



Outside the box.



**1255 LINCOLN AVE
CALISTOGA, CA**

RETAIL | FOR LEASE

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**OFFICE
INDUSTRIAL
RETAIL TEAM**

By Jake Levinson

Outside the box.



PROPERTY HIGHLIGHTS

Ground Matrix, as Exclusive Advisor, is pleased to present 1255 Lincoln Avenue, a highly visible freestanding retail opportunity in the heart of Calistoga. Positioned along the city's primary commercial corridor on a prominent corner lot nestled alongside the Napa River, the property benefits from exceptional frontage, strong daily traffic, and direct exposure to both local residents and Napa Valley's consistent tourism base.

Previously home to wine tasting and art gallery use, the property features a charming and flexible layout with expanded outdoor seating, making it well-suited for a wide range of retail, hospitality, or experiential concepts. Surrounded by Calistoga's renowned resorts, tasting rooms, restaurants, and luxury hospitality destinations, 1255 Lincoln Avenue presents a rare opportunity to establish a presence in one of Napa Valley's most sought-after retail corridors.

Space Available (SF)	+/-1,686 SF incl. side yard
Lease Rate	\$48 PSF/YR
Expenses	NNN
Co-Op Fees	3% Gross Lease Value



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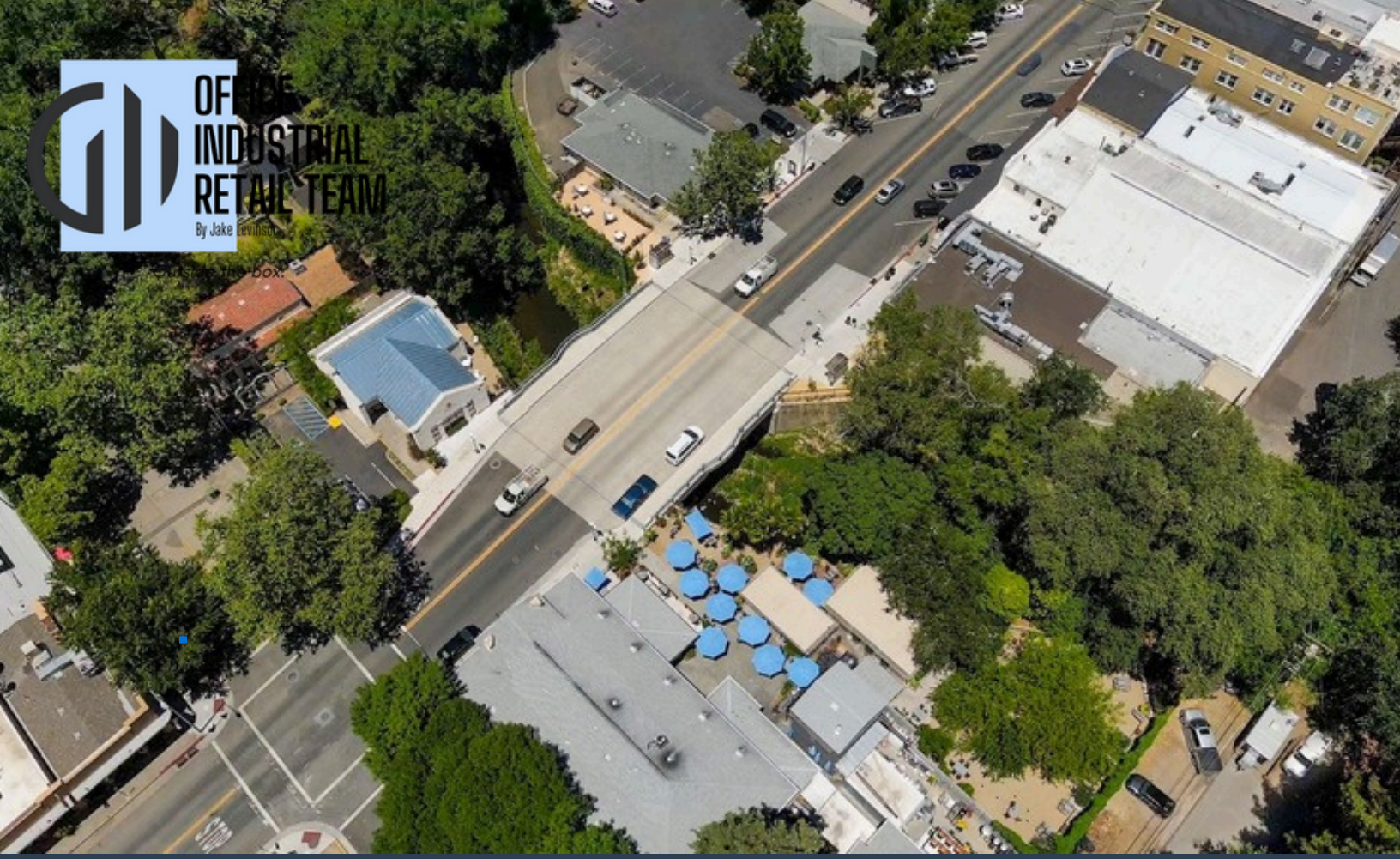
- PRIME DOWNTOWN CALISTOGA LOCATION IN NAPA VALLEY WINE COUNTRY
- PROMINENT CORNER FRONTAGE WITH STRONG DAILY TRAFFIC AND VISIBILITY
- EXPANDED OUTDOOR SEATING
- PRIVATE RESTROOMS
- SURROUNDED BY LUXURY RESORTS, WINERIES, AND TOURISM DRIVERS
- EXCELLENT SIGNAGE OPPORTUNITIES FOR STRONG BRAND EXPOSURE
- NESTLED ALONG THE NAPA RIVER



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1255 Lincoln Avenue is ideally positioned in the heart of downtown Calistoga, directly along the city's charming and highly walkable main retail corridor. Located in northern Napa Valley, Calistoga is renowned for its historic character, celebrated spas, boutique hotels, tasting rooms, and relaxed luxury atmosphere that draws both steady local traffic and year-round tourism.

Surrounded by notable destinations such as Calistoga Inn & Brewery, Solage Resort, Indian Springs Resort, and an array of acclaimed wineries, restaurants, galleries, and wellness experiences, the property benefits from exceptional exposure within one of wine country's most desirable commercial districts. Lincoln Avenue's unique blend of historic charm, hospitality, and tourism makes 1255 Lincoln Avenue a rare opportunity to establish a presence in a premier Napa Valley destination.



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