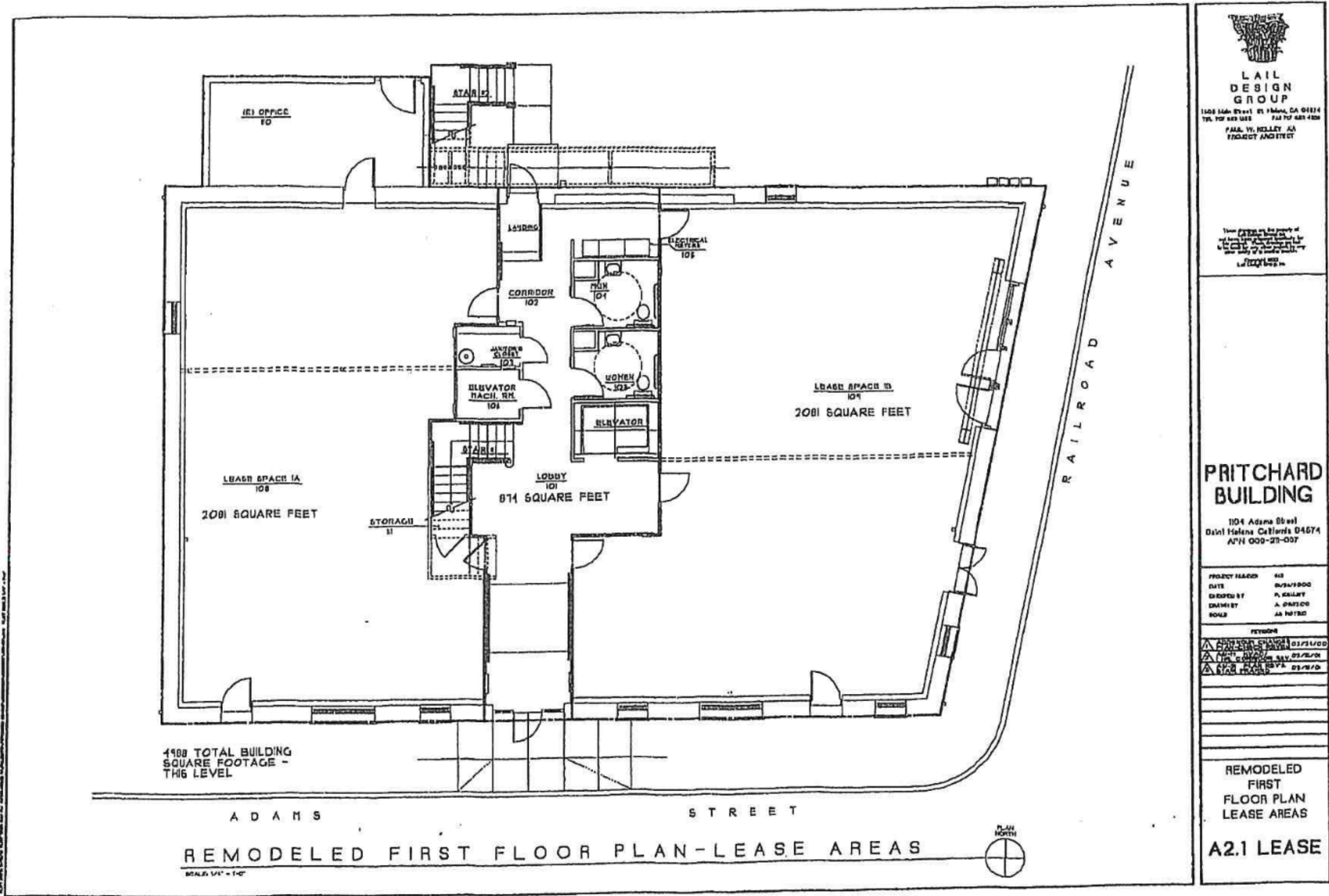
BUILDING LEASE SUMMARY			
LEASE SPACE	LEASE AREA	% OF TOTAL LEASE AREA	ASSIGNED COMMON AREA
SUITE 101/102	2081 SF	26%	410 SF
SUITE 103/104	1814 SF	23%	363 SF
SUITE 201	1250 SF	16%	252 SF
SUITE 202	1137 SF	15%	236 SF
SUITE 203	1586 SF	20%	315 SF
TOTAL LEASE AREA	7868 SF	100%	1576 SF
FIRST FLOOR COMMON AREA	875 SF		
SECOND FLOOR COMMON AREA	701 SF		
TOTAL COMMON AREA			
TOTAL BUILDING AREA (TOTAL LEASE AREA + TOTAL COMMON AREA)	9444 SF		→

FINANCIALS

ESTIMATED INCOME				
ESTIMATED GROSS ANNUAL INCOME		\$ 448,521.00		
ESTIMATED EXPENSES				
		Monthly	Annual	% of Expenses
Property Taxes	Purchase Price of \$9mm	\$8,333.33	\$100,000.00	66.3%
Insurance	Estimated	\$625.00	\$7,500.00	5.0%
Property Management	Self Managed		\$12,000.00	8.0%
Water & Sewer	Landlord Expense	\$500.00	\$6,000.00	4.0%
Garbage	Landlord Expense	\$200.00	\$2,400.00	1.6%
Gas and Electric	Tenant Expense	\$54.29	\$651.42	0.4%
Repairs/Maintenance	2% of Gross Rents	\$747.54	\$8,970.42	5.9%
Vacancy	1% of Gross Rents	\$40.91	\$490.89	0.3%
Replacement Reserves	2% of Gross Rents	\$665.72	\$7,988.64	5.3%
Landscape/Janitorial	Onsite	\$300.00	\$2,400.00	1.6%
Miscellaneous Expense		\$200.00	\$2,400.00	1.6%
TOTAL EXPENSES		\$11,666.78	\$150,801.37	100.0%
Net Operating Income (NOI)			\$297,719.63	
		CAP RATES	Valuations	
		3.25	\$9,160,604	
		3.50	\$8,506,275	

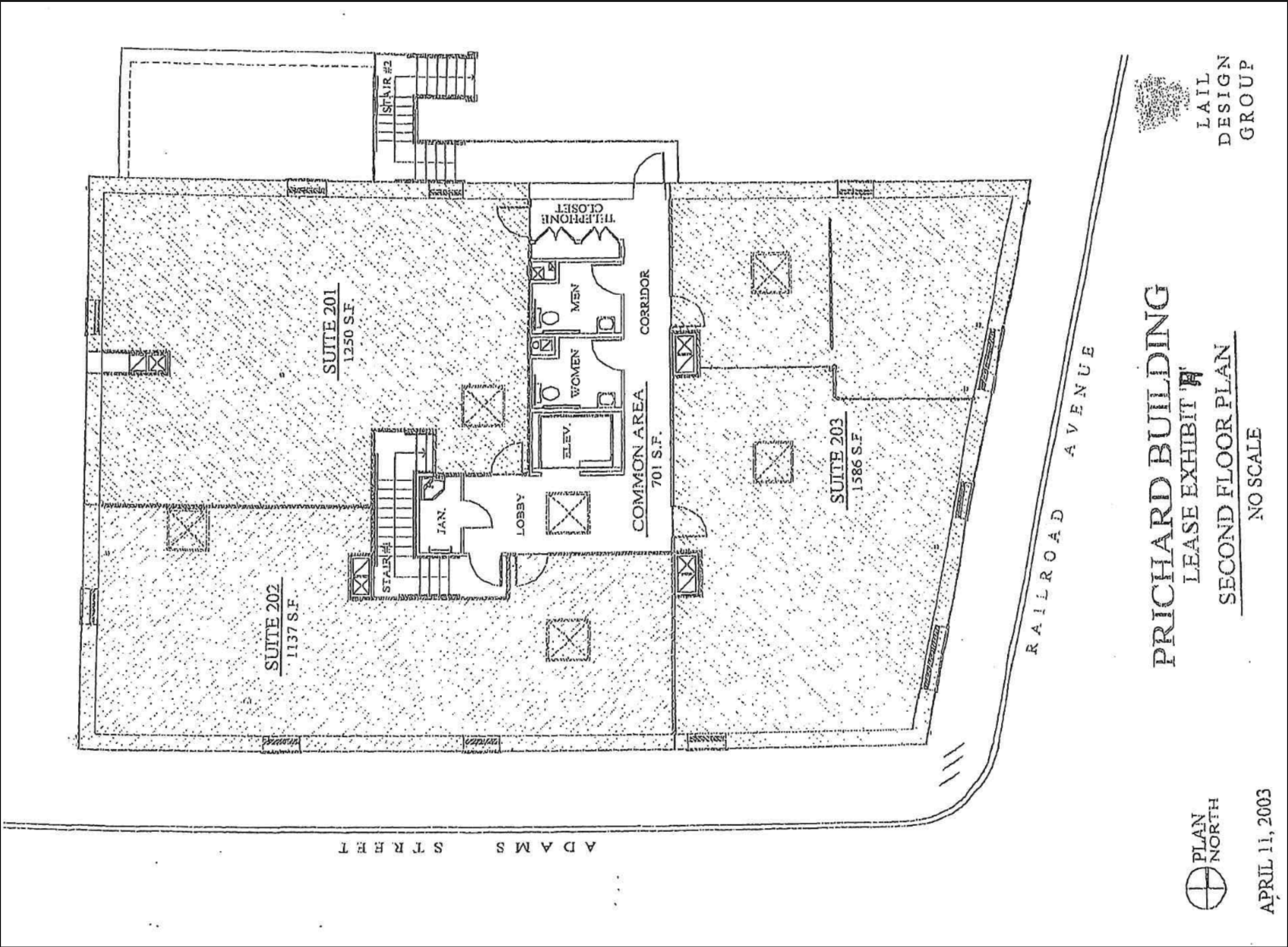
1104 Adams

First Floor Floor Plan



1104 Adams

Second Floor Floor Plan





# Property Specifics

## Building 2:

### 1417 Railroad, St. Helena

- Building: 973± sq ft
- Lot size: 5,900± sq ft
- Parking: 1 space
- 2 office spaces with reception area, bathroom, kitchen, and storage
- Year Built: 1916
- APN: 009-211-017-000



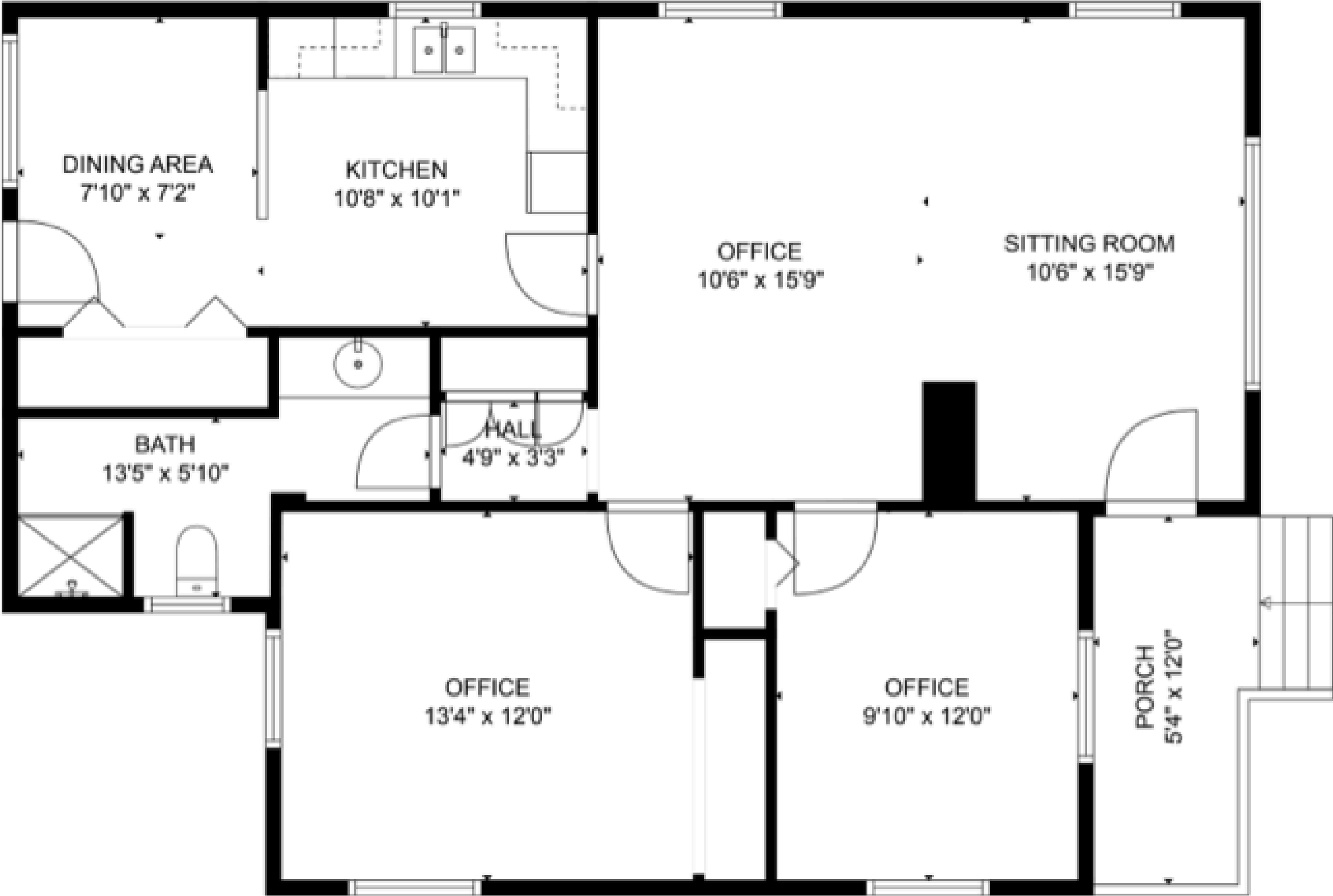
# 1417 Railroad

One Office Unit



# 1417 Railroad

## Floor Plan

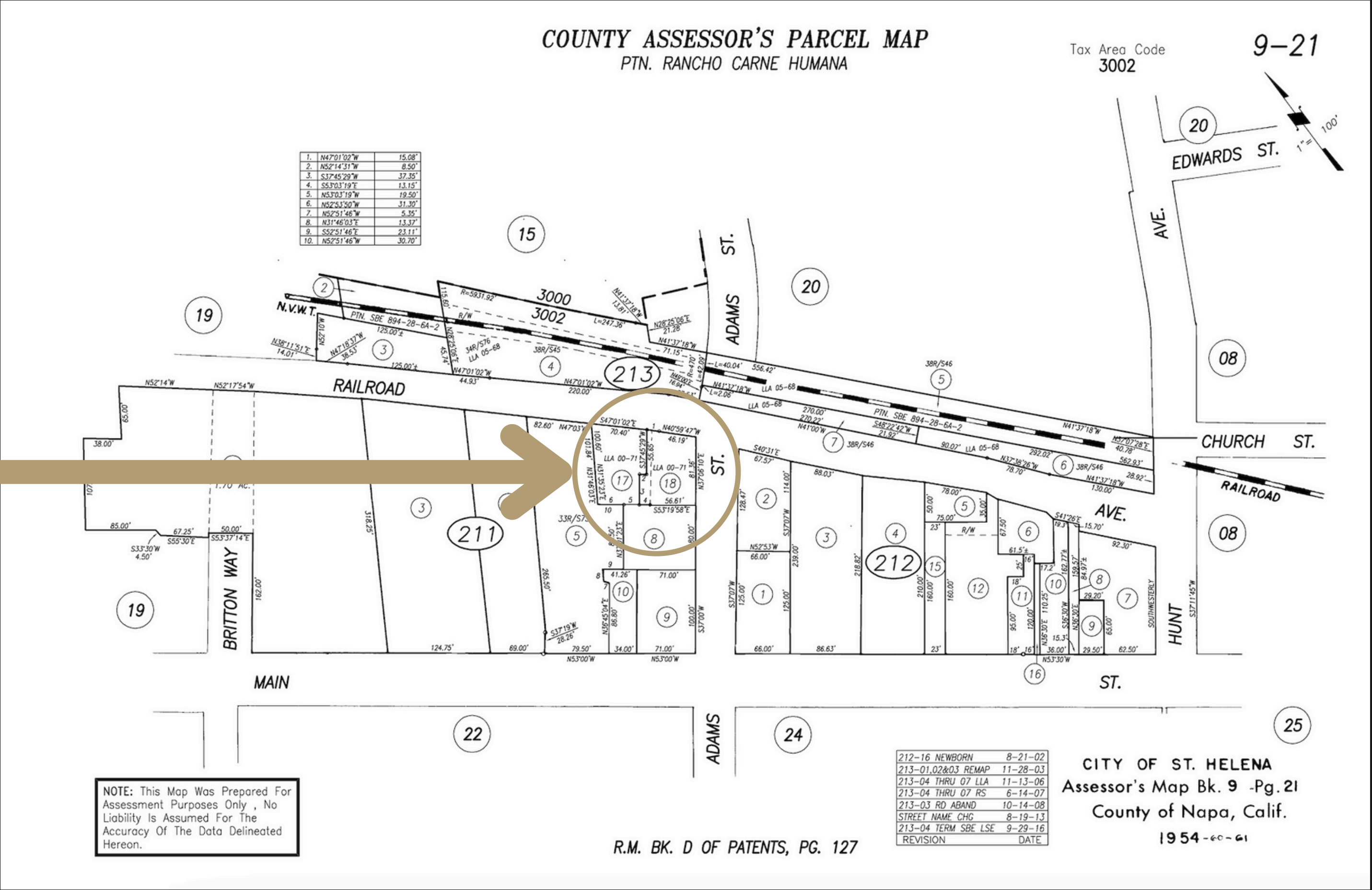


TOTAL: 973 sq. ft  
FLOOR 1: 973 sq. ft  
EXCLUDED AREAS: PORCH: 74 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP, MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

1104 Adams &  
1417 Railroad

Assessors Map



1104 Adams &  
1417 Railroad

PARKING





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# Resources



# Zoning Code St. Helena



**City of St. Helena**  
**Municipal Code Title 17, Zoning Code**

<https://sthelena.municipal.codes/Code/17>



# Business District St. Helena





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Property Website  
[www.PritchardCorner.com](http://www.PritchardCorner.com)

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