



133 W Agua Caliente Rd – For Sale

SONOMA, CA 95476

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Property Summary

133 W AGUA CALIENTE RD | SONOMA



Property Description

An exceptional investment opportunity in Sonoma Valley, this well-maintained quadruplex at 133 W Agua Caliente Road offers four townhouse-style units, each with 2 bedrooms, 1.5 baths, and ~950 SF of living space. Recent upgrades include a newer roof, double-pane windows, updated flooring, and fresh exterior paint. Amenities such as covered carport parking and on-site laundry add tenant appeal. Just off Highway 12 and three miles from Sonoma Plaza, the property provides convenient access to shopping, dining, and commuting routes. Fully leased, this income property delivers both stable cash flow and long-term growth potential in a sought-after Sonoma Valley location.

OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$1,350,000 |
| Number of Units: | 4 |
| Lot Size: | 7,996 SF |
| Building Size: | 4,836 SF |

Property Details & Highlights

133 W AGUA CALIENTE RD | SONOMA

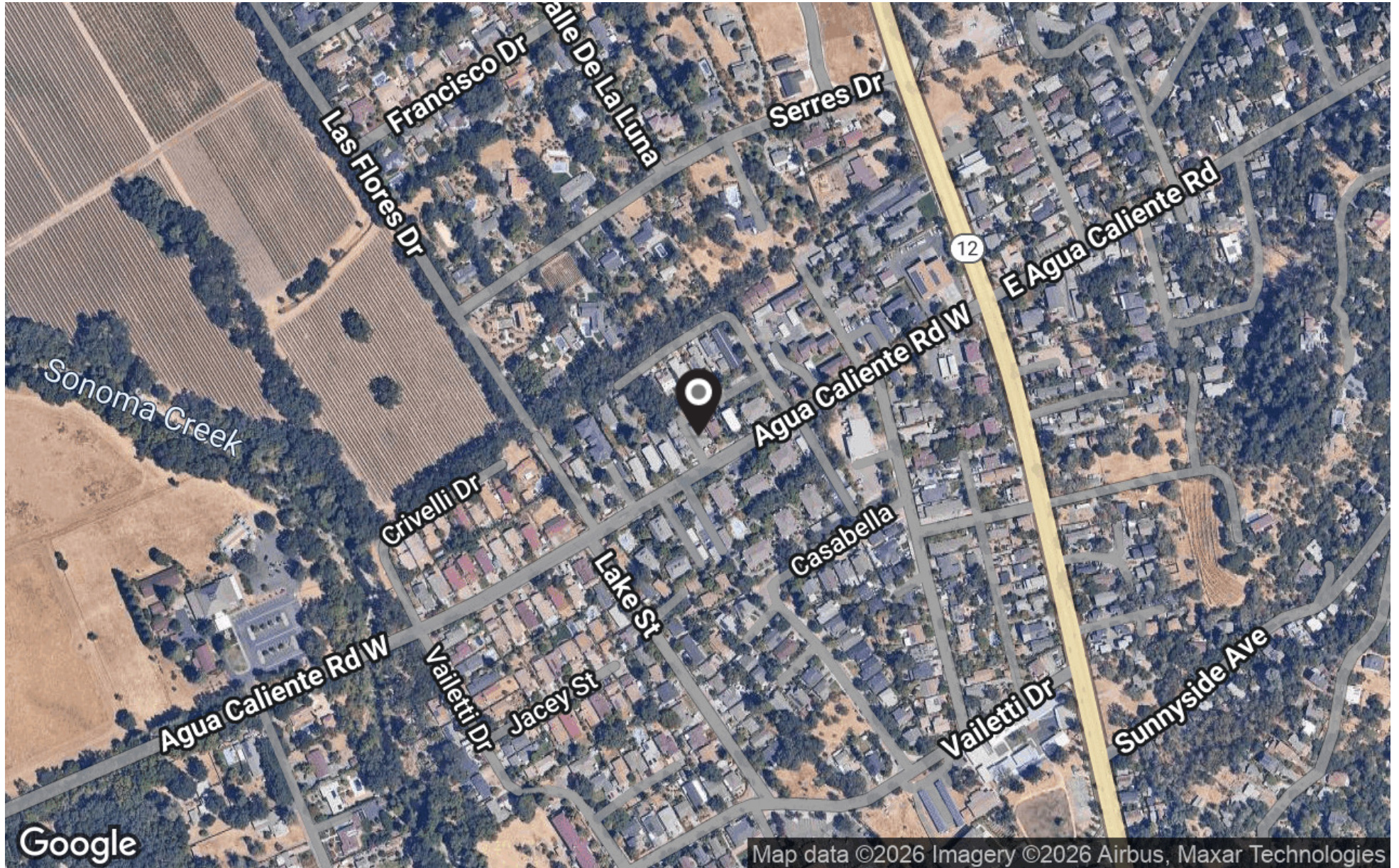


| | |
|---------------------|-----------------|
| Property Type | Multifamily |
| Property Subtype | Low-Rise/Garden |
| APN | 056081028000 |
| Building Size | 4,836 SF |
| Lot Size | 7,996 SF |
| Year Built | 1971 |
| Number of Floors | 2 |
| Number of Buildings | 1 |

- **Four Spacious Units** – Each townhouse-style unit features 2 bedrooms and 1.5 bathrooms across ~950 SF of thoughtfully designed living space
- **Recent Capital Improvements** – Newer roof, double-pane windows, updated flooring, and fresh exterior paint reduce maintenance costs and boost curb appeal
- **On-Site Amenities** – Covered carport parking and coin-operated laundry add convenience and supplemental income potential
- **Fully-Leased Income Property** – Provides immediate cash flow with established tenants
- **Desirable Quadruplex Asset Class** – Four-unit properties are rare in Sonoma Valley and benefit from attractive financing options compared to larger complexes
- **Strong Tenant Demand** – Located in one of Sonoma Valley's most desirable rental submarkets, supporting stable occupancy and long-term growth potential

Location Map

133 W AGUA CALIENTE RD | SONOMA











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 Sonoma

Sonoma, California is a historic and picturesque city at the heart of Sonoma Valley, one of the world’s premier wine regions. Known for its charming town square, Sonoma Plaza, the city offers boutique shops, acclaimed restaurants, tasting rooms, and cultural landmarks like Mission San Francisco Solano, the last of California’s 21 missions. Surrounded by rolling vineyards and scenic hillsides, Sonoma blends small-town charm with a vibrant food, wine, and arts scene. Outdoor enthusiasts enjoy nearby hiking, biking, and regional parks, while its close proximity to Napa Valley and San Francisco makes it both accessible and highly desirable. With its rich history, world-class wineries, and relaxed lifestyle, Sonoma captures the essence of Wine Country living.

| POPULATION | 5 MILES | 10 MILES | 15 MILES | HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 15 MILES |
|----------------------|---------|----------|----------|---------------------|-------------|-------------|-----------|
| Total Population | 34,956 | 130,517 | 401,588 | Total Households | 14,982 | 53,118 | 154,280 |
| Average Age | 48 | 47 | 43 | # of Persons per HH | 2.3 | 2.5 | 2.6 |
| Average Age (Male) | 46 | 46 | 42 | Average HH Income | \$161,637 | \$159,592 | \$140,237 |
| Average Age (Female) | 49 | 48 | 44 | Average House Value | \$1,075,654 | \$1,003,847 | \$885,132 |



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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.