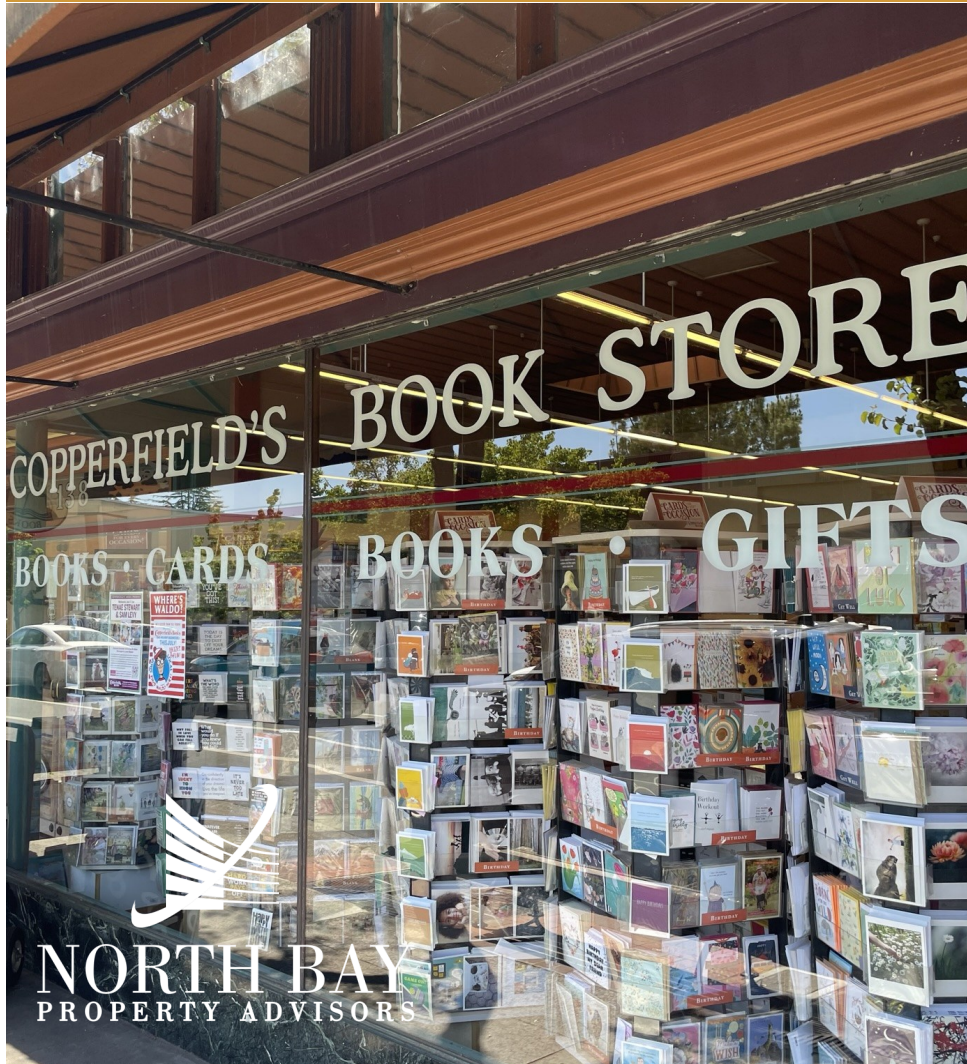


FOR SALE

RETAIL/OFFICE OPPORTUNITY IN DOWNTOWN SEBASTOPOL

138 N. MAIN ST, SEBASTOPOL, CA 95472

Northern California's Premier Commercial Real Estate Firm



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PRICING

Asking Price:	\$1,900,000
Price per Sq. Ft.:	\$255 Per Sq. Ft.

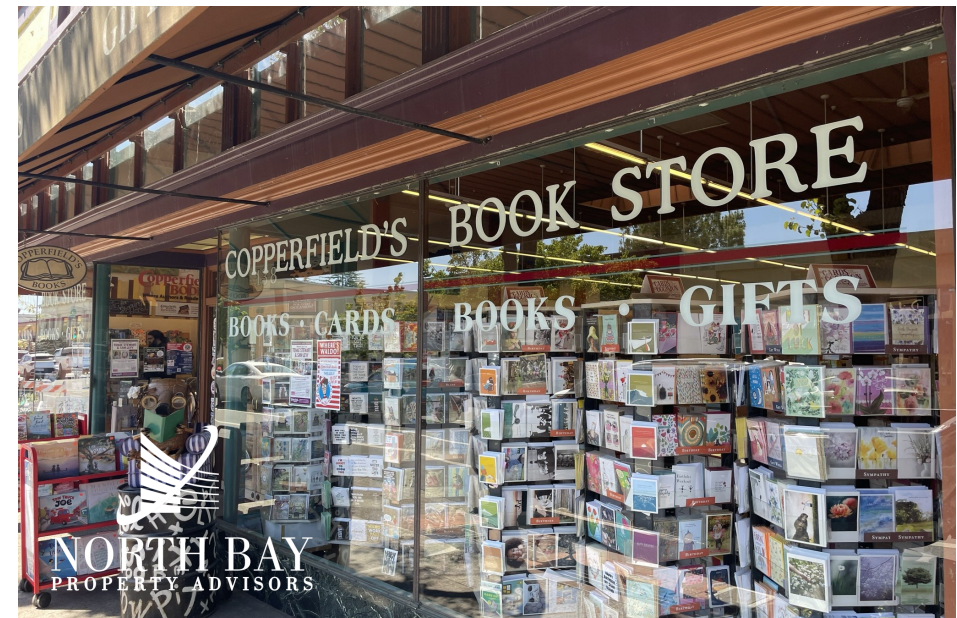
BUILDINGS

Building Sq. Ft	
Office Space/Retail	3,019+/- Sq. Ft
Retail Space	4,429+/- Sq. Ft
Total Sq. Ft.:	7,448+/- Sq. Ft.
Sprinklers	Yes
Building / Construction Type	Concrete, Brick & Wood
Heating:	Central HVAC
Built:	Circa 1922

SITE

APN	004-243-010
Lot Size:	
Acres	0.19 +/- Acres
Sq. Ft.	8,276 +/- Sq. Ft.
Zoning	CD - Commercial Downtown
Parking Spaces:	4+/- Spaces & Street front
Traffic Count	28,400+/- ADT

PROPERTY SUMMARY



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PROPERTY SUMMARY



138 N. Main Street

138 N. Main Street is a two-story commercial building totaling 7,448± square feet, constructed circa 1922. The ground floor provides 4,429± square feet of retail space, including 2,811± square feet of high-ceiling open retail area, 1,358± square feet of under-mezzanine retail, and 1,275± square feet of rear-end office/support space. The upper level contains 3,019± square feet consisting of a 1,634± square foot mezzanine above the retail area and additional office space. The building is equipped with a full fire sprinkler system and central HVAC serving both levels. Four on-site parking spaces are located at the rear, with substantial public parking available in adjacent city lots and street frontage.

The property occupies a 0.19± acre parcel (8,276± square feet; APN 004-243-010) zoned CD – Commercial Downtown, offering flexible use for retail, office, or mixed configurations. It fronts N. Main Street with direct exposure to approximately 28,400 average daily traffic and is situated in the core of downtown Sebastopol, proximate to established restaurants, specialty retail, and community amenities.

Recent property improvements include a complete electrical upgrade in 2024, with the replacement of all outdated Zinsco subpanels, new circuit breakers, outlets, and updated conduit in the break room. A brand-new roof was also installed September 2025. The property is currently leased to a long-term tenant who has occupied the space for over 44 years and now operates on a month-to-month basis. The current monthly rent totals \$12,622.30, inclusive of base rent, property tax, insurance, and maintenance chargebacks. The tenant's original lease provides for a 4% annual increase in maintenance costs, standard reimbursements for property taxes and insurance.



STREET AERIAL MAP



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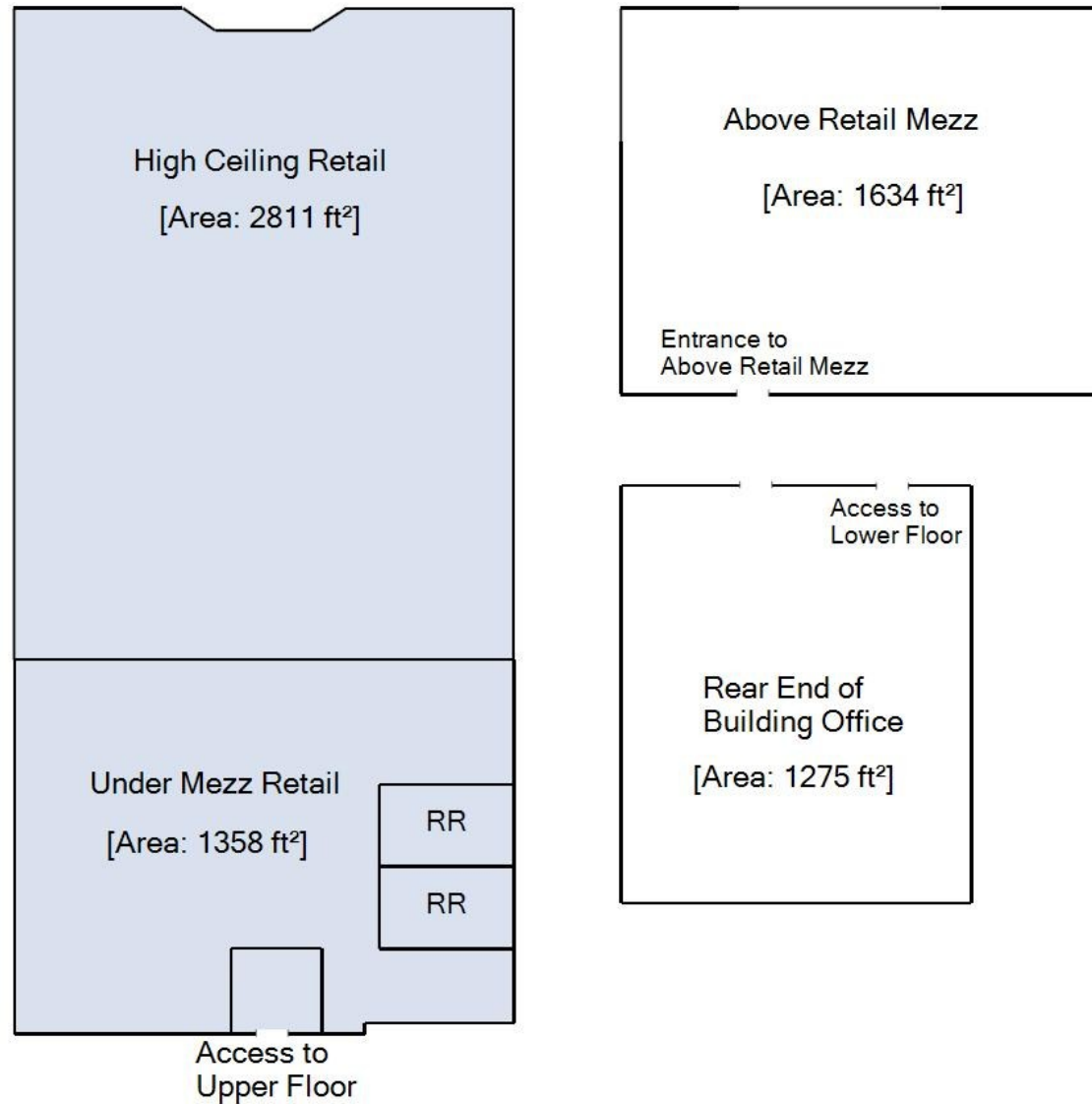


138 N. MAIN ST FLOOR PLAN

7,448 Sq. Ft.

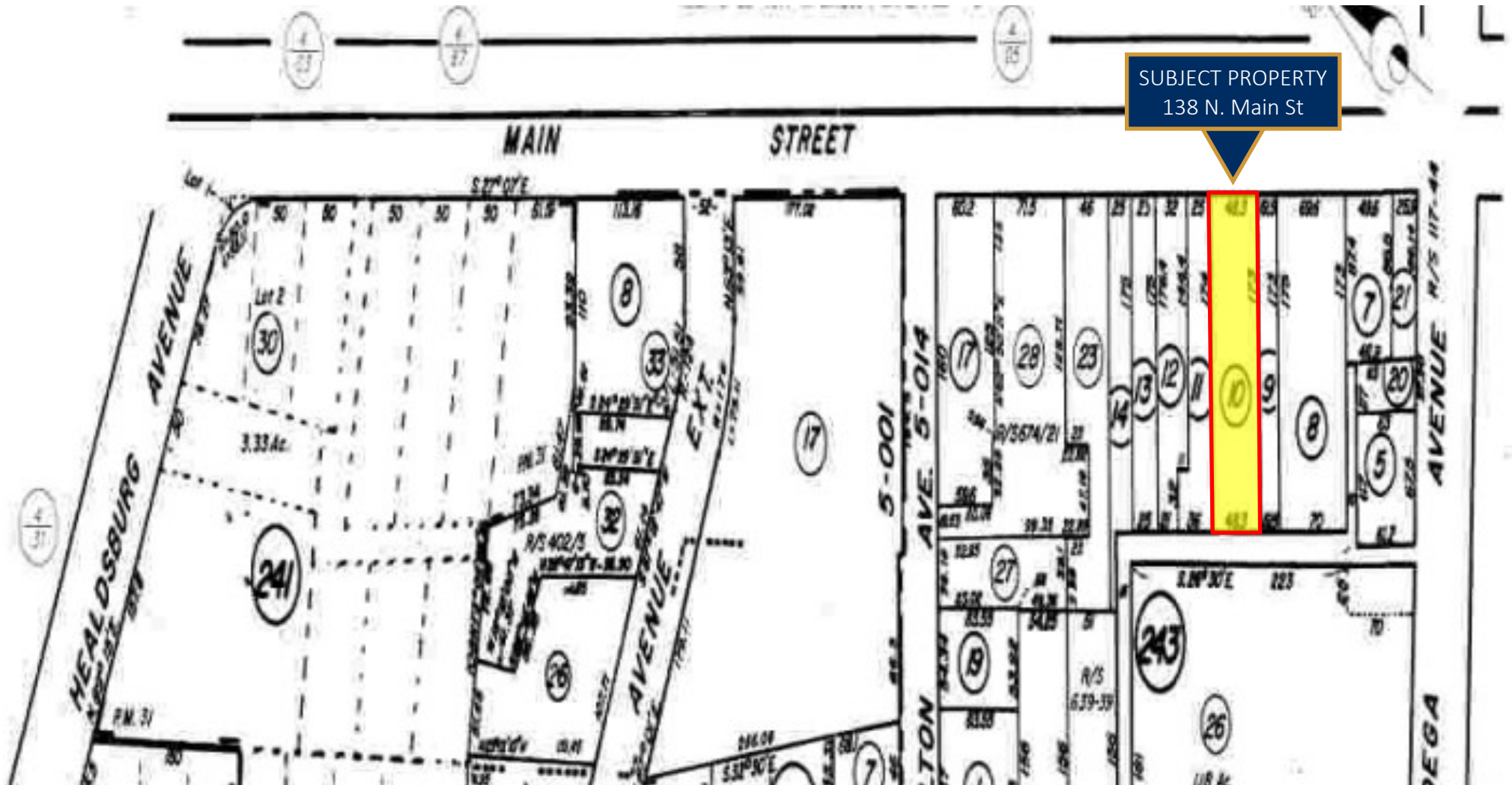
Retail: 4,429 Sq. Ft.

Office: 3,019 Sq. Ft.





PARCEL MAP



SUBJECT PROPERTY
138 N. Main St



PHOTOS



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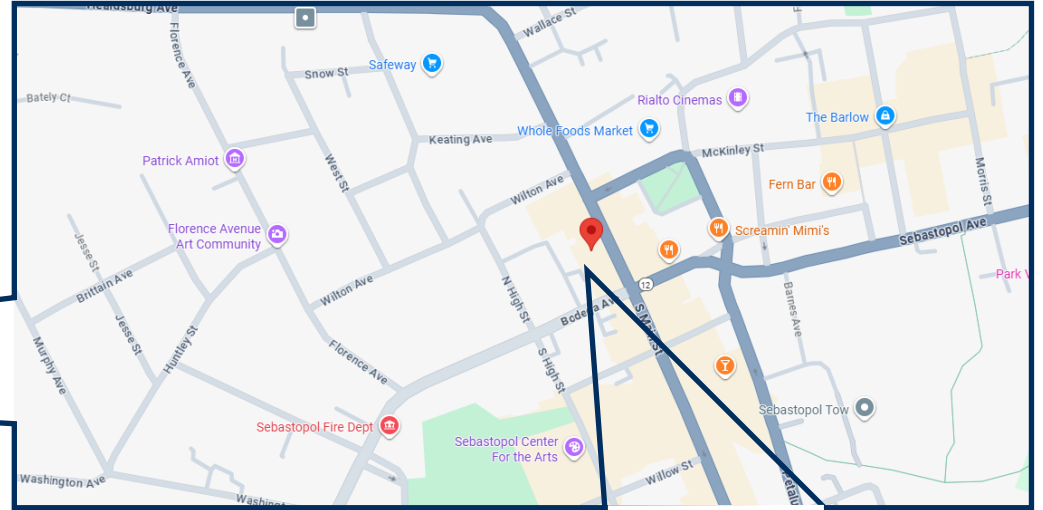
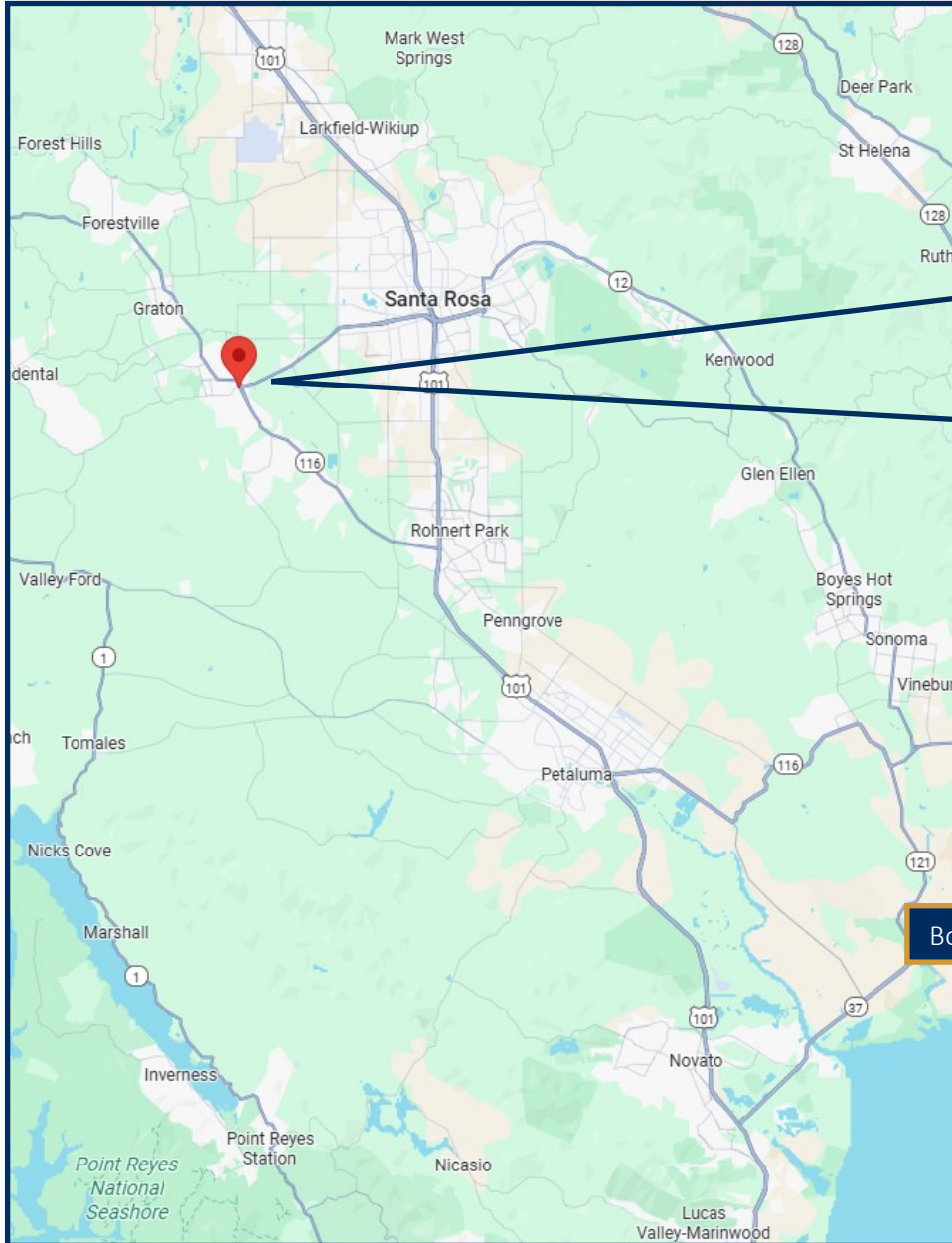
PHOTOS



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MAPS



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LISTING TEAM



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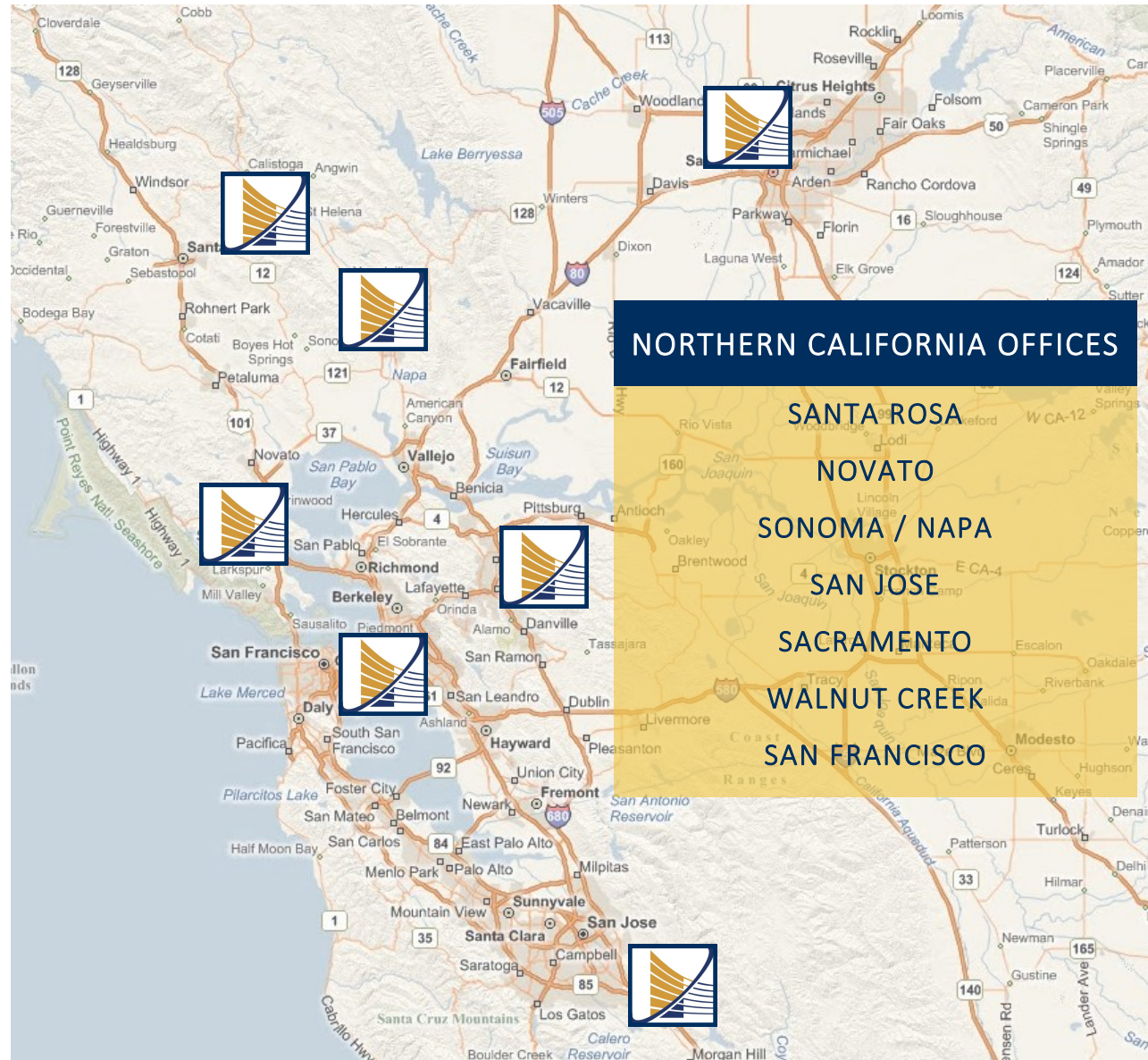
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