



Business, Lease & Improvements For Sale – Boba & More

1136 MAIN STREET, SAINT HELENA, CA 94574

MATT CONNOLLY

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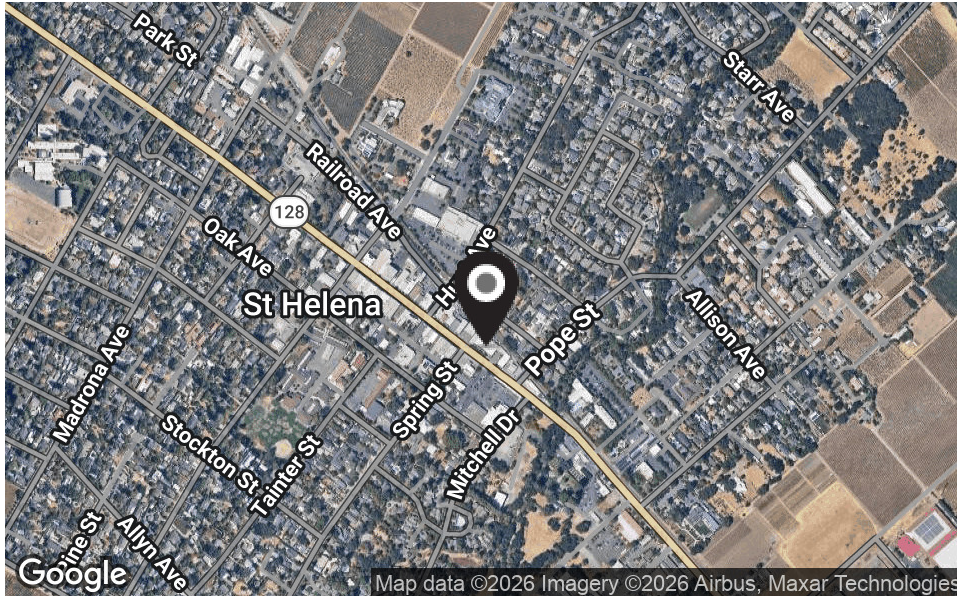
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Property Summary

1136 MAIN ST | SAINT HELENA



OFFERING SUMMARY

Sale Price: Negotiable- Make your Best Offer (Leasehold and FF&E)
Lease Rate: ±\$6,000.00 per month (NNN)
Available SF: ±1,200 SF
APN: 009-083-021-000
Zoning: CB (Central Business)

Property Description

An exceptional opportunity to acquire the business, lease, and improvements of Boba & More, ideally located in the heart of downtown St. Helena along Main Street's premier retail corridor.

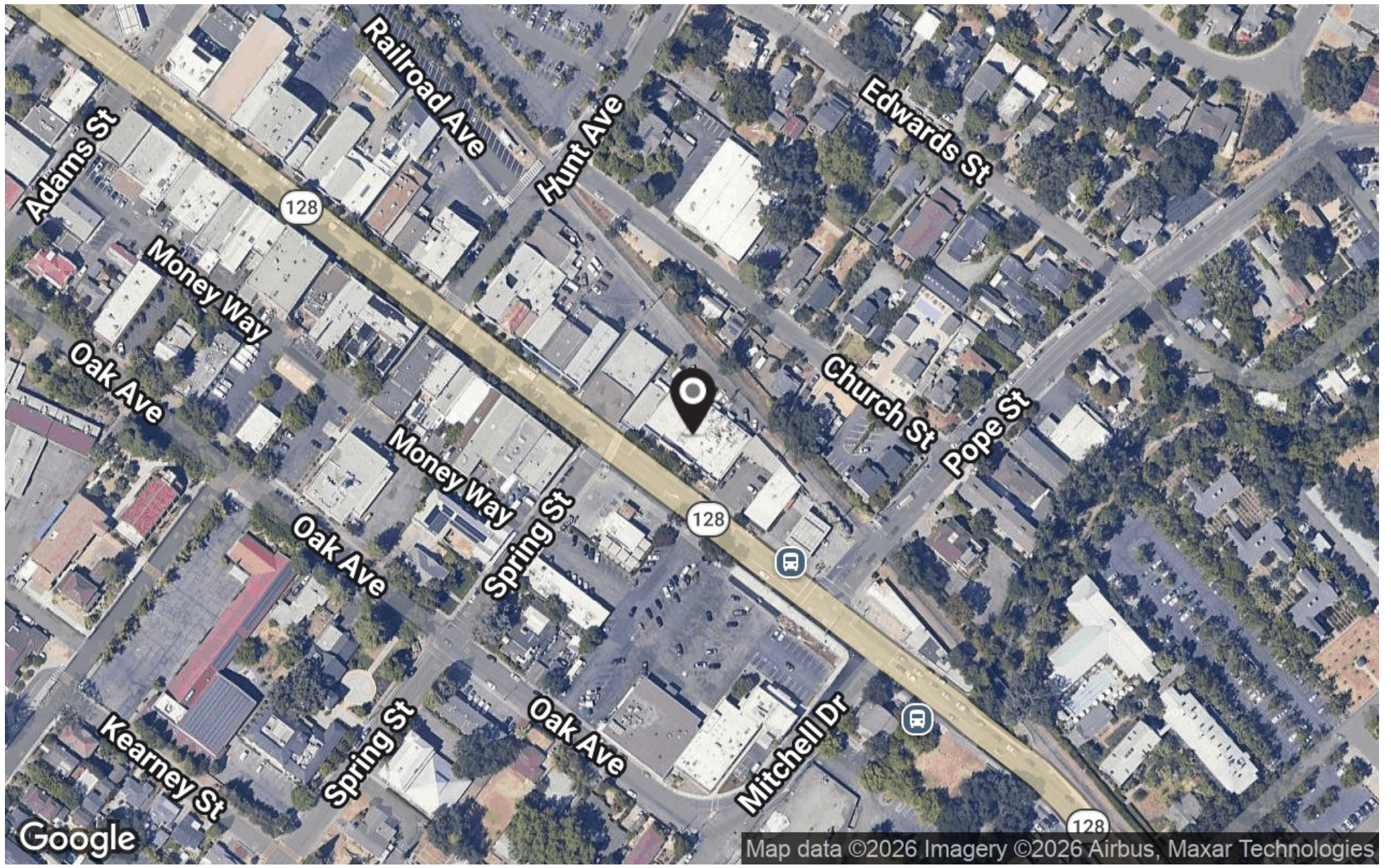
The offering includes a ±1,200 square foot, fully built-out space with FF&E in place (less leased soda dispenser and consigned art), allowing for a smooth transition for an owner-operator or concept seeking a turnkey retail or food-and-beverage location. The current lease features approximately four (4) years remaining at a rent of ±\$6,000 per month (Base Rent + NNNs), (Verify with rent increases in March)

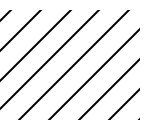
Positioned at the highly trafficked and activated intersection of Spring Street and Main Street, the property benefits from strong visibility, lively pedestrian traffic, and a prominent storefront with a large display window. The space is directly across the street from Joel Gott's Station and is surrounded by a complementary mix of well-known co-tenants including Bespoke, Villa Corona, Himalayan Sherpa Kitchen, and the St. Helena Chamber of Commerce.

This central downtown location places the business within one of Napa Valley's most desirable retail environments, drawing consistent foot traffic from both locals and visitors. The space is well suited for a beverage concept, café, dessert shop, or other retail uses looking to capitalize on St. Helena's vibrant Main Street presence.

Aerial Map

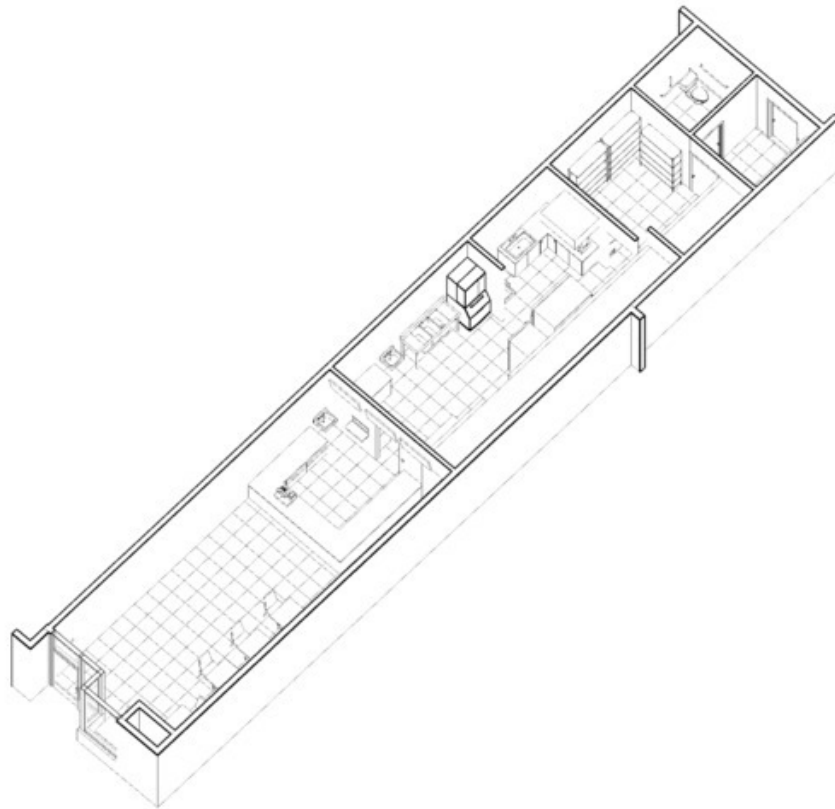
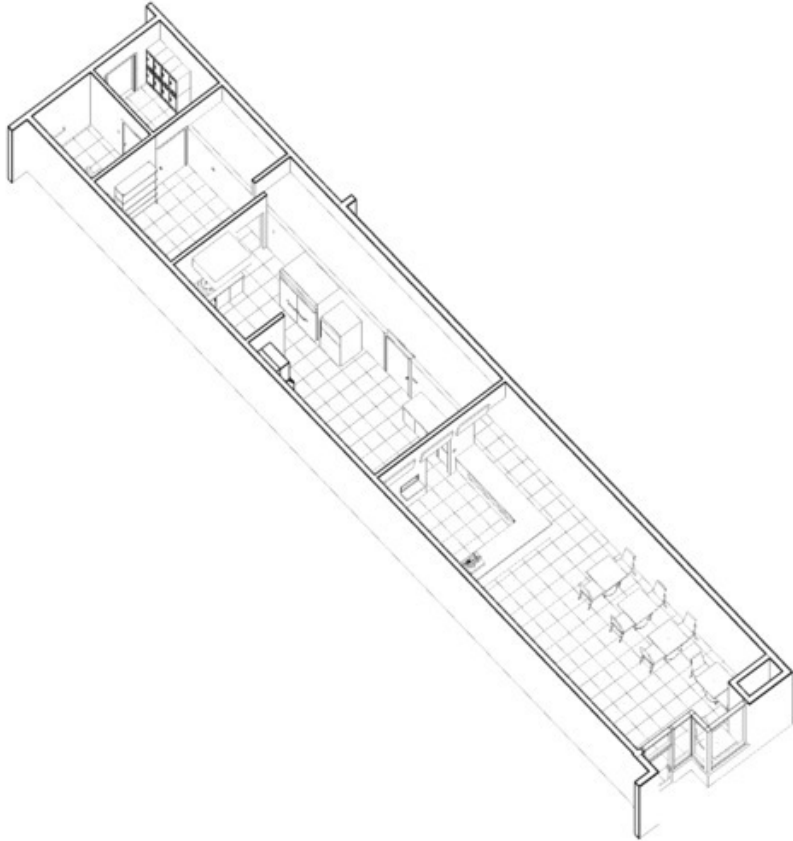
1136 MAIN ST | SAINT HELENA





Floor Plans

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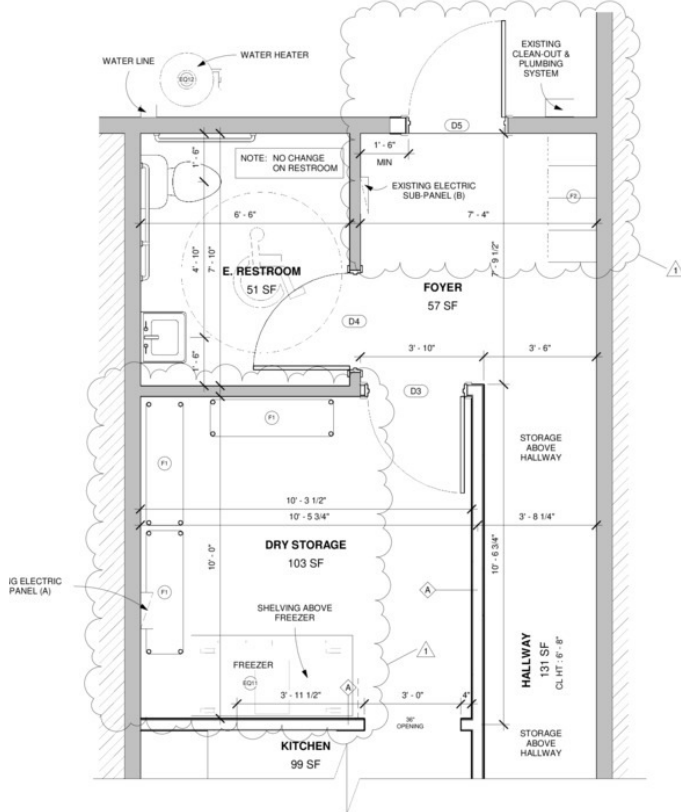
3 3D VIEW 1
A0-102

4 3D VIEW 2
A0-102

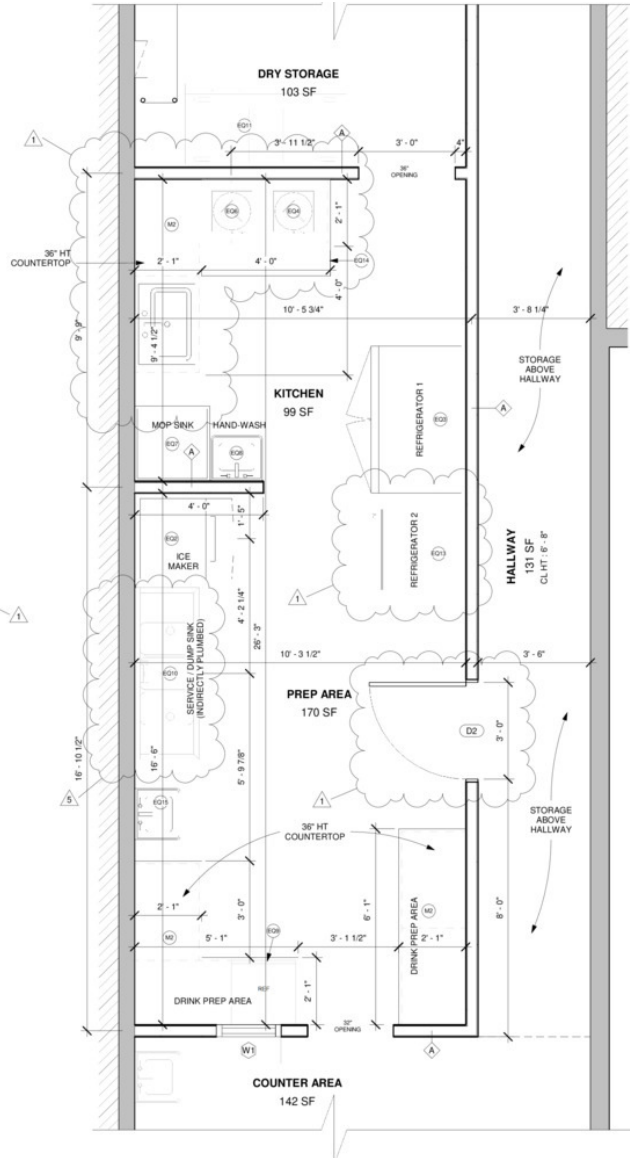
Floor Plans

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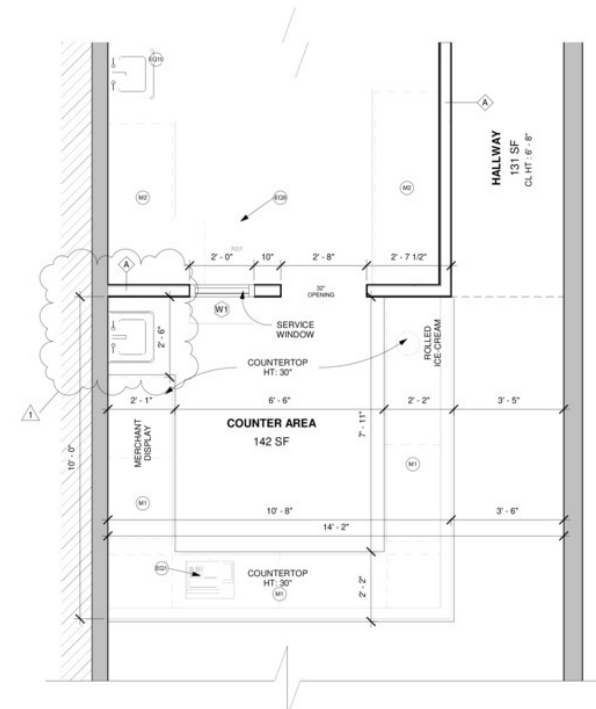
EQ5	PREP SINK
EQ6	CREPE GRIDDLE (SEE DETAIL: SHEET A1-102)
EQ7	MOP SINK
EQ8	HAND WASH SINK
EQ9	UNDER COUNTER REF
EQ10	64" 3-COMPARTMENT SINK WITH 2 DRAIN BOARDS ON SIDES
EQ11	FREEZER
EQ12	WATER HEATER (SEE DETAIL: SHEET A1-101)
EQ13	REFRIGERATOR - 2 (SEE DETAIL: SHEET A1-103)
EQ14	TYPE-2 HOOD (SEE DETAIL: SHEET A1-101)
EQ15	SERVICE / DUMP SINK
FURNITURE	
F1	SHELVING UNIT
F2	EMPLOYEE LOCKER / STORAGE
MATERIAL	
M1	COUNTERTOP AT 30" HT
M2	COUNTERTOP AT 36" HT
PLUMBING	
P1	FLOOR SINK
P2	EXISTING DRAINAGE TO COVER
P3	FLOOR DRAIN



3 ENLARGED PLAN - DRY STORAGE AND RESTROOM
A0-103 1/2" = 1'-0"



2 ENLARGED PLAN - KITCHEN
A0-103 1/2" = 1'-0"



1 ENLARGED PLAN - COUNTER AREA
A0-103 1/2" = 1'-0"





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 Saint Helena

Saint Helena is a premier destination in the heart of Napa Valley, internationally recognized for its world-class wineries, culinary scene, and small-town charm. Situated along Highway 29, the city serves as a central hub within the Valley, offering convenient north-south access to Napa, Calistoga, and Yountville. Saint Helena’s historic downtown features a walkable Main Street lined with upscale boutiques, tasting rooms, fine dining, and boutique hotels, creating a vibrant yet refined atmosphere that attracts both tourists and affluent locals year-round.

Surrounded by renowned vineyards and luxury estates, Saint Helena benefits from strong economic drivers tied to wine production, hospitality, and destination tourism. The area draws a steady flow of visitors seeking premium experiences, while maintaining a tight-knit residential and business community. This balance of international visibility, consistent foot traffic, and high household incomes makes Saint Helena an exceptionally desirable location for retail, office, hospitality, and specialty commercial uses within Napa Valley.

POPULATION	5 MILES	10 MILES	15 MILES	HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Population	9,928	47,719	186,845	Total Households	3,979	19,951	74,401
Average Age	47	51	45	# of Persons per HH	2.5	2.4	2.5
Average Age (Male)	46	49	44	Average HH Income	\$168,479	\$159,098	\$141,346
Average Age (Female)	48	52	46	Average House Value	\$1,440,659	\$1,093,132	\$921,615

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.

