



FIRST STREET
NAPA

A collective featuring wines, unique culinary options, and a stylish set of retail and lifestyle concepts.
RETAIL • RESTAURANTS • TASTING ROOMS • ARCHER HOTEL • OFFICES • COLLABORATIVE WORK SPACES



Discover FIRST STREET NAPA

“We wanted to create an experiential shopping, dining and hospitality district, a gathering of different types of destinations for people who live here and for those who visit.”

That hasn’t been available in Napa in one significant place - until now.”

- Todd Zapolski, Managing Partner First Street Napa



Experience Extraordinary
LIVE EXTRAORDINARY





The Vibe DOWNTOWN NAPA

First Street Napa is in the heart of Napa and the gateway to the rest of the valley.

Downtown Napa offers a range of quaint experiences, exquisite tasting rooms, world-class dining, elegant lodging with spa offerings, and relaxed way of life. Napa Valley is a coveted place to live and visit, but First Street Napa brings these amenities together in a walk-able district.

The iconic wine growing region is about an hour from San Francisco. Locals seek space and serenity – a respite from the pace and congestion of the city – and visitors seek to live like the locals. Those who live here, value high quality of life, rich culture and California's charm.

More to explore
IN THE HEART OF DOWNTOWN NAPA

Enjoy each lifestyle concept in the middle of lush wine country while appreciating the modern, thoughtful experiences that provide something new with each visit. First Street Napa contains a handful of international brands like Anthropologie, Free People, Lululemon, and Charlie Palmer Steak, with a complement of smaller independent specialty merchants with local multi-generational natives offering unique new retail concepts and experiences. These fresh boutiques offer a unique mix of west coast artisanal products, local children’s clothing, premium denim, home and garden furnishings as well as local artisans and international designers.

ANTHROPOLOGIE

ARCHER
NAPA

BROWN

Best La Paire

CALIFORNIA
BRANDY
HOUSE

est. 19
camino

CHARLIE PALMER
STEAK

*Chateau
Buena Vista*

COMPASS

COMPLINE
RESTAURANT

Copperfield's
BOOKS

Cupcake

EIKO'S

earth & sky
chocolates

free people

HABITUATE
lifestyle + interiors

*Honey Whiskey
Boutique*

JOHN ANTHONY

XJB
belonging from here

kitchen door
A FOOD & HOMEWARES RECEPTION

maison verberna

MAKERS
market

MAYACAMAS

MECOX
WINE & APPAREL / DESIGN

MILO & FRIENDS
1ST BOUTIQUE

Napa Valley
WELCOME CENTER

NAPA VALLEY
JEWELERS

napastak
NAPA VALLEY

OVERLAND
Since 1972

PAINT
NAIL BAR

PERA RUG

RIZA
NAPA'S BOTANICAL BOUTIQUE

svb
Silicon Valley Bank

SKY & VINE
ROOFTOP BAR

SPACES.

lay & grace.

The Bennington
Napa Valley

THE SOCIETY
CYCLING + STRENGTH

STATE & FIRST

29
YEARS

WAYFARER



Milo and Friends



Spaces



Tay & Grace



Napa Valley Welcome Center

“The new three-block
First Street Napa
district is fast becoming
Wine Country’s hottest
neighborhood.”

- Kristen Haney
Napa Sonoma Magazine





I hope people take a moment and find love for this place, themselves and others and spread that love throughout their day. Come stand in front of the heart, snap a photo and share the love with the world.

- Mikey Kelly
Local Napa Artist

DISCOVER THE VALLEY'S FINEST

A Place To Gather FSN COMMUNITY FEATURES

Napa has gone through a revitalization, quickly becoming a center of excitement and ingenuity that invites locals and visitors alike to explore. More and more retail concepts are new merchants exclusive to the Napa Valley with additional retailers leaving other locations to be a part of First Street Napa.

First Street Napa is home to buildings featured on the National Historic Register. With decorative commercial façades, these buildings are the remaining examples of turn of the century commercial architecture in Napa's downtown, offering a unique blend of history with modern elements.

The design at First Street Napa provides beautiful spaces for the public to meet

and enjoy. Outdoor gathering patios, and a beautiful fire pit in the center corridor are just steps away - an oasis from busy lifestyles and a central gathering place in the heart of Napa. Open air pop-up markets have populated the events and provided a way to engage and bring Napa together.

The influence of art and community lies throughout the property. From the golden squirrel sitting under the oak tree, to our colorful frog, Freckles - an element of joy and surprise to the children wandering through. Large colorful murals, including the latest #weloveyounapa installation from Mikey Kelly, has been created specifically for First Street Napa providing a thoughtful secret message and instagrammable moments.



“Downtown Napa is increasingly becoming the center of Napa Valley. It’s where people are beginning their days and ending their nights and even discovering reasons to stay downtown to explore.”

- Matt Stamp and Ryan Stetins Compline Wine Bar + Restaurant



2 *Outdoor seating areas and open spaces.*

The property provide gathering and informal meeting places. With easy parking, plenty of spots to connect, and unique boutiques, Napa is the place to amplify your creative flow, work hard and enjoy the lifestyle that so many covet.

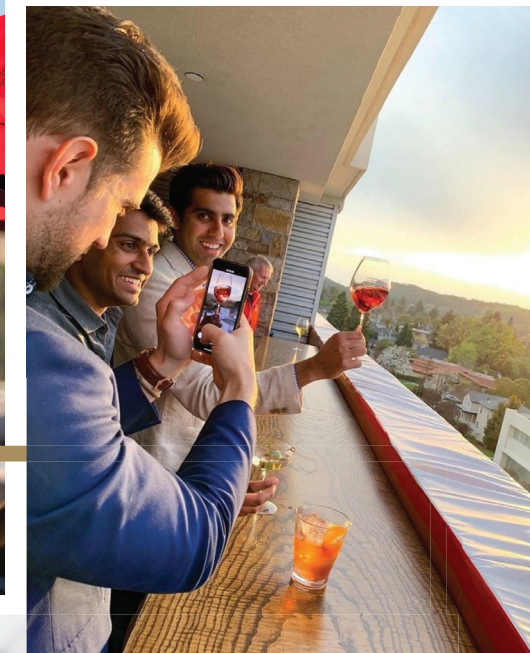


1 *Unique wine experiences abound.*

Compline has been named to Wine Enthusiast’s list of America’s 100 Best Wine Restaurants. Brown Estate was once a members only club until the sleek downtown location opened for non-member experiences. Mayacamas offers a modern blend of library vintages mixed with inviting home wares. Vineyard 29 offers an elevated but casual experience.

3 *Looking for a different perspective?*

The rooftop bar Sky & Vine boasts 360-degree views of the valley from its alfresco dining area and the seasonally-inspired cocktail menu featuring local ingredients and spirits. Get comfy next to the beautiful fire pits and perhaps snuggle under a blanket during the cooler seasons.



4 *Seasonal treats or tempting splurges.*

With outdoor patio seating, modern takes on bar bites, a range of dining options and the culinary artistry of acclaimed Chef Charlie Palmer and Executive Chef Francisco Lopez - you get to choose when to indulge. An immersion of fresh takes and seasonal dishes that will keep these restaurants at the top of your go-to list.





Stay In The Center of It All THE ULTIMATE EXPERIENCE

Sometimes a day trip just isn't enough...

Archer Hotel is a luxury boutique hotel in the center of First Street Napa... a place for relaxation and innovation. With modern luxe guest rooms and balcony-clad suites, Archer offers a destination to stay in the middle of it all. Archer is on a new level complete with the rooftop plunge pool, Sky & Vine Rooftop Bar, and incredible valley vistas. You're invited you to sip, savor and truly relax and enjoy the walkable downtown Napa.

Concierge are here and ready to help curate your Napa experience. With the inside scoop, they can direct you to private events, specialty chef pop-up dining locations, the best of local shopping as well as introduce you to delicious wines and tasting rooms.

Top 10 Best Hotel in Northern California
Condé Nast Readers' Choice Awards for 2020 & 2021 (And four legged friends are welcome.)



"I saw a real opportunity to help bring new energy to downtown Napa. We had the chance to create a unique gathering spot that caters to locals' needs and also gives visitors more reasons to stay, shop, and dine right downtown."

- Todd Zapolski, Zapolski Real Estate



Unprecedented Growth THE TRANSFORMATION OF DOWNTOWN NAPA

Over 60 new and expanded stores, restaurants and businesses have opened their doors in the past two years.

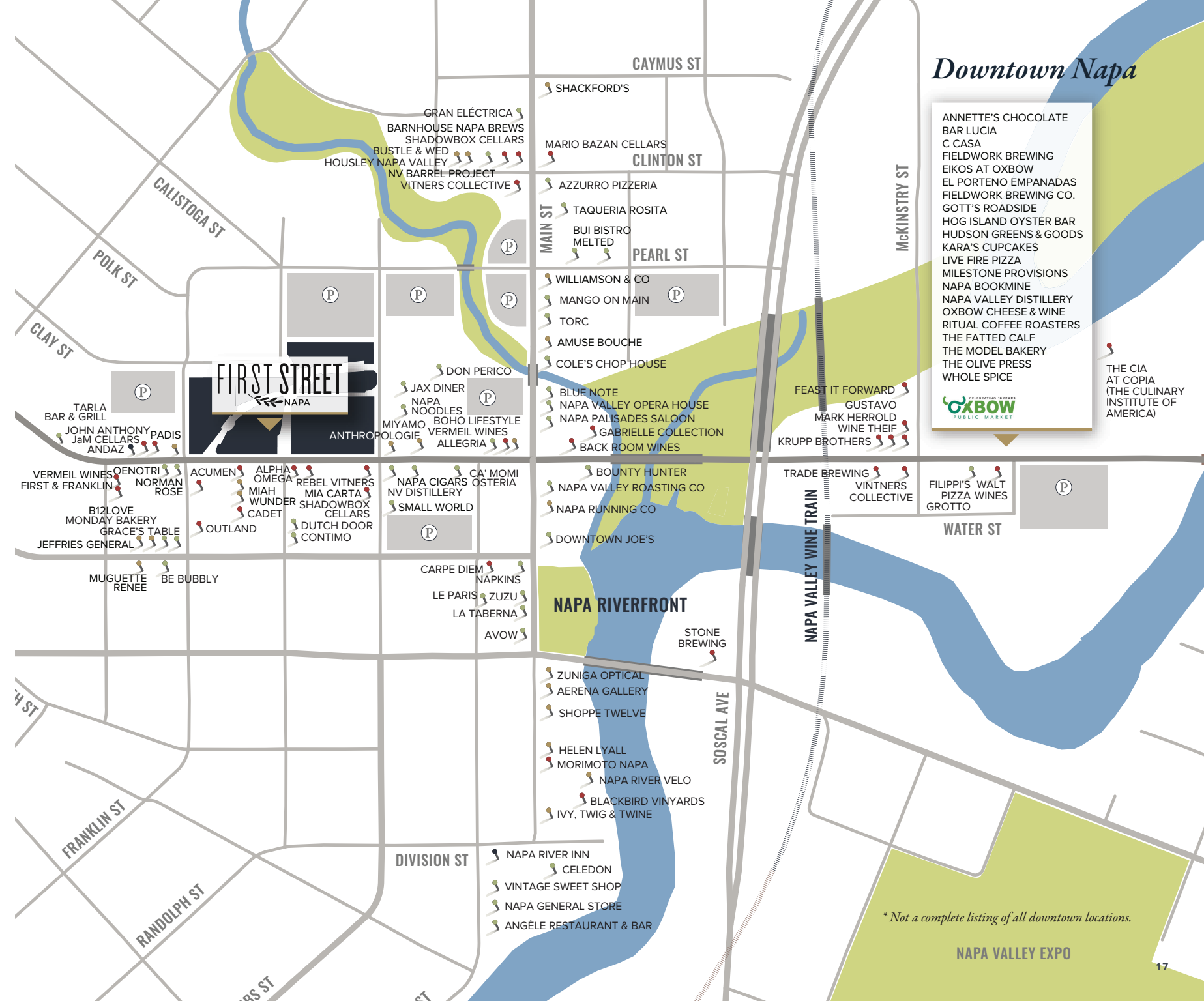
More than 20 of those businesses have been at First Street Napa in 2020 - 2021.

A wide variety of new retail, tasting rooms and iconic brands have recognized the transformation taking place in Downtown Napa and chosen to become a part of it. Downtown Napa stays open later with many Napa tasting rooms and restaurants welcoming guests later than anywhere else in the valley. The Shops at First Street Napa has expanded the existing mix of prestigious merchants and designers and is providing a central vision to downtown Napa.



Locals and Guests in Napa's Downtown - walk First Street.

Downtown restaurants, tasting rooms and hotels with key stops like Oxbow Public Market and the Napa Riverfront are less than .5 miles from First Street Napa.





Experience Napa ACTIVITIES NOT TO MISS

The Napa Valley Welcome Center, (also opened at First Street Napa in 2020) allocates \$7 Million dollars to spend on tourism marketing, including destination brand marketing in outside markets and group sales marketing to grow awareness, incentive trips and group meetings hosted in Napa Valley.

Napa's BottleRock Napa Valley, touted as Northern California's foremost music, wine and culinary festival, has shifted the visitor profile slightly younger. BottleRock's inaugural festival was hosted in 2013 and is now a sold-out event attracting 140,000 people over a 3-day period, with many events happening before the festival begins giving visitors a reason to stay longer.

Cabernet Season includes events like

Fortinet Golf Championship, Restaurant Week, Napa Valley Film Festival, Napa Valley Truffle Festival, Arts in April, and Flavor Napa Valley, among others.

But Napa also provides a complete robust lifestyle with a connection and integration to the nature surrounding it.

Experience Napa in a different way by adding an outdoor element. Wander the beautiful hikes that overlook the vineyards and the Napa Valley... find that secret waterfall. Cycle up valley on the Vine Trail - a 45 mile walking and biking system that connects the entire Napa Valley. Or enjoy Napa from the water - The Napa River offers opportunities to rental kayak & paddleboards with options for both guided and self guided tours from downtown.



Napa Valley is a year-round destination, as the distinction between low season and high season is becoming less evident.



Our Consumer VISITOR PROFILES

First Street Napa has seen the momentum of being centrally located, a destination that is drawing visitors for both day trips and long weekend stays. In Napa, it’s about how you live and the quality of life. The people who reside here value authenticity and simplicity. They are family oriented, effortlessly stylish and live a balanced and healthful lifestyle.

First Street Napa provides diverse consumer needs: An outdoor spin class, new concept boutiques, a picturesque place for dinner or tasting room options steps away from shopping. A range of consumers are excited by the new options and amenities: kids tagging along to the center, millennials seeking Instagrammable moments, groups of friends enjoying the open spaces, and tourists seeking out “where the locals go”.

1 The Local

Either a Napa Native or a new local recently relocated from another city, now calling Napa home. Living for the quality of life, modern amenities and more space that Napa offers for both families and established individuals.

| |
|---------------------------------------|
| 5 MILES / 10 MILES |
| MEDIAN AGE 40 / 41.5 |
| POPULATION 2018 92,374 / 141704 |
| AVERAGE HH INCOME \$118,862 / 131,598 |
| RETAIL SALES PER HOUSEHOLD - \$37,582 |

2 The Day Tripper

With the desire to explore their own backyard while keeping a pulse on what’s new in Napa. Day trippers accounted for the largest proportion of the Napa Valley visitors at 62.3% visitor volume this equated 2.4 million day trip visitors. Bringing home wines, inspiration of designers and quality ingredients to influence their lifestyles.

| |
|------------------------------------|
| 77.2% - RETURNING VISITORS |
| AVERAGE HH INCOME - \$162,712 |
| POINT OF ORIGIN |
| 1. SAN FRANCISCO - OAKLAND (70.4%) |
| 2. FAIRFIELD (12.2%) |
| 3. SAN JOSE (11.3%) |

3 The Weekender

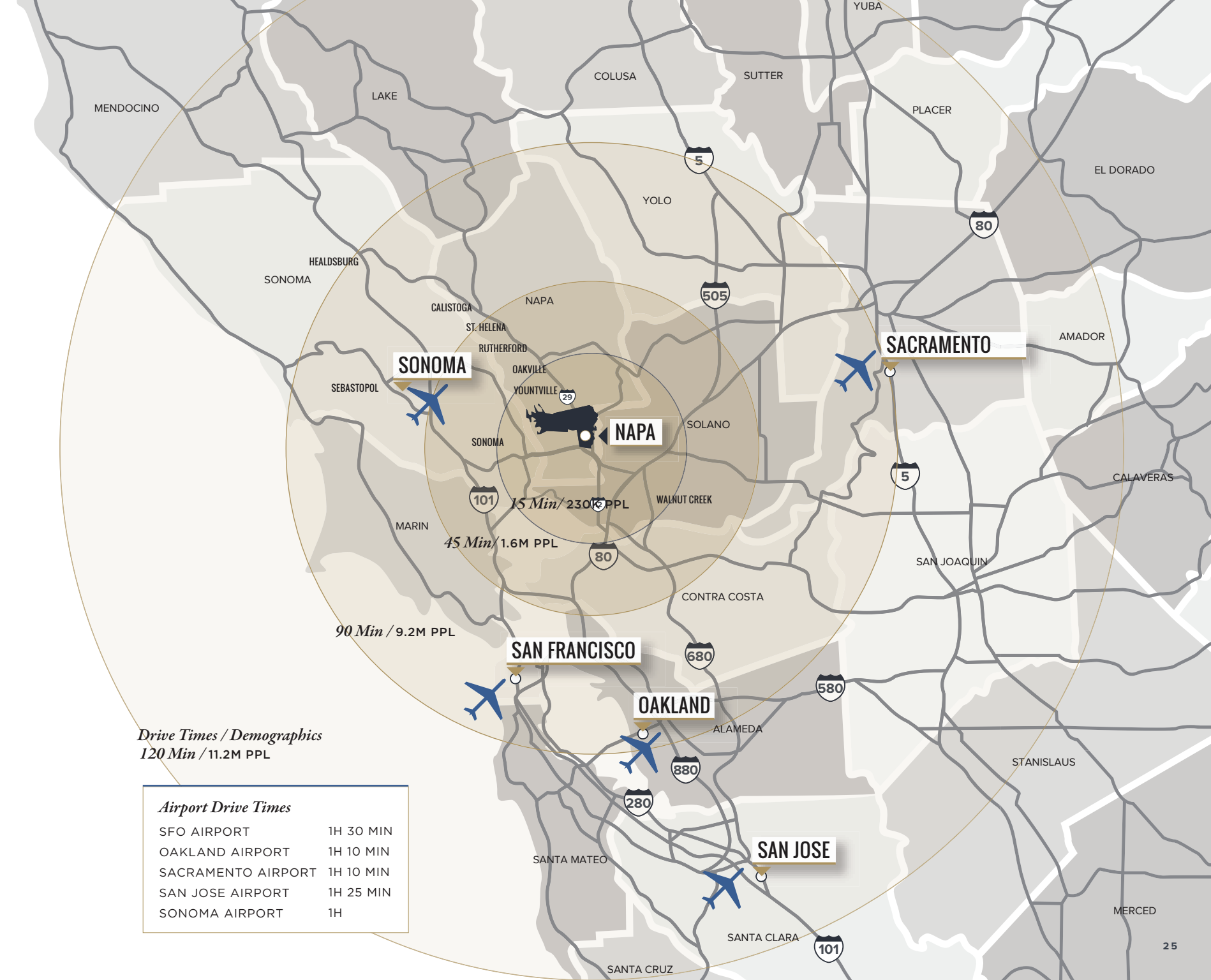
Napa has become the go-to spot for long weekends (or the second homeowner) to get away, relax and seek out intimate tastings, foodie experiences, and outdoor adventures. An opportunity to escape and look at the new standard Napa has evolved while enjoying world class services.

| |
|---------------------------------------|
| 51.4.2% - RETURNING VISITORS |
| AVERAGE HH INCOME - \$204,881 |
| VACATION OR WEEKEND GETAWAY - 71.8% |
| HOTEL STAY - 80.7% |
| PRIVATE HOME OR VACATION HOME - 18.7% |

DEMOGRAPHIC SUMMARY
TRADE AREA HIGHLIGHTS

| | Local Market | | | Trade Area | |
|------------------------------|--------------|------------|-----------|------------|------------|
| | 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 |

With 1.6 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 U.S.



RETAIL MARKET COMPARABLES

| | <i>Visitors</i> | <i>Visits</i> | <i>HH Top Demo</i> |
|-----------------------------|-----------------|---------------|--------------------|
| 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.

LEASING OPPORTUNITIES

| | <i>Size</i> | <i>Gross Rent</i> | <i>Availability</i> |
|-----------------------------------|-------------|-------------------|---------------------|
| UNIT 291 - RETAIL SPACE | 2,517 SF | RETAIL | IMMEDIATE |
| UNIT 261 - RETAIL SPACE | 1,485 SF | RETAIL | IMMEDIATE |
| UNIT 251 - RETAIL SPACE | 1,318 SF | RETAIL | IMMEDIATE |
| UNIT 241 - RETAIL SPACE | 1,309 SF | RETAIL | IMMEDIATE |
| UNIT 232 - RETAIL SPACE | 1,998 SF | RETAIL | IMMEDIATE |
| UNIT 231 - RETAIL SPACE | 1,339 SF | RETAIL | IMMEDIATE |
| UNIT 212 - RETAIL SPACE | 1,788 SF | RETAIL | IMMEDIATE |
| UNIT 202 - RESTAURANT OPPORTUNITY | 2,633 SF | RESTAURANT | IMMEDIATE |



THE OPPORTUNITY

*There is a great deal of excitement and change surrounding
the revitalization of downtown Napa*

First Street Napa is the new centerpiece, a place of scale under one creative vision and control. A place that sets the tone of Napa’s reemergence. A cosmopolitan icon that can rival the creativity and innovation of any other city or destination. With over 325,000 SF of development, ground-floor retail and dining experiences, fourteen new tenants opened in 2020 - Including C’est La Paire, California Brandy House, Copperfield’s Books, Cupcake, Habituate Lifestyle + Interiors, Honey Whiskey Boutique, Milo & Friends, Napa Valley Welcome Center, Paint Nail Bar,

Pera Rug Gallery, Riza Plants, Tay & Grace, and The Bennington Napa Valley.
In 2021, Camino, Free People, Vineyard 29, and Anthropologie opened. Kitchen Door, Chateau Buena Vista Winery, Earth + Sky Chocolates, and Maison Verbena have all opened (or are opening) in 2022 with exciting upcoming announcements.
There is no shortage of exciting places to try. This center features the latest of globally-minded retail concepts paired with Archer Hotel, and flexible co-working meetings rooms and opportunities at Spaces.



A mix of industries all striving to engage and enrich Napa in their own way.
Become a part of it and join First Street Napa as we make this a complete destination.

CONTACT



ZAPOLSKI REAL ESTATE

Leasing@Zapolskire.com
707.257.6800 x106

1300FIRSTSTREETNAPA • FIRSTSTREETNAPA  

[FIRSTSTREETNAPA.COM](https://www.firststreetnapa.com)

SCAN THE QR CODE:

VIEW MERCH PLAN, AVAILABLE SPACES
& FULL FIRST STREET NAPA LOOKBOOK

