



# 18346 Highway 12 – For Lease

18346 HIGHWAY 12, SONOMA, CA 95476

**TINA DEMARTINI**

REALTOR®, COMMERCIAL DIVISION | CALDRE #02122607  
707.225.1882  
TINAD@WREALESTATE.NET

**RANDY WALLER**

BROKER/OWNER | CALDRE #01382348  
707.843.1382  
RANDY@WREALESTATE.NET



# Property Summary

18346 HIGHWAY 12 | SONOMA



## Property Description

Located along one of Sonoma's most traveled corridors, 18346 Sonoma Highway offers exceptional visibility, steady traffic flow, and convenient access for customers and clients alike. The 821± square foot space features a flexible open layout ideal for retail, office, or service-based use. Large windows provide great natural light and signage opportunities, while ample on-site parking adds to the property's accessibility. Position your business in a highly visible location surrounded by established local and regional tenants, just minutes from Sonoma Plaza and key area amenities.

## OFFERING SUMMARY

Lease Rate:	\$1,950.00 per month (Gross)
Available SF:	821 SF
Building Size:	821 SF
Lot Size	4,414SF





# Floor Plan

18346 HIGHWAY 12 | SONOMA



**TOTAL: 682 sq. ft**



# About Sonoma

Sonoma, California is a historic and picturesque city located in the heart of Sonoma Valley, one of the world's premier wine regions. Known for its charming downtown plaza, Sonoma blends small-town character with sophisticated wine-country living. The area is home to award-winning wineries, farm-to-table restaurants, boutique shops, and historic landmarks such as Mission San Francisco Solano and the Sonoma Barracks.

Surrounded by rolling vineyards and scenic hills, Sonoma offers a relaxed yet refined atmosphere that attracts visitors and businesses alike. Its strong tourism economy, proximity to Napa and San Francisco, and vibrant local community make it a desirable destination for both residents and entrepreneurs seeking the quintessential Wine Country experience.

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	34,676	129,996	378,521
Average Age	48	47	44
Average Age (Male)	46	46	42
Average Age (Female)	49	48	45

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	14,841	52,900	142,360
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$161,059	\$159,498	\$149,183
Average House Value	\$1,068,964	\$1,000,936	\$917,914



## 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.

500 BICENTENNIAL WAY, SUITE 310  
SANTA ROSA, CA 95403

PHONE: 707.591.0570  
[WCOMMERCIALRE.COM](http://WCOMMERCIALRE.COM)





**TINA DEMARTINI**

REALTOR®, COMMERCIAL DIVISION | CALDRE #02122607  
707.225.1882 | [TINAD@WREALESTATE.NET](mailto:TINAD@WREALESTATE.NET)  
[WCOMMERCIALRE.COM](http://WCOMMERCIALRE.COM)

**RANDY WALLER**

BROKER/OWNER | CALDRE #01382348  
707.843.1382 | [RANDY@WREALESTATE.NET](mailto:RANDY@WREALESTATE.NET)  
[WCOMMERCIALRE.COM](http://WCOMMERCIALRE.COM)

## 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.