

AMERICAN CANYON MARKETPLACE

SWC HWY 29 & American Canyon Road
American Canyon, CA



Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

WILLIAM BETTENCOURT
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

AMERICAN CANYON MARKETPLACE



A 77,000 square foot neighborhood shopping center, American Canyon Marketplace is located on a major thoroughfare at the entrance to Napa Wine Country. Anchored by Safeway with one of the first Safeway Fuel Centers to open in the region, co-tenants include Jack in the Box, Starbucks, The UPS Store, and Papa Murphy's among the national shop tenants in this highly visited shopping center.

DEMOGRAPHICS



2-Mile	3-Mile	5-Mile
42,778	56,032	116,408
POPULATION		



2-Mile	3-Mile	5-Mile
\$134,146	\$129,893	\$123,035
AVG. HH INCOME		



2-Mile ³⁷	3-Mile	5-Mile
4,855	13,625	34,090
EMPLOYEES		



135,816
NAPA COUNTY POPULATION



TRAFFIC COUNTS



48,065 ADT - HWY 29
N. OF AMERICAN CANYON RD.
41,490 ADT - HWY 29
S. OF AMERICAN CANYON RD.

PRESENTED BY:



COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

AMERICAN CANYON MARKETPLACE

NAPA

TSC TRACTOR SUPPLY CO

Walmart

WATSON RANCH

1,300 UNITS

APARTMENTS

148 UNITS

CANYON OAKS ELEMENTARY

200 STUDENTS

AMERICAN CANYON HIGH SCHOOL

1,582 STUDENTS

AMERICAN CANYON MARKETPLACE



SAFeway FUEL CENTER

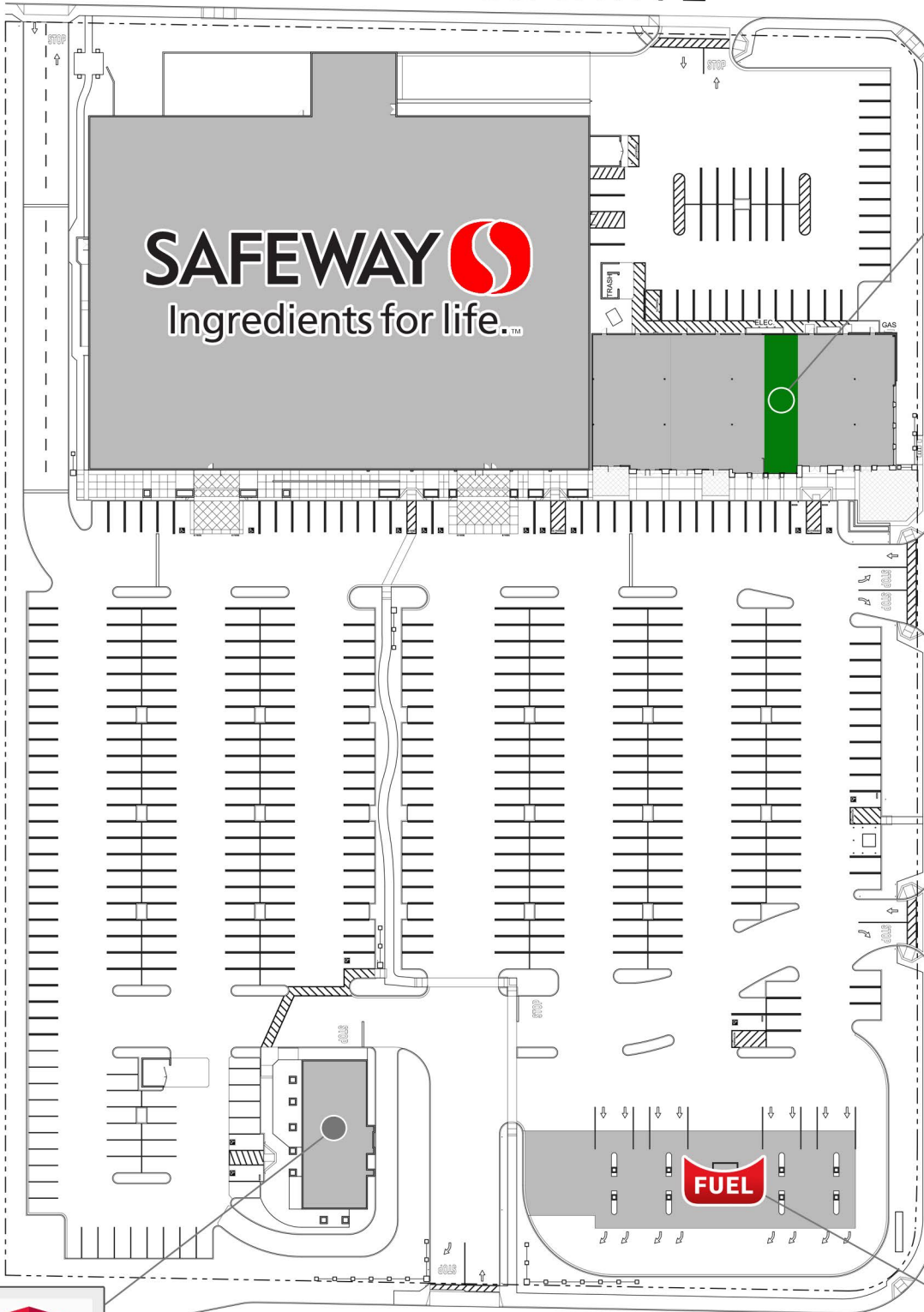
MARIN COUNTY

HOUSING



AMERICAN CANYON MARKETPLACE

DANROSE DRIVE



SHOPS BUILDING

1,274 SF AVAILABLE

HOT CUTS
HAIR SALON



EYEBROW ART



The UPS Store

PEKING EXPRESS



NATURAL NAIL
SPA



WEST AMERICAN CANYON ROAD

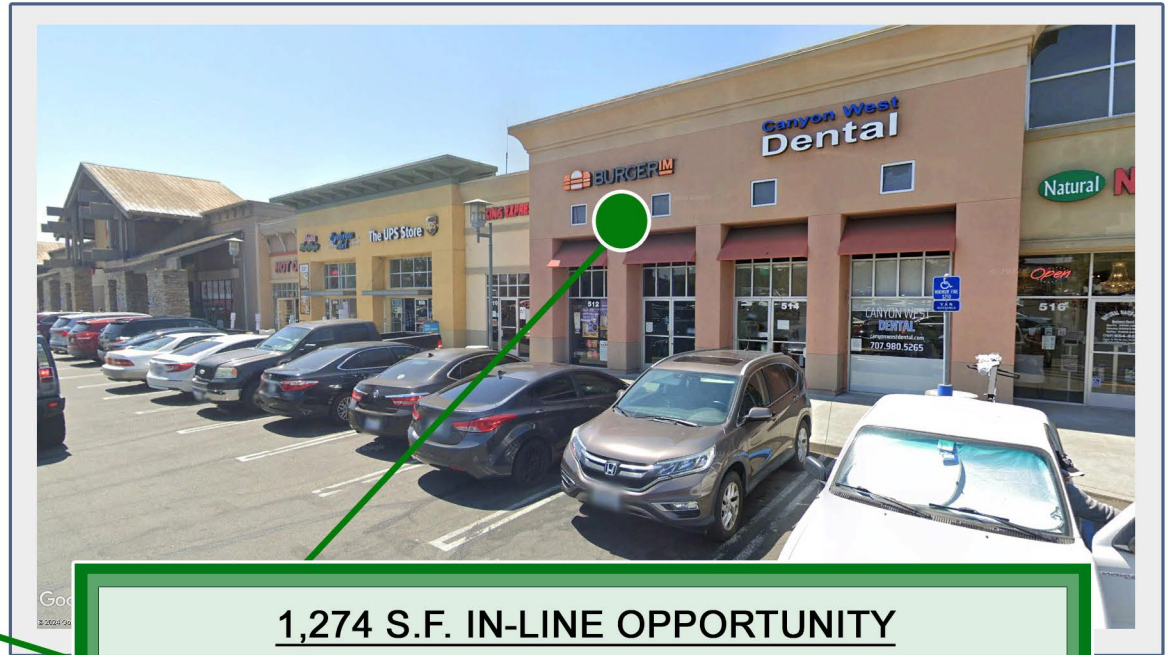
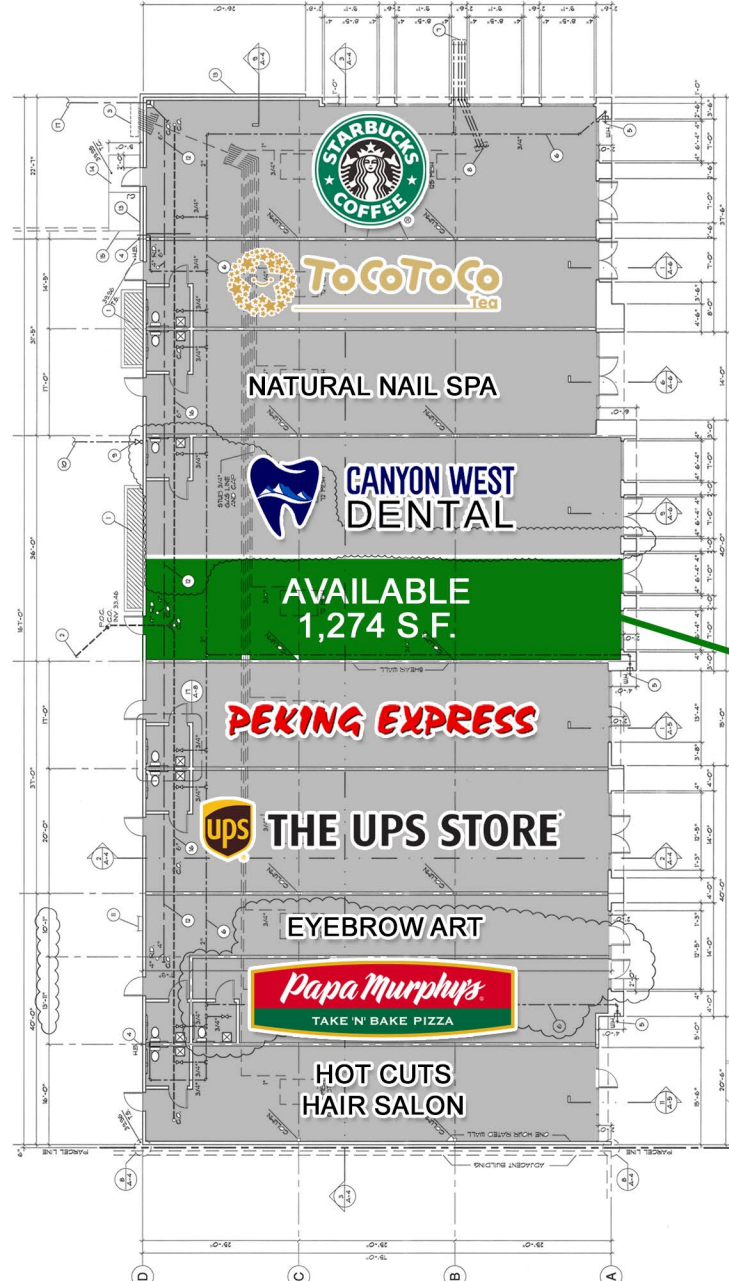
HIGHWAY 29



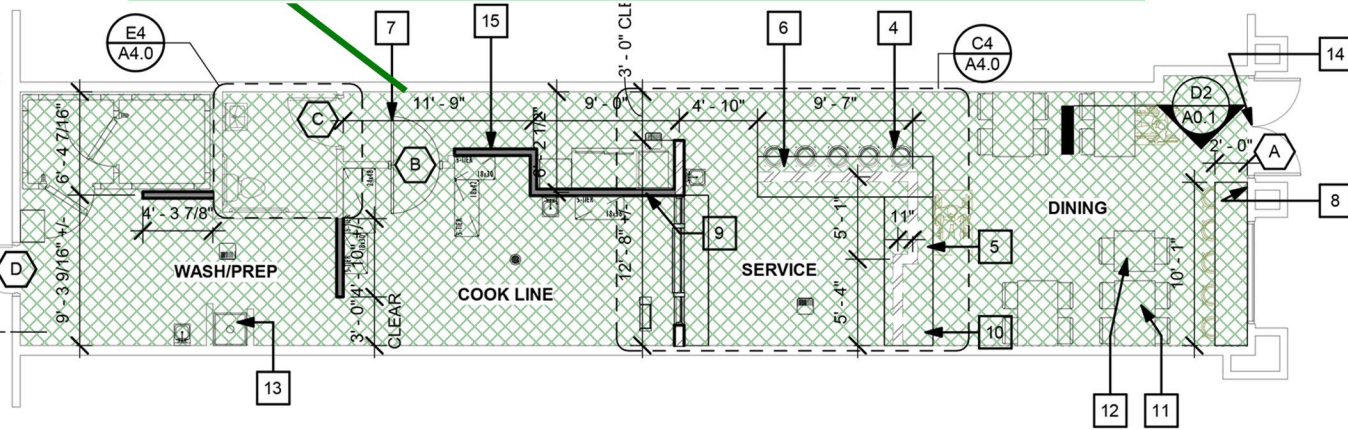
SAFeway
GASOLINE

SITE PLAN

AMERICAN CANYON MARKETPLACE



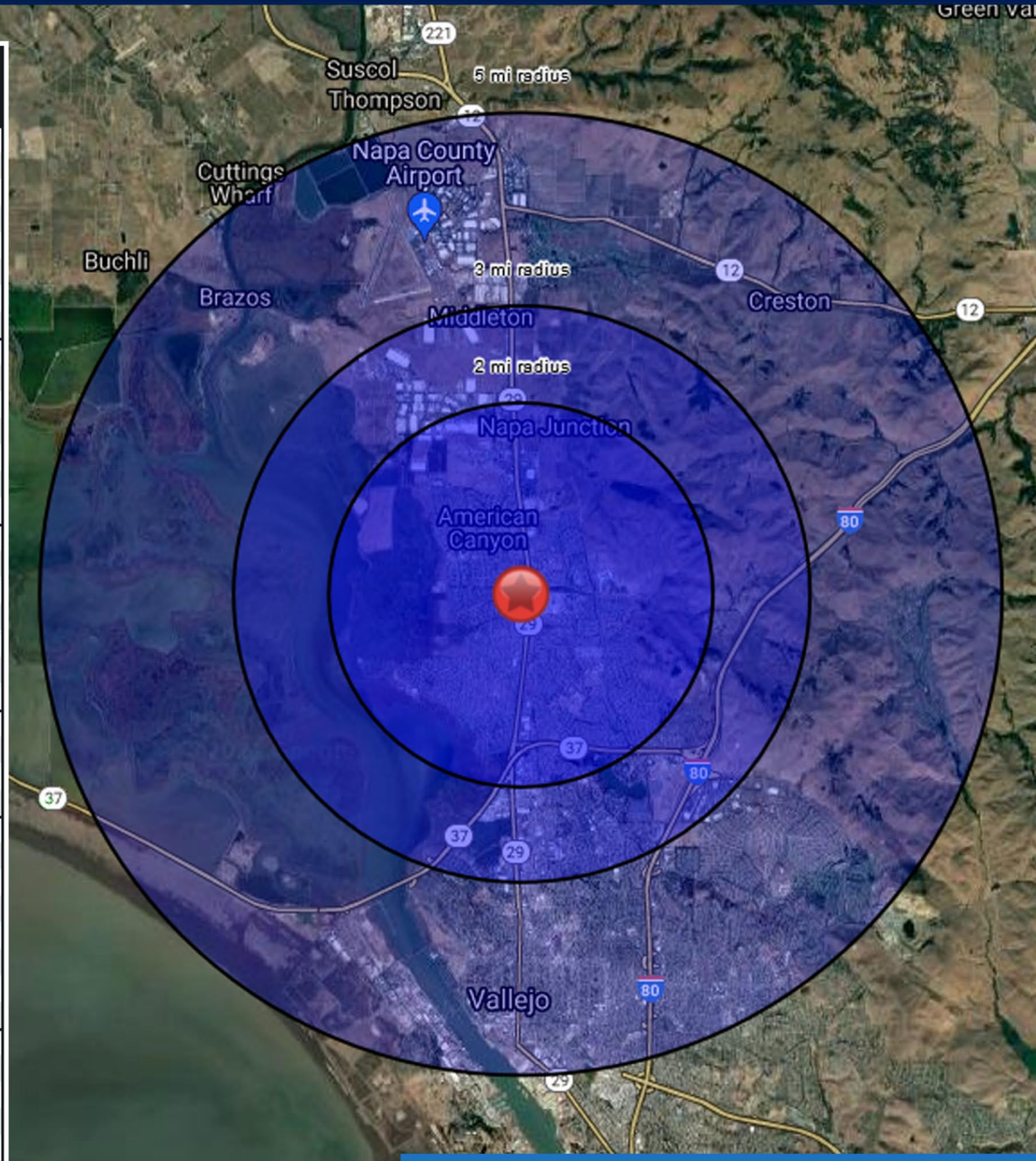
1,274 S.F. IN-LINE OPPORTUNITY
 Former Burgerim space, perfect for a restaurant operator
 (~75' depth x 17' width)



FLOOR PLAN

AMERICAN CANYON MARKETPLACE

Summary Profile	2 mi radius	3 mi radius	5 mi radius
American Canyon Marketplace			
Population			
2023 Estimated Population	42,778	56,032	116,408
2028 Projected Population	43,605	56,812	116,870
2020 Census Population	43,004	56,081	116,778
2010 Census Population	39,304	51,409	107,409
Projected Annual Growth 2023 to 2028	0.4%	0.3%	-
Historical Annual Growth 2010 to 2023	0.7%	0.7%	0.6%
2023 Median Age	37.6	38.0	38.4
Households			
2023 Estimated Households	12,153	16,988	39,350
2028 Projected Households	12,629	17,625	40,706
2020 Census Households	12,092	16,798	39,032
2010 Census Households	11,289	15,713	36,407
Projected Annual Growth 2023 to 2028	0.8%	0.8%	0.7%
Historical Annual Growth 2010 to 2023	0.6%	0.6%	0.6%
Race and Ethnicity			
2023 Estimated White	24.1%	23.8%	26.5%
2023 Estimated Black or African American	14.3%	17.0%	18.8%
2023 Estimated Asian or Pacific Islander	29.7%	28.0%	25.8%
2023 Estimated American Indian or Native Alaskan	0.9%	0.9%	1.0%
2023 Estimated Other Races	31.1%	30.2%	27.9%
2023 Estimated Hispanic	33.6%	32.7%	29.3%
Income			
2023 Estimated Average Household Income	\$134,146	\$129,893	\$123,035
2023 Estimated Median Household Income	\$114,525	\$105,907	\$96,262
2023 Estimated Per Capita Income	\$38,225	\$39,562	\$41,746
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	9.9%	9.0%	7.8%
2023 Estimated Some High School (Grade Level 9 to 11)	5.5%	6.1%	5.4%
2023 Estimated High School Graduate	24.0%	25.1%	24.5%
2023 Estimated Some College	23.6%	23.7%	24.6%
2023 Estimated Associates Degree Only	9.3%	9.3%	10.0%
2023 Estimated Bachelors Degree Only	20.6%	19.4%	19.4%
2023 Estimated Graduate Degree	7.1%	7.4%	8.4%
Business			
2023 Estimated Total Businesses	697	1,301	3,747
2023 Estimated Total Employees	4,855	13,625	34,090
2023 Estimated Employee Population per Business	7.0	10.5	9.1
2023 Estimated Residential Population per Business	61.4	43.1	31.1



DEMOGRAPHICS