



575 Lincoln Avenue – For Lease

NAPA, CA 94558

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Property Description

This standalone corner mixed use building is centrally located near downtown Napa. The property is zoned Community Commercial (CC) and it allows a broad range of uses including retail and service uses, restaurants, banks, entertainment and offices.

OFFERING SUMMARY

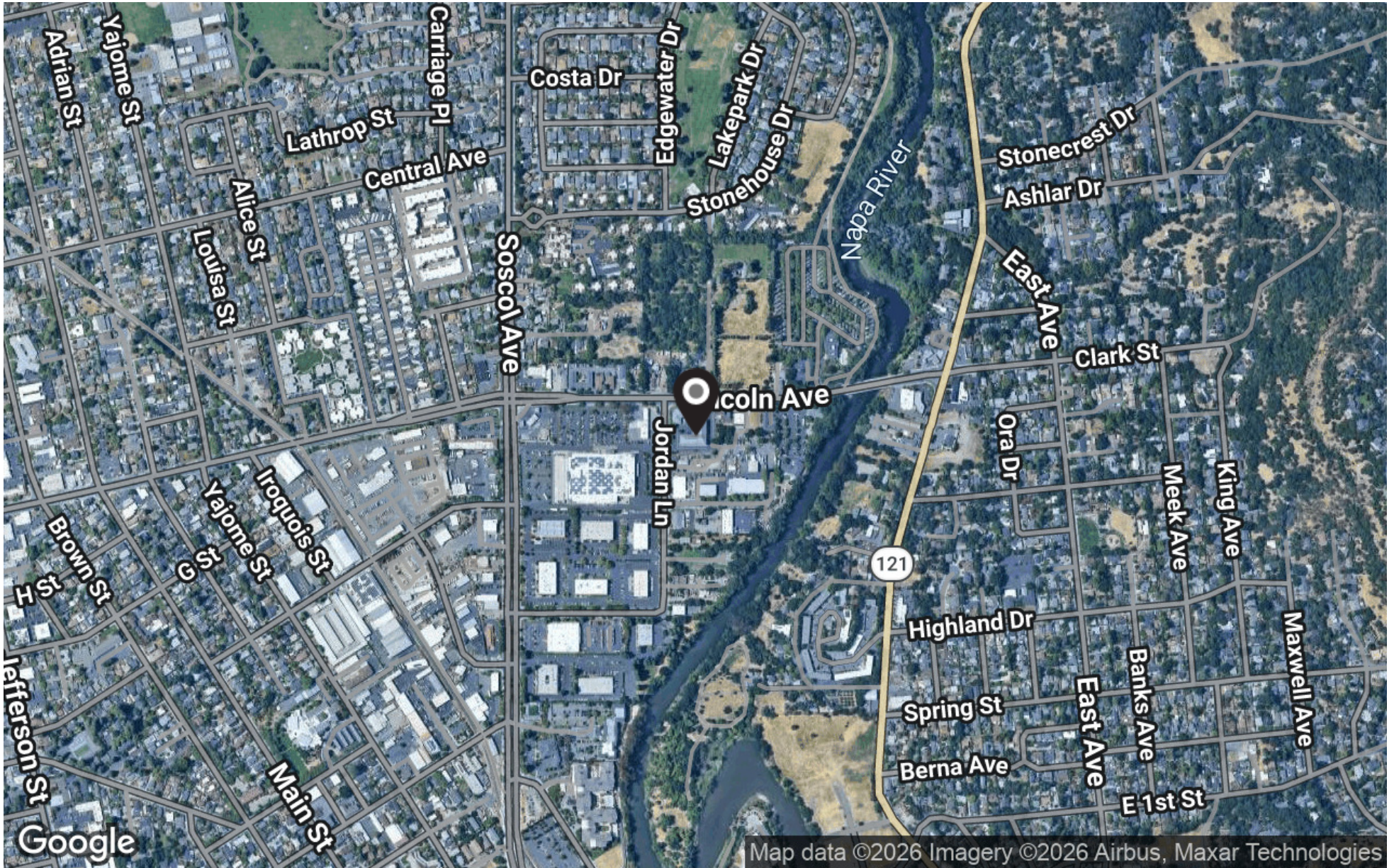
Lease Rate:	\$2.25 SF/month (MG)
Available SF:	4,130 SF
Building Size:	4,130 SF
Lot Size:	1,670 SF
Zoning:	Community Commercial (CC)

Property Highlights

- High Visibility
- High Ceilings
- Natural Light
- Flexible open floorplan. As a potential executive office space there are five large private offices, reception desk, two ADA bathrooms and a large open office area. Two of the offices are expansive and can be used as conference rooms
- Upgraded front entrance with an ADA Lift
- Abundant parking

Location Map

575 LINCOLN AVENUE | NAPA



Floor Plans

575 LINCOLN AVENUE | NAPA



Photos

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Photos

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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 Napa

Napa, California is a world-renowned destination celebrated for its exceptional quality of life, global wine culture, and vibrant downtown core. Anchored by a walkable city center, Napa blends historic charm with modern amenities, offering acclaimed restaurants, tasting rooms, boutique shopping, and cultural attractions along the Napa River. The city's strong tourism economy is supported by a diverse mix of hospitality, culinary, retail, and professional services, drawing millions of visitors annually while maintaining an authentic, community-driven atmosphere for residents and businesses alike.

Strategically located within the North Bay, Napa provides convenient access to the greater Bay Area via Highway 29, Highway 12, and nearby regional airports. The city benefits from a skilled local workforce, steady year-round visitation, and a resilient real estate market fueled by limited supply and strong demand. With its combination of international brand recognition, scenic surroundings, and economic stability, Napa continues to be one of Northern

POPULATION	5 MILES	10 MILES	15 MILES	HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Population	85,882	130,340	350,839	Total Households	32,032	46,468	123,437
Average Age	43	44	42	# of Persons per HH	2.7	2.8	2.8
Average Age (Male)	42	42	41	Average HH Income	\$141,697	\$148,531	\$134,009
Average Age (Female)	44	45	43	Average House Value	\$941,180	\$920,573	\$768,687



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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.