



COLDWELL BANKER
COMMERCIAL

BROKERS OF THE VALLEY

FOR LEASE

1321 Main Street
St. Helena, CA

Napa Valley

PROPERTY DESCRIPTION



The former Keller's Market situated in the middle of downtown St. Helena is available. The space includes a commercial kitchen floorplan, bar/dining area, storage, commissary closet, shared ADA bathrooms, dry goods and office space too. Everything you need for a turnkey restaurant, just add your own specific appliances. The neighbor next door is the exquisite JCB Tasting Room catering to a high caliber consumer and is an excellent co-tenant for the space; and directly behind the space is Elliot Bell's Charlie's Restaurant playing to rave reviews. Directly across the street is a Gallo Wine concept, ala Orin Swift.

Bustlin' St. Helena is witnessing continued growth and positive changes. The sidewalks are being improved and redone; Elsewhere (Nick Kokonas) at 1429 Main, is framed as a wine-first bar, with a by-the-glass program slated to feature roughly 40 to 50 wines and pours ranging from about \$12 up to \$500; the current expansion of Elyse Walker; the new and improved location of Olivier; the baton pass of several key property ownerships and a couple of proposed hotel developments....all adding nicely to the improving quality of St. Helena's Main Street.

The location at 1320 is poised to be integral to the continued growth of downtown. The building is prominently located in the center of Main Street and between Cook Restaurant and Caldwell-Snyder Art Gallery. The historic neon sign adds a flair to the building and harkens to its famed roots when it was owned and operated by the Keller Brothers, a staple of downtown St. Helena for decades.

Whether it's a restaurant, tasting room or retail store, be a part of the movement and join the exciting growth in downtown St. Helena.

GENERAL OVERVIEW

- Lease Rate: \$6 sf
- 1,400-3,000 sf available
- Flexible floor plan
- High ceilings
- Parking exempt
- Superb downtown location
- Plug n' Play Kitchen
- Located between Cook Restaurant & Cameo Cinema and across from Orin Swift Tasting Room
- Iconic building
- Prominent facade
- The property transitions from an open-concept lounge—leveraging the geometric shingle textures to a service-oriented bar and refrigeration zone. A central component of this value proposition is the extensive existing infrastructure, which allows for significant capital preservation by dramatically reducing Tenant Improvement (TI) costs.



CURRENT PHOTOS OF SPACE

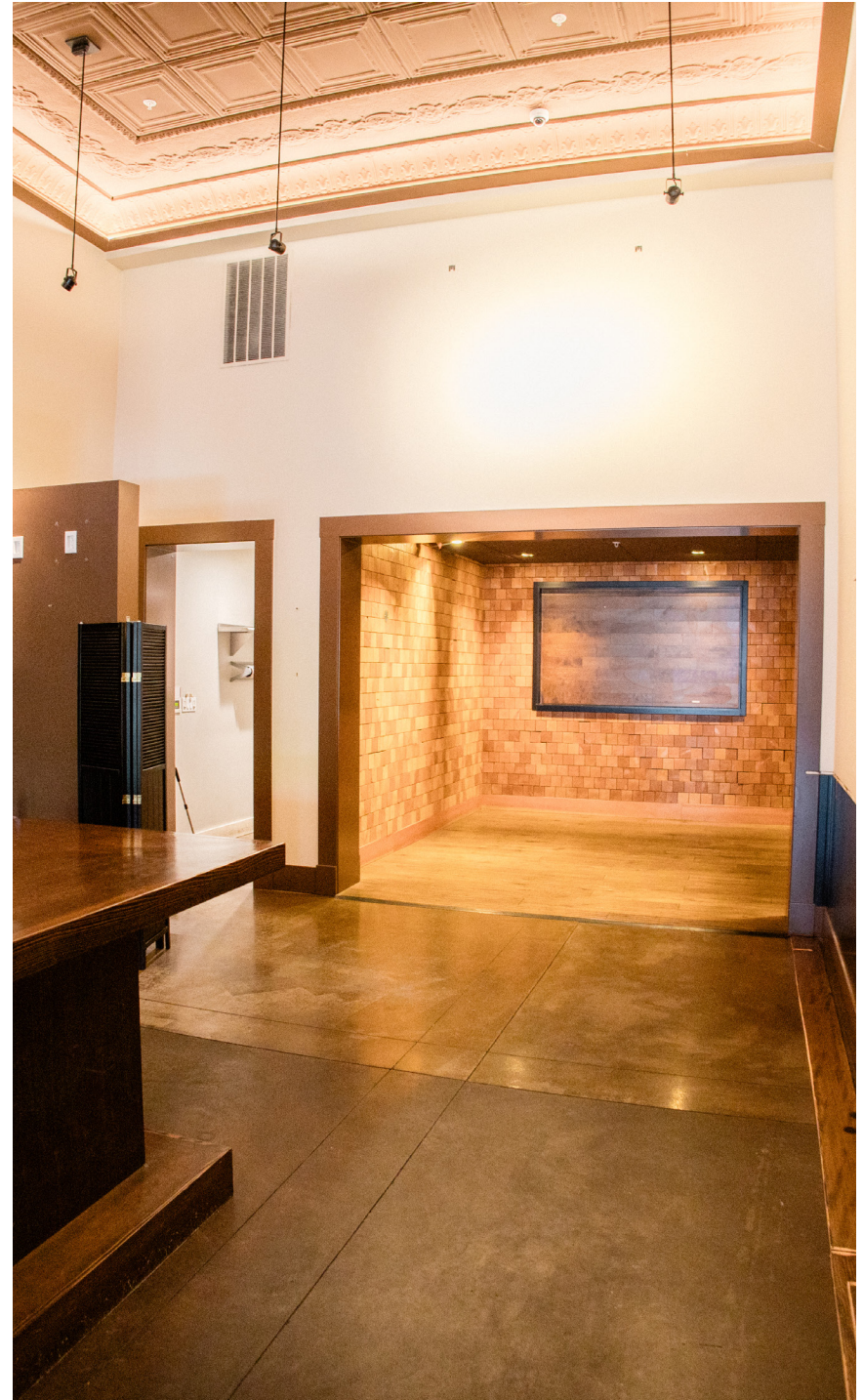


PROPERTY PHOTO FORMER TENANT OCCUPIED



“St. Helena is simply the best place to dine, visit
& play in the Napa Valley”-JMF

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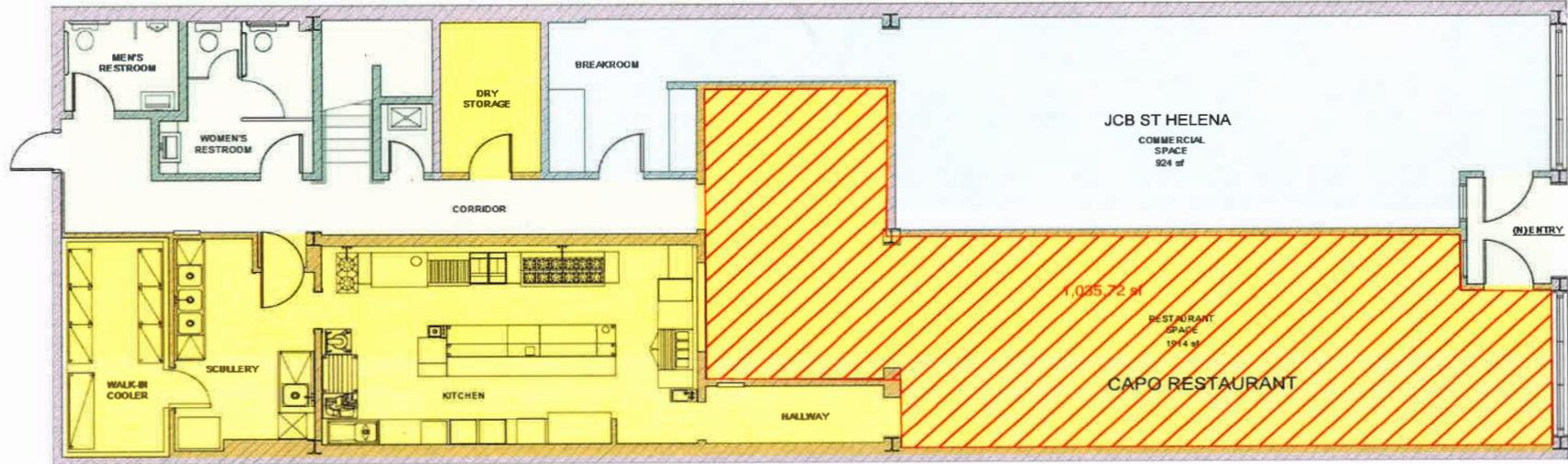
PROPERTY PHOTO FORMER TENANT OCCUPIED



PROPERTY KITCHEN PHOTOS



FLOOR PLAN

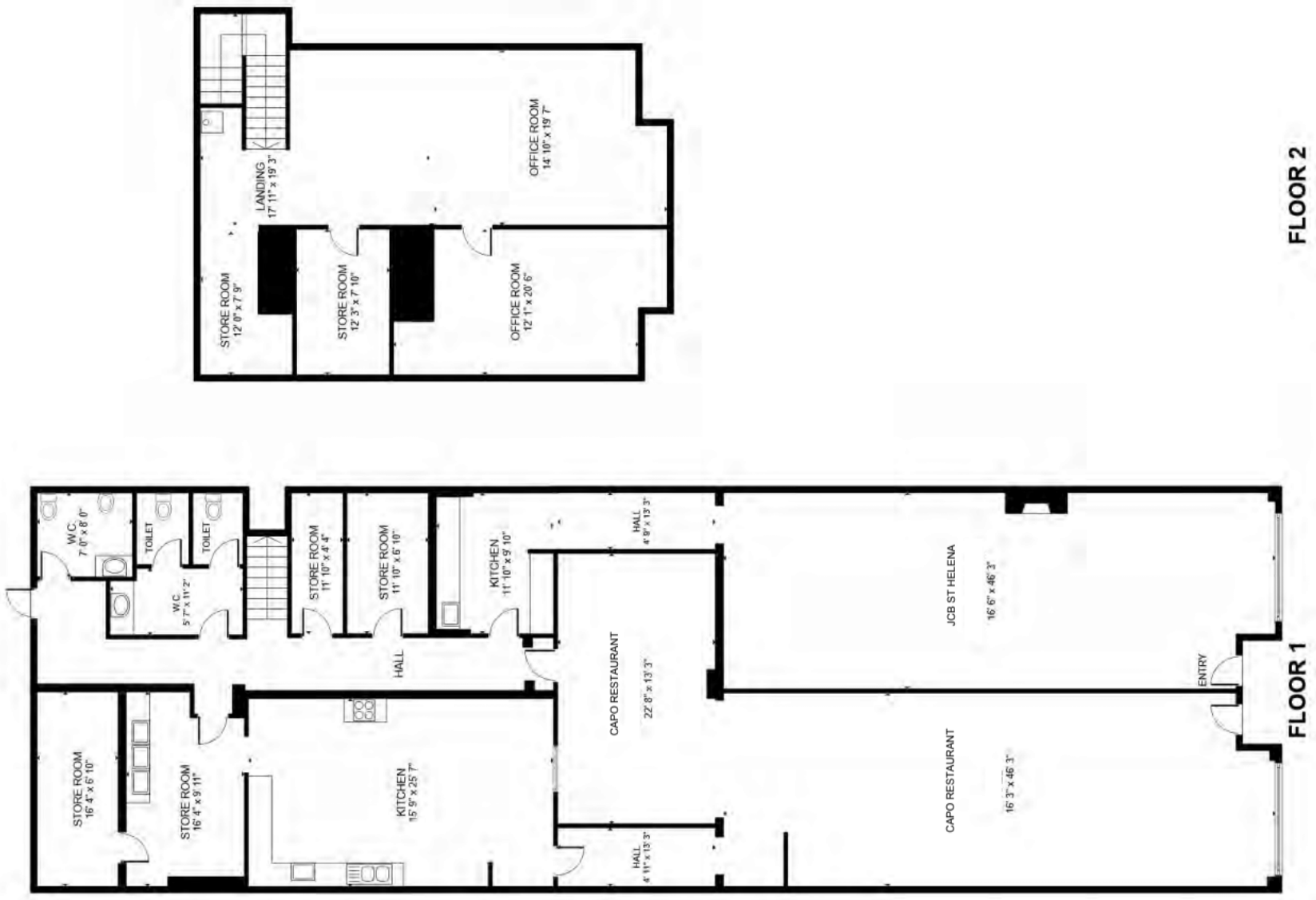


- Commercial Kitchen and Dry Storage space (878 sf) + 1/3 of Shared (500 sf) = 1,378 sf
- Current Visitor's Center Space (924 sf) + 1/3 of Shared (500 sf) = 1,424 sf
- Assumed Space (1,036 sf) + 1/3 of Shared (500 sf) = 1,536 sf
- Shared : Common Areas (502 sf) + Upstairs (998 sf) = 1,500 sf*
 *An equal split among the 3 tenants = 500 sf/each

Total square footage of First Floor = 3,340
 Total square footage of Second Floor = 998

1320 Main Street, St. Helena, CA 94574 - *Divided Tenant Space*

FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR 1 3,378 sq.ft. FLOOR 2 1,057 sq.ft.
 TOTAL : 4,435 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

NAPA VALLEY INFORMATION



[St. Helena Chamber of Commerce](#)

[Napa Valley Vintners](#)

[Link to City of St. Helena](#)

CONTACT INFORMATION



JEFF FEENEY
Commercial Realtor
707-580-5678
jfeeney@cnapavalley.com



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