1055 Atlas Peak Road – For Lease

NAPA, CA 94558

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Property Offering

Property Description

Formerly home to the renowned Del Dotto Winery & Historic Caves, this iconic Napa Valley estate offers a rare leasing opportunity featuring historic stone architecture, expansive underground caves, and multiple support buildings suited for winery and hospitality operations. Located along the scenic Atlas Peak corridor just minutes from downtown Napa, the property provides a prestigious setting ideal for tastings, private events, bottling, and barrel storage.

At the center of the estate is a historic stone winery building originally constructed in the late 1800s, blending production space with hospitality areas. The main level historically supported barrel storage, retail wine sales, and tasting operations, with direct access to hand-dug caves dating to approximately 1870—one of the property's most distinctive features. These caves offer both storage capacity and a memorable guest experience for guided tastings and curated events.

The property historically supported limited wine production under an established use permit allowing up to approximately 20,000 gallons annually, along with retail sales and tasting privileges. While production is not currently active, the site continues to support bottling and barrel storage, offering a functional foundation for future operators.

In addition to the main winery building totaling ±27,850 square feet, the property includes three ancillary industrial-style buildings totaling approximately ±4,210 square feet, currently used for barrel and equipment storage. The site also provides approximately 25 on-site parking spaces for staff, guests, and events.

Positioned within the prestigious Atlas Peak appellation near downtown Napa and the Silverado Resort corridor, the estate enjoys a highly desirable location surrounded by hospitality destinations and estate residences. This is a rare opportunity for an experienced winery or hospitality operator to establish a presence in one of Napa Valley's most historically significant properties.

Offering Summary

Address:	1055 Atlas Peak Road, Napa, CA
Property Name:	Atlas Peak Historic Winery and Caves
Square Footage:	32,385 SF Total Across 3 buildings
Zoning:	CL(Commercial Limited)
Space Type:	Winery/Retail/Industrial
Lease Type:	NNN
Lease Price/SqFt:	$1.40 + NNN (estimated at $.32/SF)

Permitted Uses & Operational Capacity

Winery Operations
- Wine production permitted up to 20,000 gallons annually
- Bottling operations permitted
- Barrel storage permitted

Tasting & Visitor Operations
- Wine tasting permitted
- Visitor-serving tasting room operations allowed
- Retail wine sales permitted

Retail & Wine Bar Uses
- Retail sale of: Wine, Wine-related merchandise, Art and antiques
- Wine bar operations permitted
- Associated tasting activities allowed

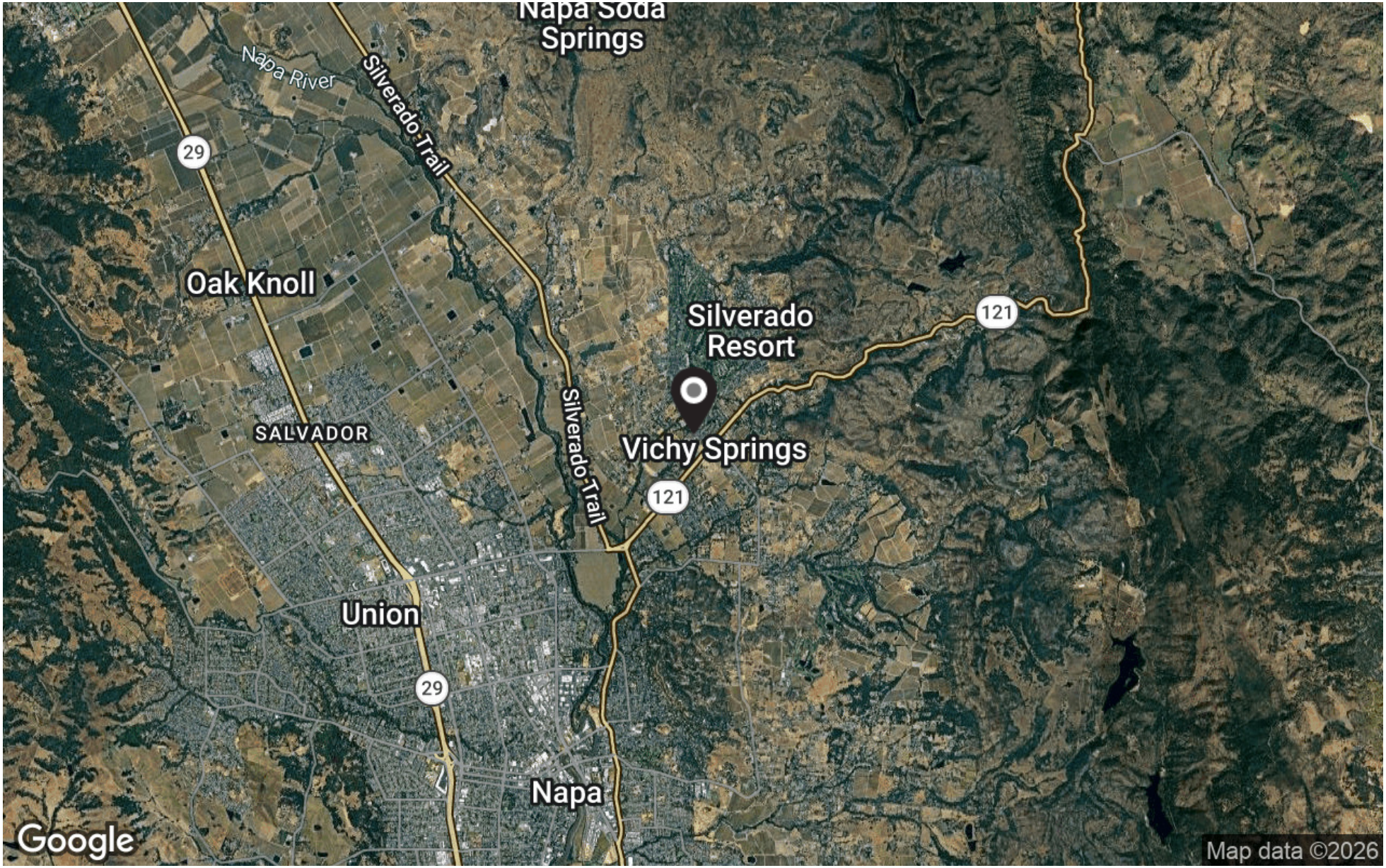
Art & Educational Uses
- Art gallery permitted
- Art studio operations permitted
- Art classes permitted

Event Uses
- Private events permitted
- Retail and promotional events allowed
- Recurring classes and hosted programming supported

Typical Operational Parameters
- Approx. 40 visitors per day typical
- Private events typically up to ~60 guests
- Larger events up to ~125 guests permitted with additional operational accommodations

Food Service
- Catering permitted

Location Map



Leasing Highlights

- Formerly Del Dotto Winery & Historic Caves—iconic Napa Valley estate featuring historic hand-dug caves dating to circa 1870
- Established Napa County Use Permit supports wine production (up to 20,000 gallons annually), tastings, retail sales, wine bar operations, and private events
- ±27,850 SF main winery building with three ancillary storage buildings (±4,210 SF total) supporting bottling and barrel storage operations
    - Prestigious Atlas Peak location near Silverado Resort corridor offering strong destination appeal and experiential hospitality potential

About Napa

Napa is a picturesque city in Northern California, located in the heart of the world-famous Napa Valley wine region. About 50 miles northeast of San Francisco, it is surrounded by rolling vineyards, oak-covered hills, and fertile countryside. The city sits along the Napa River, which flows through downtown and adds to its scenic charm with waterfront paths and views. Napa has a Mediterranean climate, with warm, dry summers and mild, rainy winters—ideal for grape growing. Beyond its renowned wineries, the area is known for historic architecture, upscale dining, boutique shopping, and easy access to nearby natural attractions such as Mount Saint Helena and the surrounding Mayacamas Mountains.

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	81,004	102,360	334,683
Average Age	42.6	44.7	42.0
Average Age (Male)	42.8	44.4	41.2
Average Age (Female)	42.9	45.0	42.7

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	30,715	38,992	117,799
# of Persons per HH	2.6	2.6	2.8
Average HH Income	$140,251	$149,726	$136,360
Average House Value	$910,451	$973,820	$797,132

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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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DISCLAIMER

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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.

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