



21 Patten

21 PATTEN ST, SONOMA, CA 95476

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Lease Description

Location, location, location. Discover a premier leasing opportunity at 21 Patten St, Sonoma - an exceptional property boasting versatile spaces perfect for your business needs. With ample parking and convenient access, this property ensures convenience for both employees and clients. The thoughtfully designed interior spaces provide flexibility for various office layouts, while large windows flood the area with natural light, creating an inspiring atmosphere. 21 Patten St. presents an ideal leasing opportunity for businesses seeking a professional and dynamic space in Sonoma.

Property Highlights

- Abundant Natural Light – Bright, open spaces to enhance productivity and ambiance
- Flexible Usage – Ideal for retail, office, medical, or professional services
- Convenient Parking – Easy access for clients and employees
- Utilities Included – Water, garbage, and landscaping
- Prime Location – Close to Sonoma's vibrant shopping, dining, and business

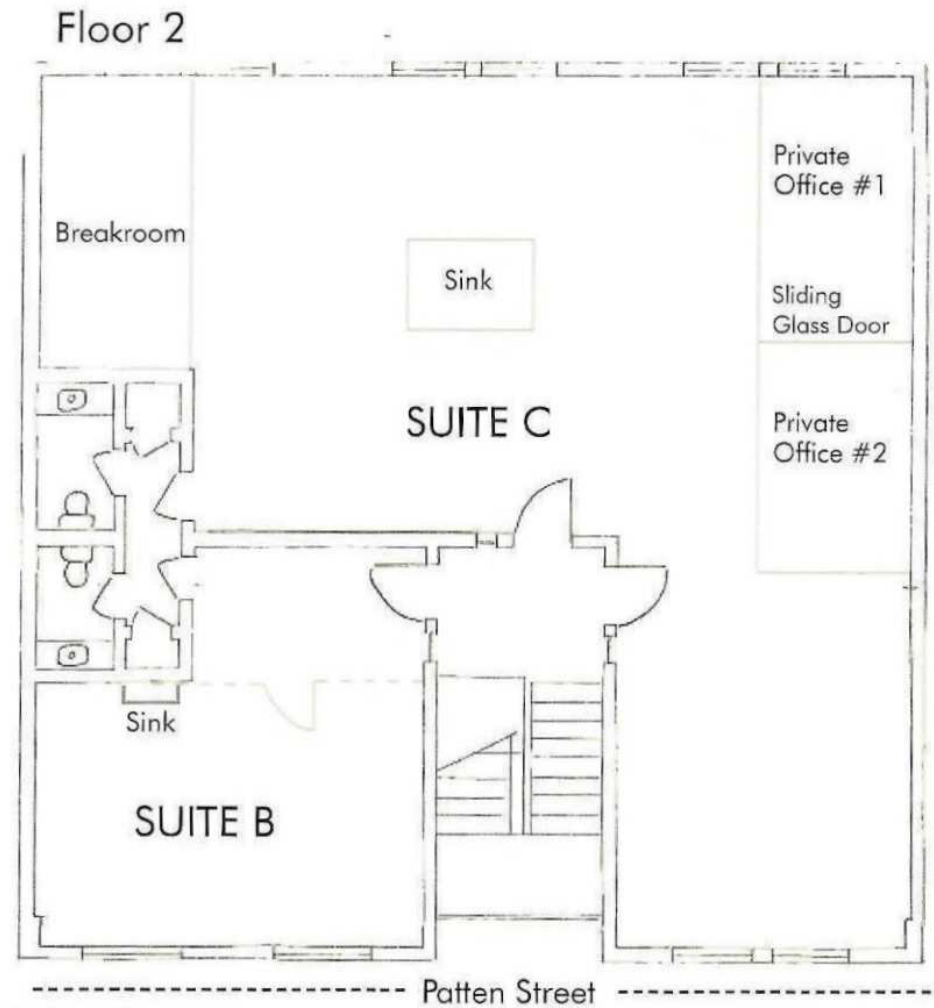
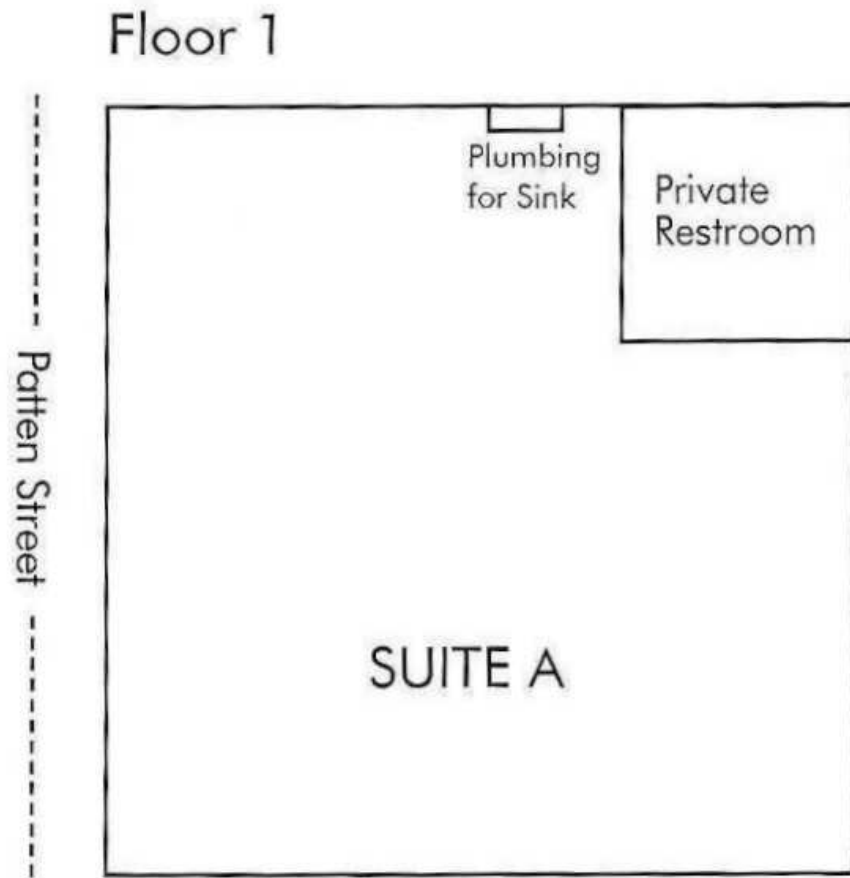
OFFERING SUMMARY

Lease Rate:	\$1500 - \$3750 per month (Gross)
Available SF:	400 - 2,125 SF
Lot Size:	4,497 SF
Building Size:	2,531 SF

Retailer Map

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Aerial Photos

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Suite A Interior

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Suite C Interior

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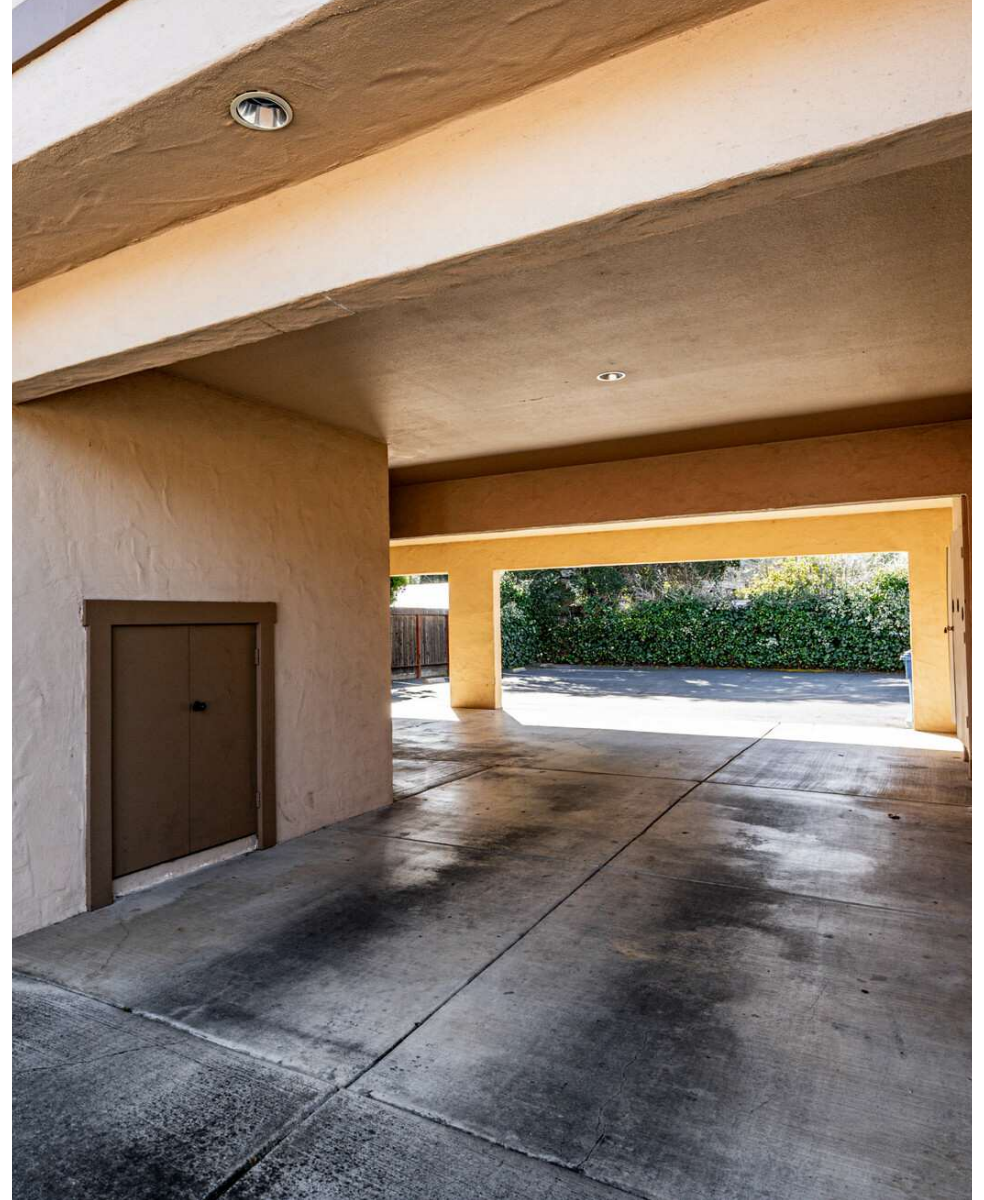
Additional Photos

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About Sonoma

Nestled in the heart of Sonoma, this vibrant neighborhood provides an ideal setting for office investment or tenancy. Walkable streets are lined with charming boutiques, wine bars, and local eateries, offering a welcoming atmosphere for professionals and clients alike. With the renowned Sonoma Plaza just a short stroll away, the area exudes a blend of history and modernity, creating an enticing backdrop for office life. Surrounding vineyards and parks offer ample opportunities for leisure and relaxation. This dynamic location fosters a perfect balance between work and play, making it an attractive choice for businesses seeking a prime office location in Sonoma.

POPULATION	1 MILE	5 MILES	10 MILES	HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Population	9,724	34,413	106,838	Total Households	4,550	14,700	42,028
Average Age	51	48	45	# of Persons per HH	2.1	2.3	2.5
Average Age (Male)	48	46	44	Average HH Income	\$160,244	\$159,379	\$153,248
Average Age (Female)	53	49	47	Average House Value	\$1,143,340	\$1,064,231	\$1,019,995



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

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.