

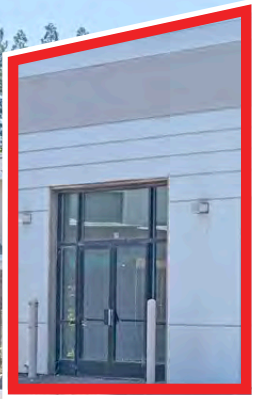


Keegan & Coppin
COMPANY, INC.

FOR LEASE

989 WEST SPAIN STREET &
19404 SONOMA HWY
SONOMA, CA

**WAREHOUSE, RETAIL,
PROFESSIONAL OFFICE BUILDINGS**



Go beyond broker.

REPRESENTED BY:

RHONDA DERINGER, PARTNER
LIC # 01206401 (707) 528-1400, EXT. 267
RDERINGER@KEEGANCOPPIN.COM



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**WAREHOUSE, RETAIL,
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BUILDINGS FOR LEASE**

PROPERTY DETAILS

PROPERTY HIGHLIGHTS

Located at the corner of West Spain Street and Sonoma Highway (Highway 12) and at a signalized intersection

The property is located approximately 1 mile from the town center and at the signalized intersection/corner of West Spain Street and Sonoma Highway (Hwy 12), which offers easy access and excellent visibility. The 2 buildings share the parking lot, which is accessible from both Sonoma Highway and West Spain Street.

989 WEST SPAIN STREET - UNIT 103 - 1,300+/- SF

The freestanding single level retail/office/warehouse building was constructed in 1988. The building is constructed of steel frame construction with stucco-like exterior siding (Dryvit/EIFS siding) glass storefront windows and doors, roll-up door covered with a glass storefront, interior ceiling height ranges from 14' to 16' feet, concrete slab foundation - floors, restroom and gas space heater.

19404 SONOMA HIGHWAY - 1,154+/- SF

1,154+/- square foot freestanding single level office building "Bungalow Style" originally built in 1933 as a single-family residence. This building has undergone extensive remodeling in recent years. The building consists of wood frame construction with vinyl lap and brick siding, front covered porch, rear patio area, composition roof, multiple windows, central heating and air. The floor plan is configured as an office/retail show room with two private offices and a large open front-room, restroom, built-in cabinetry, covered front porch and rear patio area. The interior amenities include bamboo flooring, heating and air-conditioning, and extensive lighting throughout.

LEASE INFORMATION

Lease Rate

989 W. Spain St. - Unit 103: **Negotiable - Gross Lease**

19404 Sonoma Hwy.: **Negotiable - Gross Lease**

Contact Agent Regarding Rental Rates



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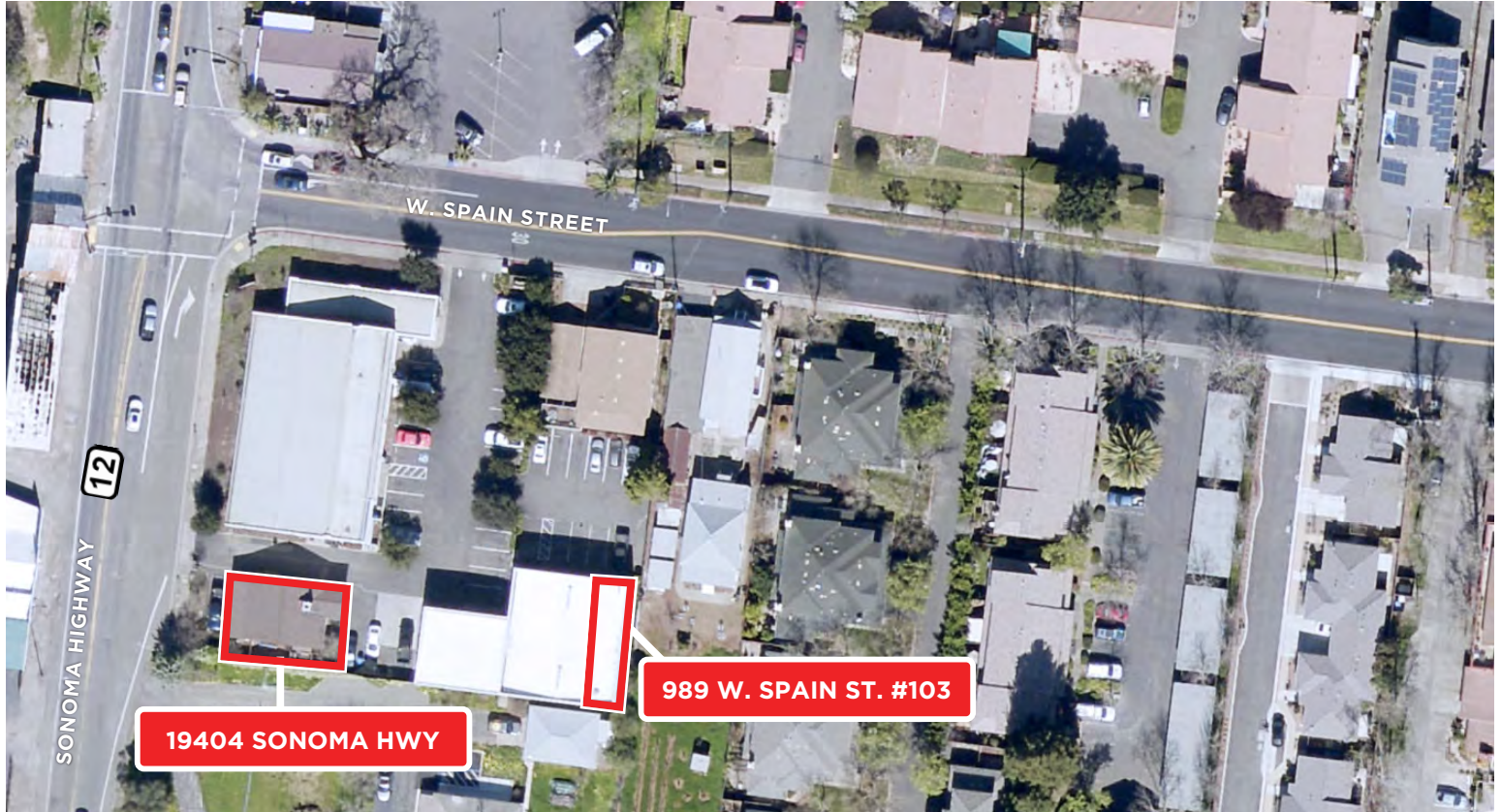
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PROPERTY DESCRIPTION



Located at the corner of West Spain Street and Sonoma Hwy (Highway 12) and at a signalized intersection

PROPERTY TYPE

Commercial (Office / Retail /
Warehouse)

YEAR BUILT

1988 (989 W. Spain St.)
1933 (19404 Sonoma Hwy)

UNIT SIZE

989 W. Spain St #103: 1,300+/- SF
19404 Sonoma Hwy.: 1,154+/- SF

ZONING

C- Commercial (Retail, Services,
Manufacturing, Warehouse, Offices & More)

APN

018-442-025

PARKING

Shared parking lot - Assigned Parking

CONVENIENTLY LOCATED TO.....

HISTORIC SONOMA PLAZA	1+/- MILE
SANTA ROSA	28+/- MILES
CITY OF NAPA	15+/- MILES
SAN FRANCISCO	50+/- MILES

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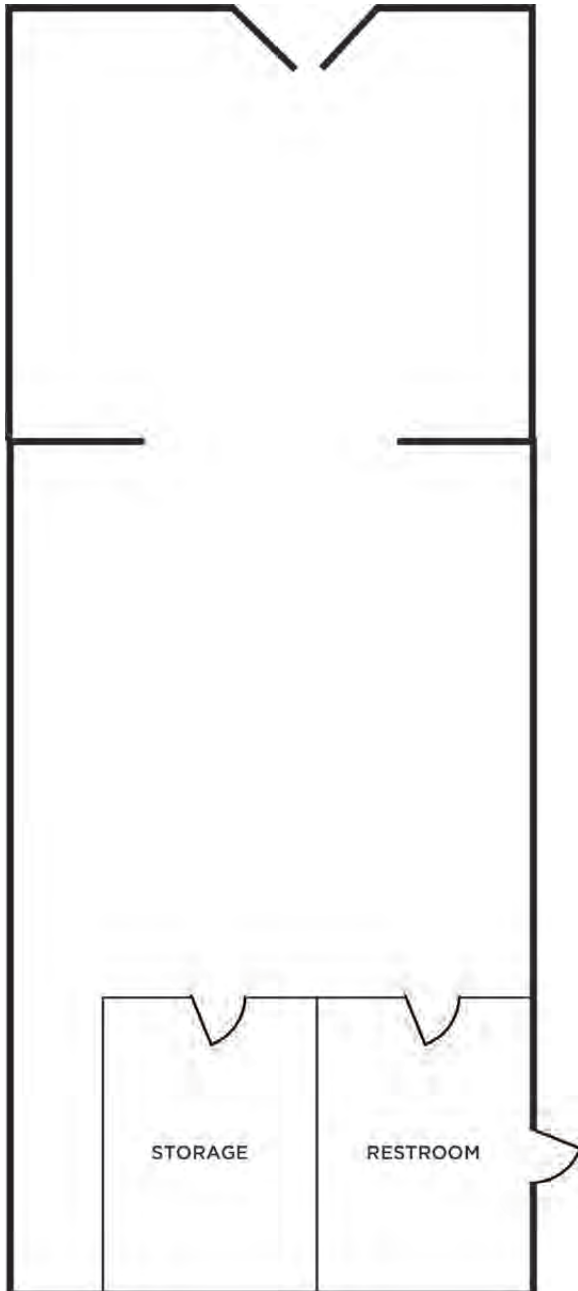


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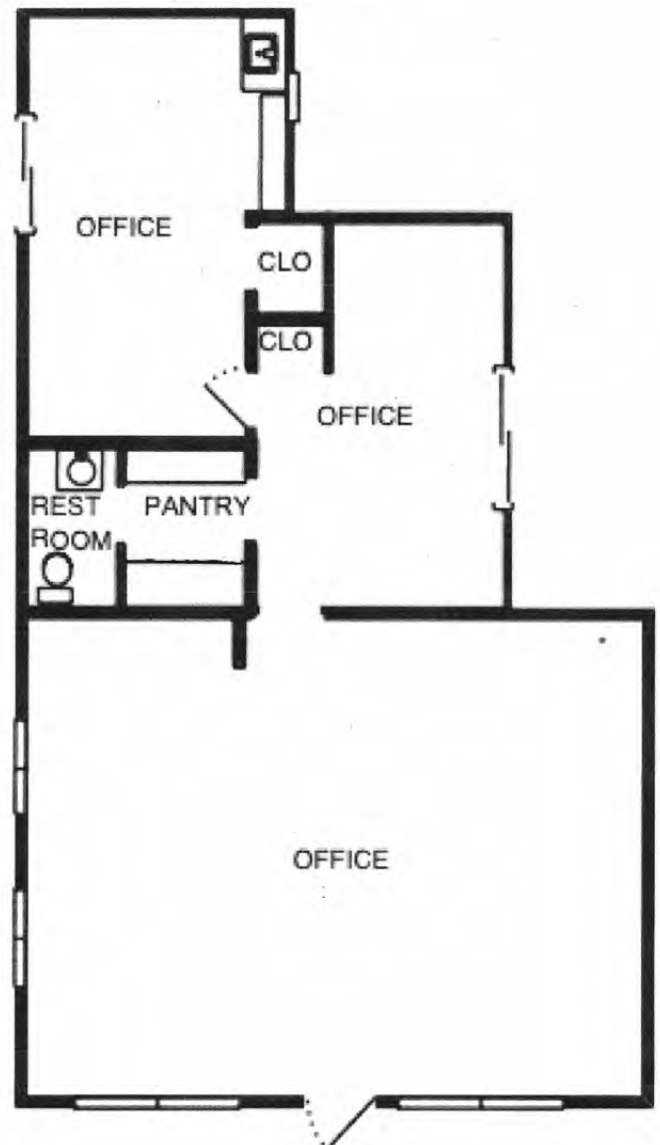
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FLOOR PLAN

989 W. SPAIN ST. UNIT 103



19404 SONOMA HWY



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PROPERTY PHOTOS



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AREA DESCRIPTION

DESCRIPTION OF AREA

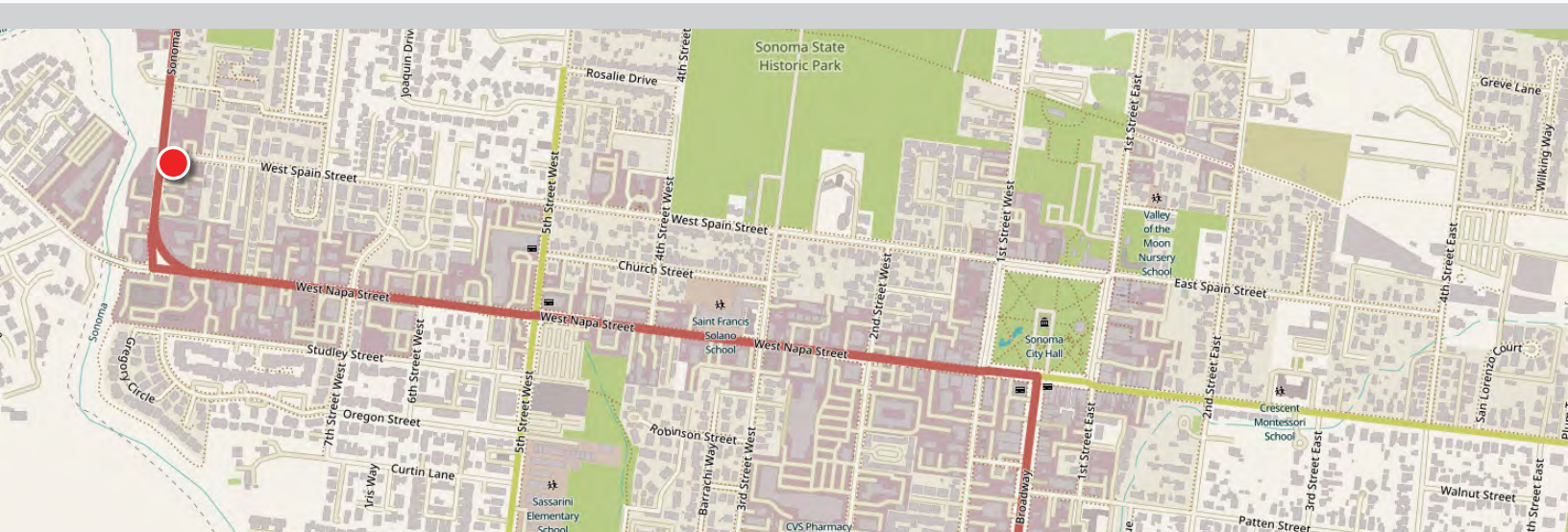
Sonoma Highway (Hwy 12) is the primary transportation corridor through Sonoma with over 24,400 cars per day that pass by. The property has almost 200 feet of frontage along Sonoma Highway and about 153 feet of frontage along West Spain Street. This is a high volume intersection providing the property with excellent visibility and accessibility.

The subject property area is located on the Western edge of City limits within the West Napa Street / Sonoma Highway Corridor. It sits approximately 1 mile West of the downtown Historic "Sonoma Square" Town Plaza. This is primarily a residential neighborhood with a variety of commercial uses situated along Sonoma Highway, the main North - South thoroughfare in the Sonoma area. The nearby commercial uses consist of several neighborhood shopping centers, Hotel/B&B's, and individual retail and office buildings/businesses serving the local community. This area's location and appeal for commercial uses is derived from the high traffic count on Sonoma Highway and its use as main thoroughfare through the County and the Sonoma Valley.

The subject property is located in the incorporated City of Sonoma, located in the southeast portion of Sonoma County approximately one hour north of San Francisco and 20 minutes southeast of Santa Rosa. Sonoma is one of the smallest incorporated cities in the county with a population of over 11,000 people, but serves an additional 12,000

individuals found within adjoining unincorporated neighborhoods. The area's primary economic base is the wine industry and tourism. Situated in the midst of the Sonoma Valley, this is one of the premier wine regions of the world. Outside of the suburban boundaries, the primary land-use is agricultural with the majority of acreage containing vineyards. Numerous small and large wineries are found throughout and are a major employer, directly and indirectly, for the region. The continued popularity of the wine and the natural beauty of the environment has created a significant tourist industry that is supported by the world-class Sonoma Mission Inn and several smaller resorts that have been developed in recent years. Commercial activity within the city limits is comprised primarily of individual office and retail buildings situated along the primary commercial

Corridor and the Historic "Sonoma Square" Town Plaza. The Historic "Sonoma Square" Town Plaza is bordered by many specialty shops, wine tasting rooms, restaurants, and other tourist related services. It is a very popular destination and maintains some of the highest rental and market values in the County. Remaining uses consist of neighborhood shopping centers, which serve the local population needs.



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VICINITY MAP



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1355 N Dutton Ave., Suite 100
Santa Rosa, CA 95401
keegancoppin.com
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