



1100 Lincoln Ave

NAPA, CA 94558

MICHAEL HOLCOMB

BROKER/OWNER | CALDRE #01458995

707.294.2944

MHOLCOMB@WREALESTATE.NET



Property Summary

1100 LINCOLN AVE | NAPA



Property Description

W Commercial is proud to present 1100 Lincoln Avenue in Napa—a centrally located property perfect for professional offices, medical services, or creative workspaces. Just off Jefferson Street, one of Napa’s busiest corridors, this property offers excellent visibility, strong neighboring synergy, elevator access, ample parking, and high-speed internet connectivity. Available under a flexible Modified Gross Lease, 1100 Lincoln Ave combines convenience, accessibility, and modern infrastructure in the heart of Napa.

SPACES

1100 Lincoln Ave Suite 102
1100 Lincoln Ave 202-A
1100 Lincoln Ave Suite 206

LEASE RATE

\$2.50 SF/month
\$2.50 SF/month
\$2.50 SF/month

SPACE SIZE

1,003 SF
805 SF
758 SF

Lease Description

This Lease shall be structured as a **Modified Gross Lease**, with Lessee responsible for payment of all utilities serving the Premises, including but not limited to gas, electricity, and telecommunications, except that water and garbage service shall be provided by Lessor. The Lease Term shall be for a period of two (2) to five (5) years, subject to Lessor’s review and approval of Lessee’s financial statements.

Property Details & Highlights

1100 LINCOLN AVE | NAPA



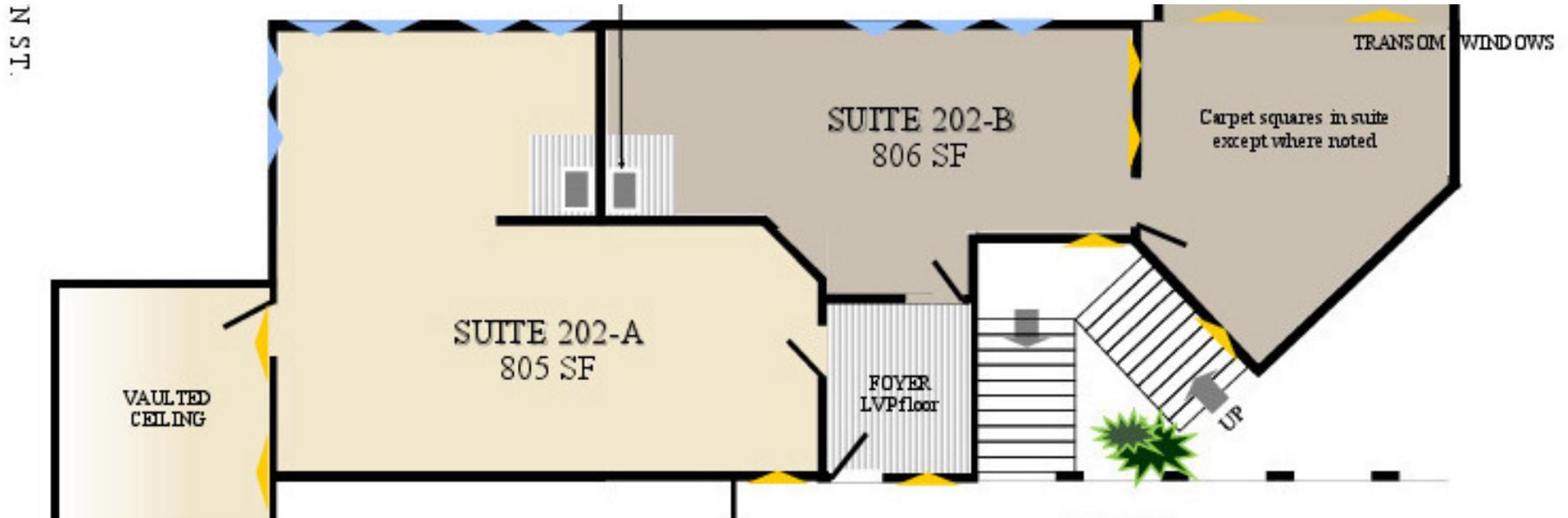
Property Type
Property Subtype
Building Size
Building Class

Office
Office Building
8,535 SF
B

- **Centrally located in Napa** – ideal for professional offices, medical services, or creative workspaces
- **Prime visibility** near Jefferson Street, one of Napa’s busiest corridors
- **Strong neighboring synergy** with nearby businesses and destinations: Buttercream Bakery, Frye’s Printing, Old Republic Title, Napa Valley Unified School District, Napa High School, and La Morenita Market
- **Building features:**
 - Common area restrooms
 - Elevator access
 - Ample onsite parking with additional parking available
- **Modern infrastructure:**
 - High-speed internet connectivity (fiber and cable options available)
 - Separately metered PG&E utilities for cost control
- **Zoning:** Mixed Use Corridor Low (MU-CL) a low-intensity zoning designation that allows for a mix of residential and compatible commercial or office uses along a major transportation corridor

Lease Spaces

1100 LINCOLN AVE | NAPA



Lease Information

Lease Type: MG Lease Term: Negotiable
 Total Space: 758 - 1,003 SF Lease Rate: \$2.50 SF/month

Available Spaces

SUITE	TENANT SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1100 Lincoln Ave Suite 102	Available 1,003 SF	Modified Gross	\$2.50 SF/month	Suite Features: Two private office, a kitchenette, and open workspace. Landlord improvements are planned, with a new layout design coming soon—offering tenants a fresh and functional environment tailored for modern use.
1100 Lincoln Ave 202-A	Available 805 SF	Modified Gross	\$2.50 SF/month	Suite Features: Open workspace complemented by a private office and kitchenette—ideal for a collaborative yet professional environment.
1100 Lincoln Ave Suite 206	Available 758 SF	Modified Gross	\$2.50 SF/month	Three Private Offices Small Kitchenette w/ Sink

Suite 202A & 206 Photos

1100 LINCOLN AVE | NAPA



1100 LINCOLN AVE.. NAPA

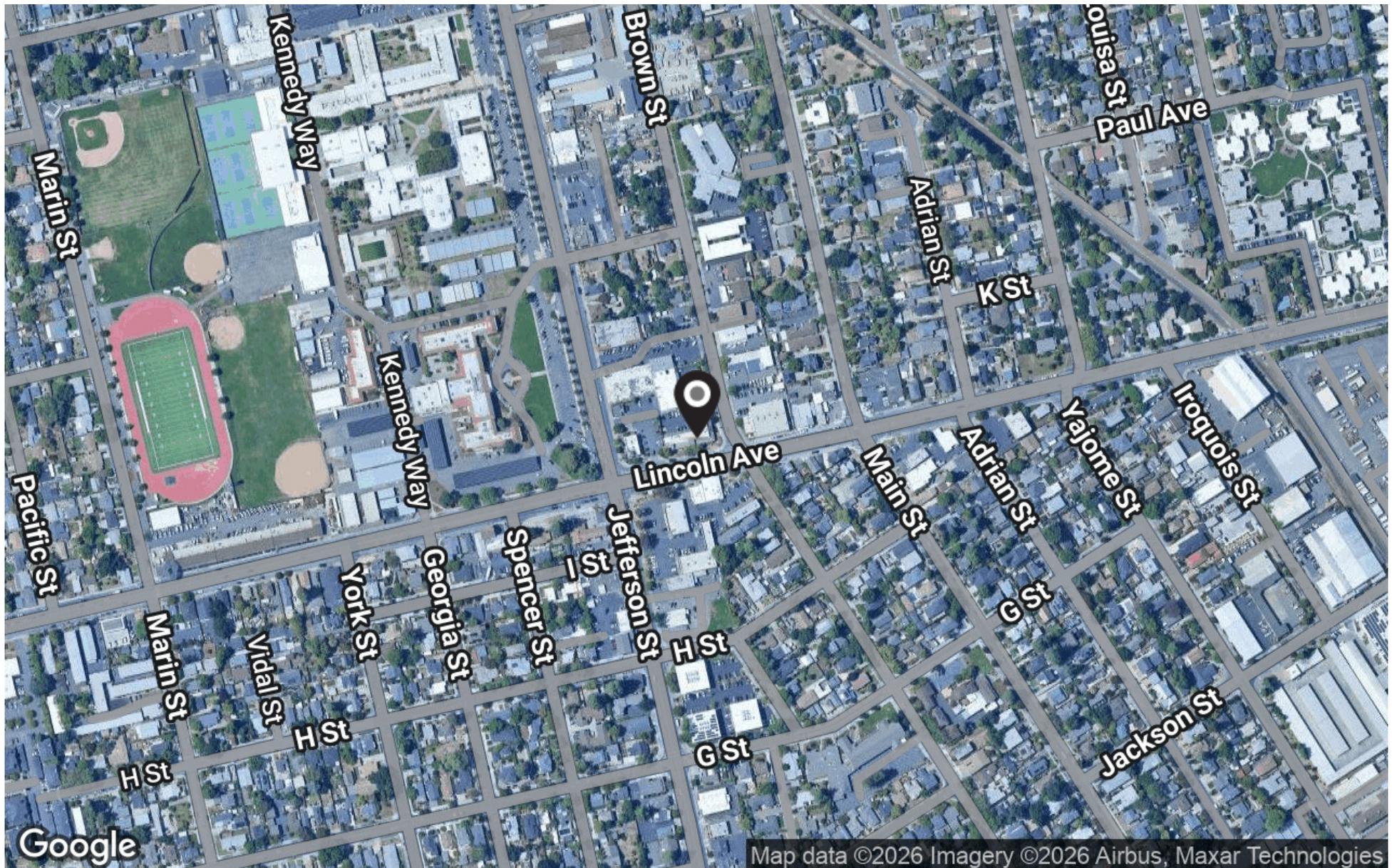
SUITE 102: GROUND FLOOR CORNER UNIT

SCALE: 1/8" = 1'-0"



Location Map

1100 LINCOLN AVE | NAPA





About Napa

Napa, California is the vibrant heart of Wine Country, known worldwide for its scenic vineyards, acclaimed wineries, and charming small-town feel. Nestled in the Napa Valley, the city offers a blend of rich agricultural heritage, fine dining, and cultural attractions. Downtown Napa features a lively mix of tasting rooms, boutique shops, and restaurants along the Napa River, while the surrounding valley is celebrated for its rolling hills, hot air balloon rides, and stunning landscapes. With its combination of natural beauty, world-class wine, and welcoming community, Napa is both a premier travel destination and a highly desirable place to live and work.

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	85,663	131,334	351,005
Average Age	43	44	42
Average Age (Male)	42	42	41
Average Age (Female)	44	45	43

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	31,959	46,869	123,514
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$141,141	\$148,824	\$134,024
Average House Value	\$937,562	\$924,551	\$769,090

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.



W
COMMERCIAL

MICHAEL HOLCOMB
BROKER/OWNER | CALDRE #01458995
707.294.2944 | MHOLCOMB@WREALESTATE.NET
WCOMMERCIALRE.COM