



COLDWELL BANKER
BROKERS OF THE VALLEY



1104 Adams & 1417 Railroad

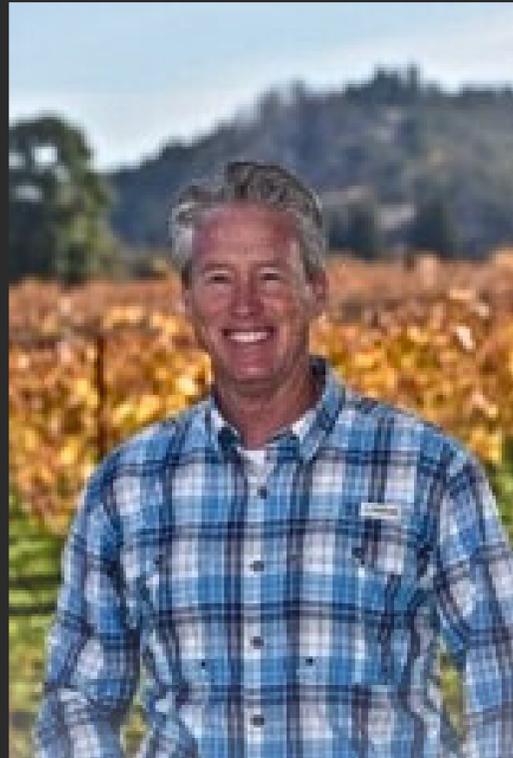
OFFERING MEMORANDUM



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

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 05

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.



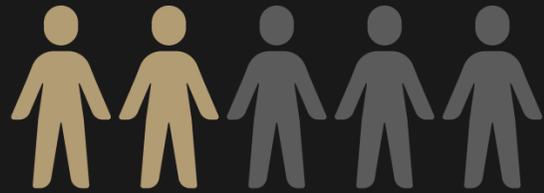


Property Highlights

- 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



Total Population:

7,827



Home Values:

- Median Value with Mortgage: \$1,737,9002
- 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



\$1.7 Billion:

Spending in 2023 from tourism

59.3%

Education:

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





Property Specifics

Building 1:

1104 Adams,

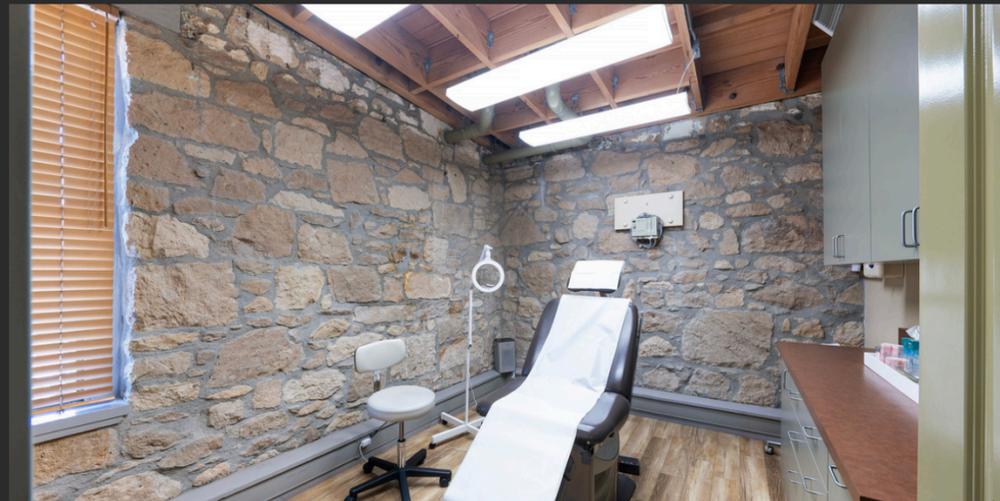
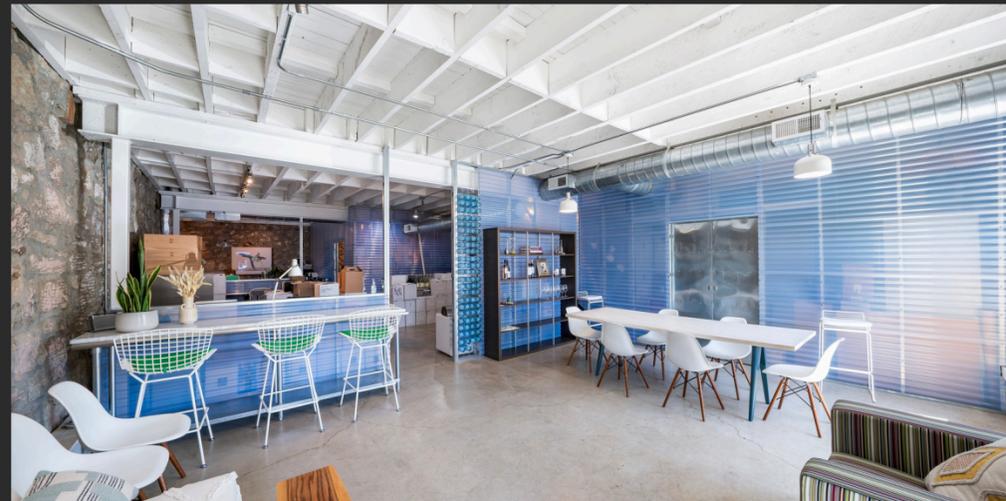
St. Helena

- 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

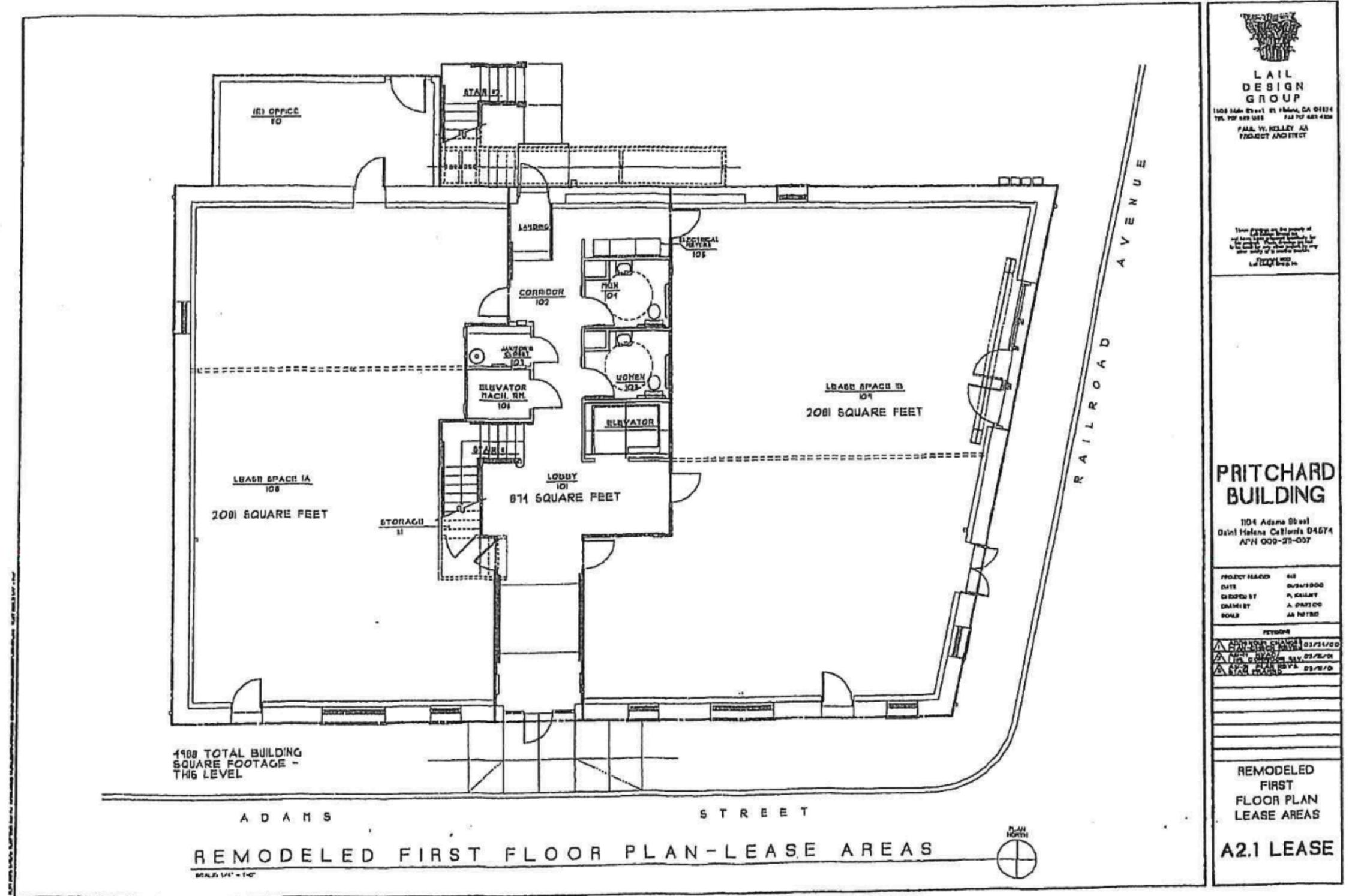
Building 1: 1104 Adams, St. Helena

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		→

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	

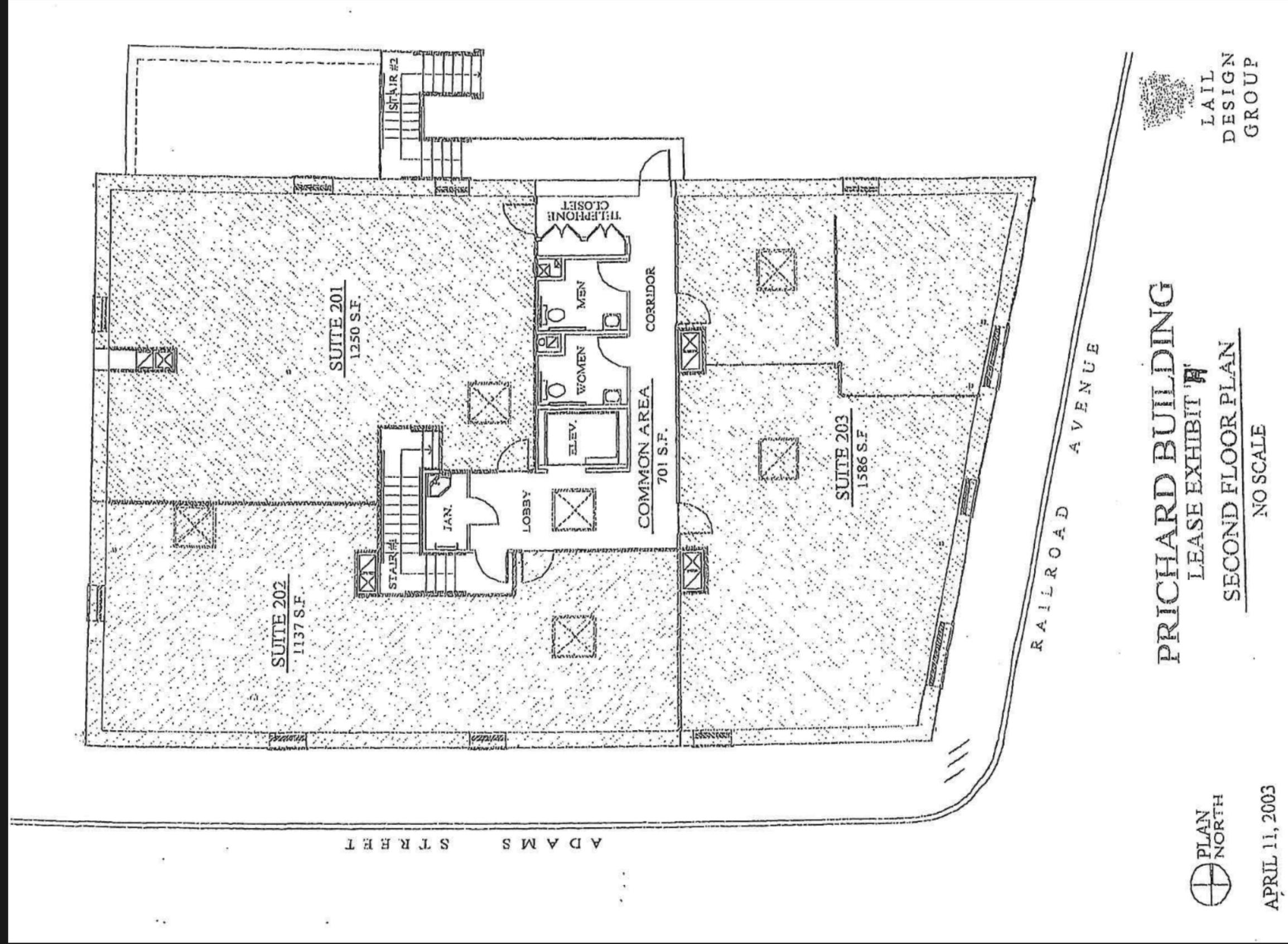
1104 Adams

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

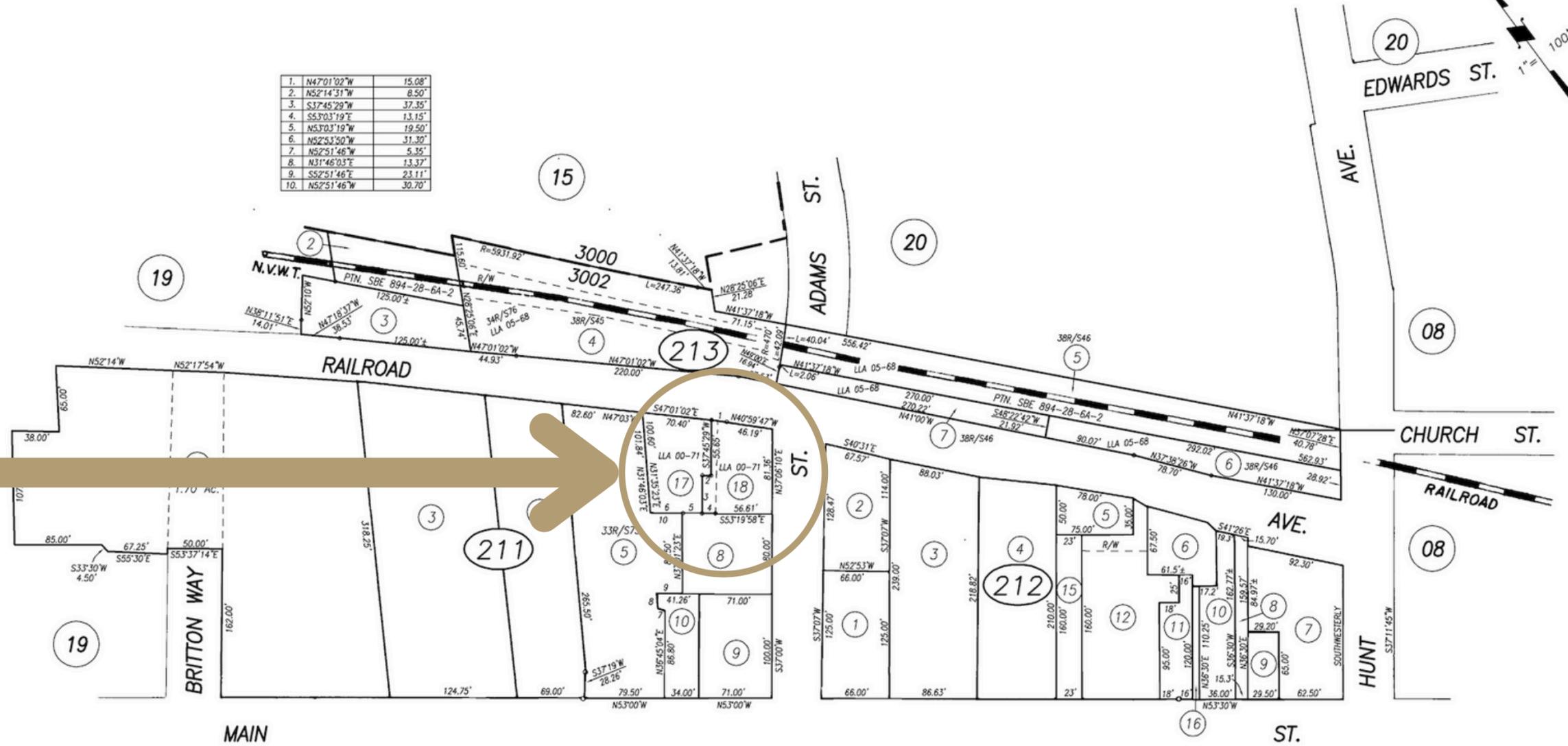
Assessors Map

COUNTY ASSESSOR'S PARCEL MAP PTN. RANCHO CARNE HUMANA

Tax Area Code
3002

9-21

1.	N47°01'02"W	15.08'
2.	N52°14'31"W	8.50'
3.	S37°45'29"W	37.35'
4.	S53°03'19"E	13.15'
5.	N53°03'19"W	19.50'
6.	N52°51'50"W	31.30'
7.	N52°51'46"W	5.35'
8.	N31°46'03"E	13.37'
9.	S52°51'46"E	23.11'
10.	N52°51'46"W	30.70'



NOTE: This Map Was Prepared For Assessment Purposes Only , No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

212-16 NEWBORN	8-21-02
213-01,02&03 REMAP	11-28-03
213-04 THRU 07 LLA	11-13-06
213-04 THRU 07 RS	6-14-07
213-03 RD ABAND	10-14-08
STREET NAME CHG	8-19-13
213-04 TERM SBE LSE	9-29-16
REVISION	DATE

CITY OF ST. HELENA
Assessor's Map Bk. 9 -Pg.21
County of Napa, Calif.
1954-60-61

1104 Adams &
1417 Railroad

PARKING





COLDWELL BANKER
BROKERS OF THE VALLEY

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





COLDWELL BANKER
BROKERS
OF THE VALLEY

Property Website
www.PritchardCorner.com

Coldwell Banker Brokers of the Valley
coldwellbankerbrokersofthevalley.com | BRE# 02013646 | 1200 Main St | St Helena

All information was supplied by a variety of sources. Coldwell Banker Brokers of the Valley has not verified or investigated the accuracy of the information. Buyers should investigate these issues to their own satisfaction. An Equal Opportunity Company. Equal Housing Opportunity. Each office is independently Owned and Operated