



The Zeller Building

1317 FIRST STREET , NAPA, CA 94559

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Location Description

An exceptional opportunity to lease $\pm 1,500$ square feet of retail space on 1st Street in the heart of Downtown Napa—one of the city’s most sought-after pedestrian corridors. This prime location is surrounded by some of Napa’s most popular destinations and benefits from consistent foot traffic driven by tourism, dining, and hospitality.

The space is exceptionally positioned among some of Downtown Napa’s most popular destinations, including Liv & Well, Wine Girls, Moulin Bakery, Cadet Wine Bar, Marquee, Annette’s Chocolates, and 1331 Cocktails. Located between the Andaz and Archer Hotels, the property sits at the heart of Napa’s vibrant downtown activity.

With exceptional proximity to world-class restaurants, tasting rooms and hotels, this location offers unmatched exposure to both local residents and year-round visitors, making it an ideal setting for a retail or experiential concept seeking a premier Downtown Napa presence.

Property Description

Mostly open floor plan with a private room, kitchenette, and private restroom. This corner space features excellent window lines and prominent 1st Street frontage, offering strong visibility and abundant natural light.

Lease terms are 3 to 5 years on an NNN basis, with estimated NNN expenses of approximately \$1.05/SF per month. The property is zoned Downtown Core Commercial (DCC), allowing for a wide range of retail and commercial uses. Available April 1, 2026.

OFFERING SUMMARY

Lease Rate:	\$4.00 SF/month (NNN)
Available SF:	1,500 SF
Building Size:	12,314 SF





About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.



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About Napa

Napa is a vibrant and well-established community at the heart of Northern California’s renowned wine country. Known for its strong sense of local identity, Napa blends small-town character with a diverse and growing population that supports local businesses, professional services, and year-round economic activity.

Tourism is a major economic driver, attracting millions of visitors annually for world-class wineries, restaurants, hotels, and cultural experiences. This steady visitor presence supports a wide range of hospitality, retail, and service-oriented businesses while also strengthening the broader local economy.

Beyond tourism, Napa maintains a balanced economic base that includes healthcare, education, professional services, light industrial, and agricultural support industries. Continued public and private investment in infrastructure, mixed-use development, and business-friendly initiatives has contributed to Napa’s long-term stability and appeal. With its proximity to the greater Bay Area and high quality of life, Napa offers an attractive environment for businesses seeking both community connection and sustained economic opportunity.

POPULATION	0.25 MILES	0.5 MILES	1 MILE	HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Population	624	3,930	16,592	Total Households	363	1,764	6,849
Average Age	45.6	38.7	38.2	# of Persons per HH	1.7	2.2	2.4
Average Age (Male)	43.5	38.1	36.4	Average HH Income	\$56,198	\$84,339	\$92,640
Average Age (Female)	48.3	39.6	38.4	Average House Value	\$740,933	\$694,696	\$642,803

DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.



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