



NAPA TOWN AND COUNTRY FAIR

RP #: 69
 Address: 575 Third Street
 Napa, CA
 Napa County
 Agency: 25th District Agricultural
 Association
 Parcel Size: 34 acres



This property is used for the annual Napa Town and Country Fair. A master plan for the site should be done to determine if some of the property can be freed up for reuse or another alternative is to consolidate this facility with the Napa County Fair in Calistoga.

The property is located in a prime downtown Napa location. The highest and best use for the property is mixed use, retail, residential and office. This property lies within the Napa urban growth boundary and represents an excellent infill opportunity.



ESTIMATED VALUE

UNENTITLED PROPERTY		ENTITLED PROPERTY	
Price Per Square Foot:	\$7	Price Per Square Foot:	\$12
Price Per Acre:	\$305,000	Price Per Acre:	\$525,000
Total Value:	\$10,300,000	Total Value:	\$18,000,000