



115 Main Steet – For Sale

SAINT HELENA, CA 94574

BILLA DONALDSON

SENIOR ADVISOR | DRE #02131398

707.803.0203

BILLA.DONALDSON@WREALESTATE.NET

NICK DAVINO

SENIOR ADVISOR | DRE #02319959

707.815.0013

NICKDAVINO@WREALESTATE.NET



Executive Summary

115 MAIN ST | SAINT HELENA

A Landmark Commercial Opportunity In The Heart Of Napa Valley

Opportunities to acquire a highly visible commercial property along St. Helena's Main Street are exceptionally rare. Located on the southern gateway to St. Helena and prominently positioned along Highway 29, 115 Main Street offers investors, owner-users, hospitality groups, wine brands, and 1031 exchange buyers the opportunity to secure a distinctive asset in one of California's most coveted markets.

Originally constructed in 1930, this architecturally distinctive building encompasses approximately 2,880 square feet on a 0.26-acre parcel and features two commercial suites. The property's striking Spanish-inspired façade, dramatic vaulted interior spaces, soaring exposed trusses, and abundant natural light create an atmosphere unlike any other commercial offering in St. Helena.

Upon entering, visitors are greeted by an impressive open-span interior that evokes the character and warmth of a private wine estate. The building's unique design lends itself beautifully to hospitality, wine tasting, luxury retail, private club, event, and experiential concepts, offering an environment that is both memorable and highly adaptable. The property has successfully accommodated hospitality and event-oriented uses, demonstrating the versatility and appeal of its exceptional interior volume and architectural character.



OFFERING SUMMARY

Sale Price:	\$2,950,000
Lot Size:	±0.26 Acres
Building Size:	±2,880 SF
Suites	Two Commercial Suites
Parking	12 Dedicated Spaces
Year Built	1930
Occupancy	Tenant Occupied
Lease Income	\$12,000/Month NNN (Except Water)
Lease Term	Two Years Remaining
Tenant Flexibility	Tenants Open to Early Termination

Property Description

115 MAIN ST | SAINT HELENA



Architectural Character Meets Modern Flexibility

The property's Spanish-inspired design creates an atmosphere rarely found in commercial real estate offerings. Visitors are welcomed by soaring ceilings, exposed timber trusses, abundant natural light, and expansive open-span interiors that evoke the feel of a private Napa Valley wine estate.

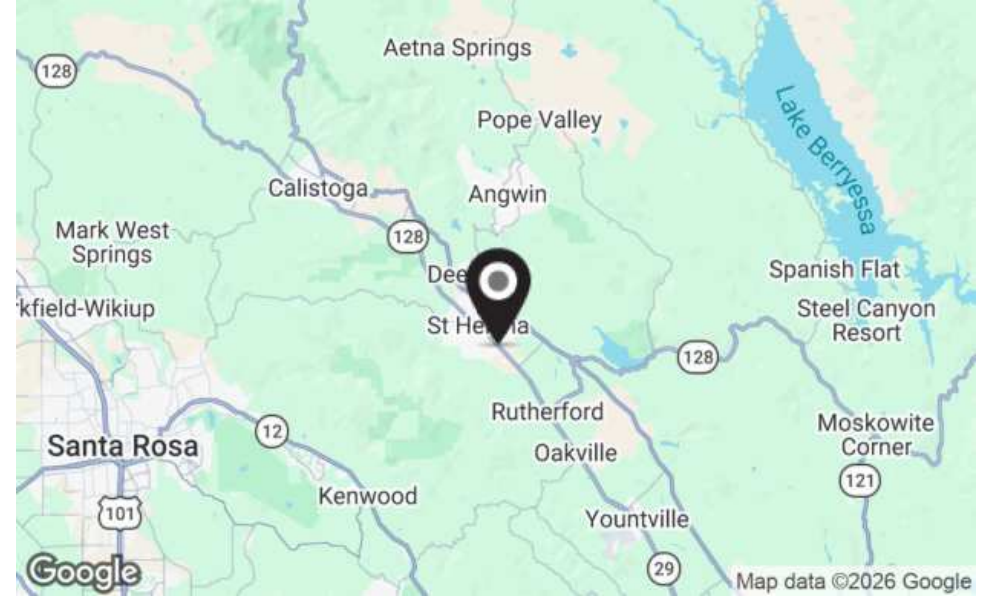
Its distinctive architecture and flexible layout make the property well-suited for hospitality, wine tasting, luxury retail, private club, office, wellness, event, and experiential uses.

Property Highlights

- Prime Main Street / Highway 29 frontage
- Exceptional visibility at the entrance to St. Helena
- Distinctive Spanish-inspired architecture
- Dramatic vaulted ceilings and exposed trusses
- Two-suite configuration for flexibility
- Twelve dedicated off-street parking spaces
- Individual HVAC systems and utility metering
- Adjacent to newly opened Capo restaurant
- Located among Napa Valley's premier wineries and hospitality destinations
- Rare St. Helena investment opportunity

Investment Opportunity

115 MAIN ST | SAINT HELENA



Income Today, Flexibility Tomorrow

The property is currently leased to quality tenants generating approximately \$12,000 per month NNN (excluding water expenses). Both tenants have expressed willingness to negotiate an early lease termination, creating flexibility for investors seeking stable income or owner-users pursuing immediate occupancy.

This combination of current cash flow and future adaptability is rarely available in the St. Helena market.

Located at the southern entrance to St. Helena, the property benefits from exceptional visibility along Highway 29 and proximity to some of Napa Valley's most recognized destinations.

Ideal Uses

- Wine Tasting Room
- Hospitality Concept
- Boutique Retail
- Professional Office
- Wellness Studio
- Private Membership Club
- Creative Workspace
- Long-Term Investment Holding

Additional Photos

115 MAIN ST | SAINT HELENA





Premier St. Helena Location

Positioned at the southern gateway to St. Helena, 115 Main Street enjoys exceptional visibility along Highway 29, Napa Valley's primary commercial and tourism corridor. This highly traveled route connects visitors to the region's renowned wineries, luxury resorts, acclaimed restaurants, and hospitality destinations, providing outstanding exposure in one of California's most prestigious wine country markets.

The property is surrounded by some of Napa Valley's most recognized destinations, including Harvest Inn, Hall Wines, Charles Krug Winery, Heitz Cellar, Clif Family Winery, and numerous boutique hotels, tasting rooms, and luxury lifestyle businesses. The recent addition of Capo Restaurant next door further enhances the appeal of this prominent location and contributes to the continued growth of St. Helena's vibrant southern entrance.

With its strategic positioning, strong traffic counts, dedicated parking, and proximity to world-class amenities, 115 Main Street offers a rare opportunity to establish a presence in one of Northern California's most desirable and supply-constrained commercial markets.

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	8,180	33,681	196,257
Average Age	49.6	53.4	47.0
Average Age (Male)	51.5	52.1	45.8
Average Age (Female)	48.5	54.0	47.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	3,597	14,449	80,705
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$236,538	\$185,272	\$152,311
Average House Value	\$1,898,745	\$1,282,636	\$992,815



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.

500 BICENTENNIAL WAY, SUITE 310
SANTA ROSA, CA 95403

PHONE: 707.591.0570
WCOMMERCIALRE.COM





BILLA DONALDSON

SENIOR ADVISOR | DRE #02131398
707.803.0203 | BILLA.DONALDSON@WREALESTATE.NET

NICK DAVINO

SENIOR ADVISOR | DRE #02319959
707.815.0013 | NICKDAVINO@WREALESTATE.NET

WCOMMERCIALRE.COM

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.