

Acore Finances Complex in Napa

Acore Capital originated a \$42 million floating-rate loan last week on a completed portion of a redevelopment project in Napa, Calif.

The mortgage is backed by 128,000 square feet of retail and office space at the three-block-long project, on First Street in downtown Napa. The complex also encompasses the 183-room Archer Hotel Napa, which opened late last year, and is slated to include another 197,000 sf of mixed-use space when completed.

The developers are Zapolski Real Estate of Durham, N.C., and Trademark Property of Fort Worth, Texas. They used the proceeds of Acore's loan to retire construction debt. HFF advised them on the financing.

Zapolski started accumulating the parcels for the project in 2012 and later brought in Trademark as its partner. A key component is the former Napa Town Center, a longstanding shopping center that had fallen on hard times. The project was delayed by an earthquake in 2014, and by flooding and wildfires last year.

The five-story hotel, at 1230 First Street, is the project's anchor. It includes a Charlie Palmer steak restaurant. There is also "destination" retail space, at 1300 First Street. The tenants include Compline Wine Bar and Restaurant, Napa Valley Jewelers and Eiko's Modern Japanese Cuisine.