

FOR SALE > ±4.54 ACRE DEVELOPMENT OPPORTUNITY

159 – 185 Lombard Road

AMERICAN CANYON, CA



Property Features

LOCATION:

- > Corner property in South Napa County with easy access to highways 12, 29 & 37
- > Centrally located to the Counties of Napa, Solano, Marin and Sonoma
- > Across highway 29 from the Napa Junction Retail Center which features a Walmart Supercenter as the anchor tenant

ZONING:

- > Business Park: [Broadway District Specific Plan](#). Permitted uses include a variety of residential, commercial, public and quasi-public, and recreation (subject

to approval by American Canyon and the Napa County Airport related to airport compatibility). See the [Broadway District Specific Plan](#). Permitted uses are on page 32 (2-6).

- > Property lies just within zone "D" of the Napa County Airport Compatibility Zone

PROPERTY DETAILS:

- > ±4.54 acres (±197,762 SF)
- > APN: 058-320-008
- > Square parcel, topography level
- > ±1,482 SF residence on property

UTILITIES:

- > **Water:** City of American Canyon (on site)
- > **Sewer:** City of American Canyon (at street)
- > **Septic:** On site
- > **Well:** On site
- > **Gas & Electric:** PG&E
- > **School District:** Napa Valley Unified School District
- > **Fire Protection:** American Canyon Fire Protection District

Asking Price:

\$2,400,000 (±12.14 per SF)

STEVE CROCKER

+1 707 863 8361
steve.crocker@colliers.com
CA Lic. No. 01476069

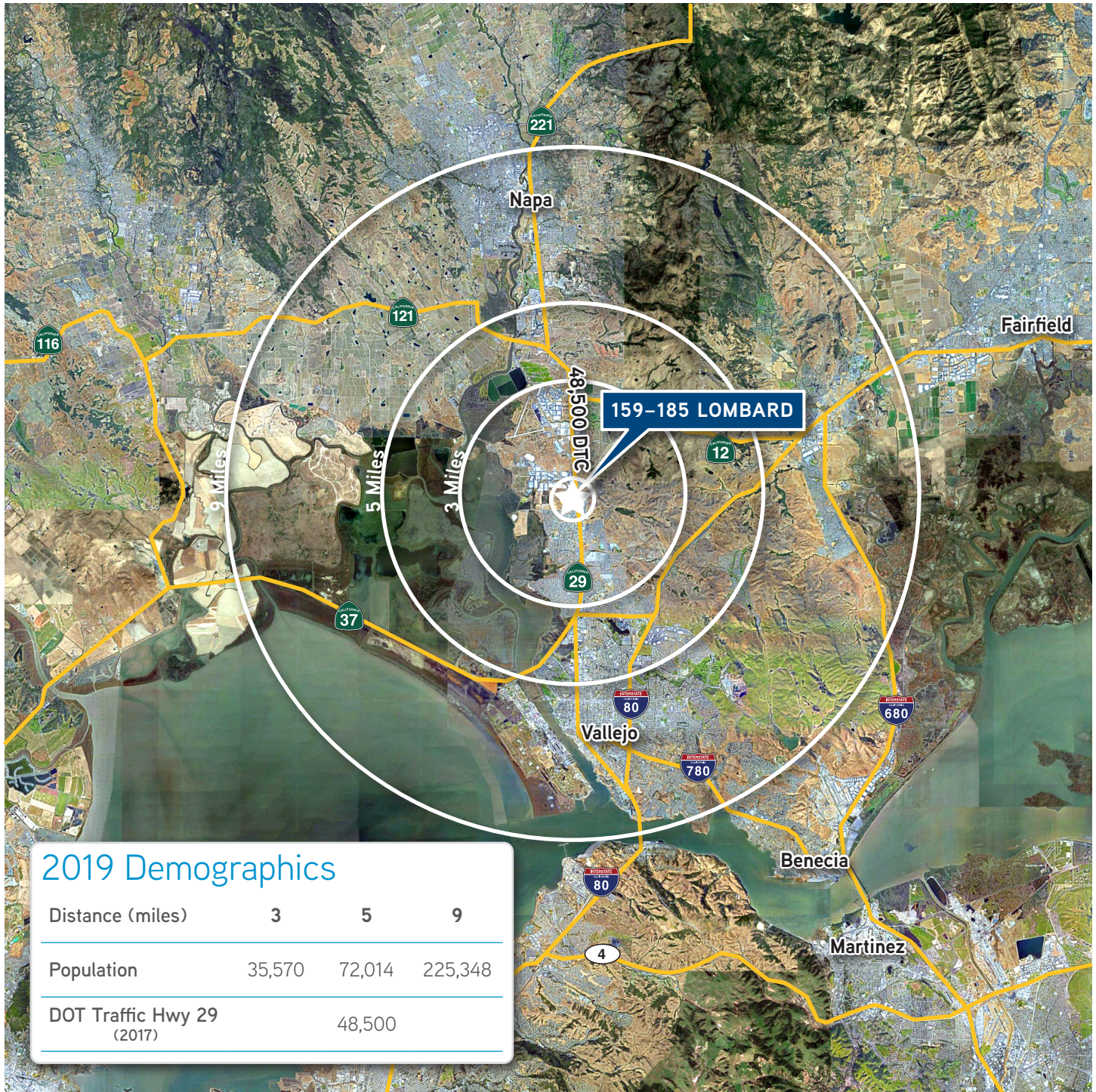
COLLIERS INTERNATIONAL

380 Chadbourne Road, Suite D
Fairfield CA 94534
+1 707 863 0188
www.colliers.com/fairfield

FOR SALE > ±4.54 ACRE DEVELOPMENT OPPORTUNITY

159 – 185 Lombard Road

AMERICAN CANYON, CA



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2020 Colliers International

STEVE CROCKER
+1 707 863 8361
steve.crocker@colliers.com
CA Lic. No. 01476069

COLLIERS INTERNATIONAL
380 Chadbourne Road, Suite D
Fairfield CA 94534
+1 707 863 0188
www.colliers.com/fairfield

