

±250 - 10,000 SF OFFICE SPACE AVAILABLE FOR LEASE

OFFICE BUILDING
FOR LEASE

7765 Healdsburg Ave
Sebastopol, CA 95472-3309



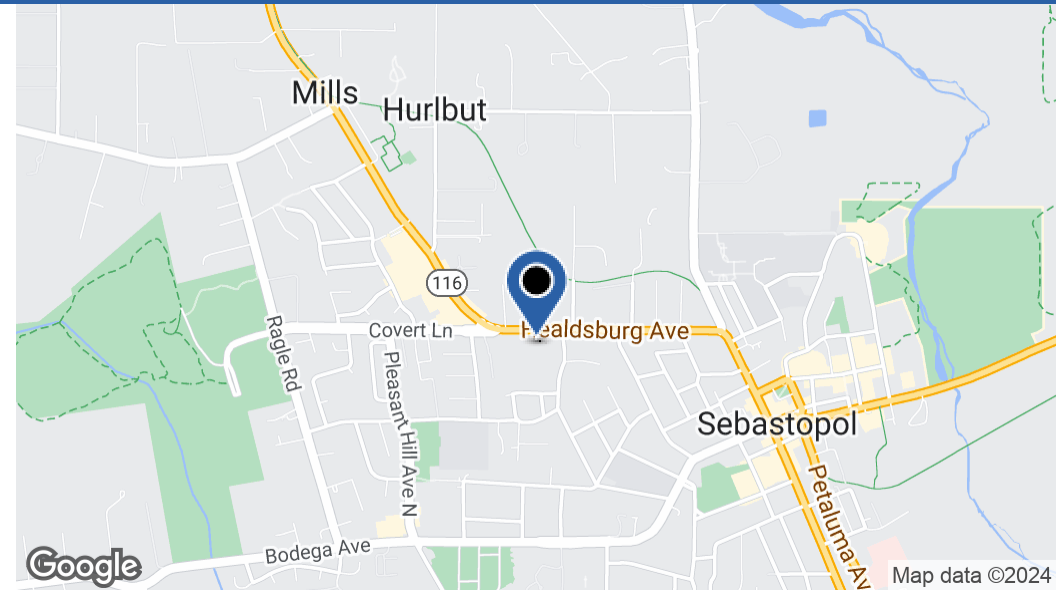
JD
Management Group Inc.

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±250 - 10,000 SF OFFICE SPACE AVAILABLE FOR LEASE
7765 Healdsburg Ave, Sebastopol, CA

\$1.50/SF - \$2.00/SF



PROPERTY DESCRIPTION

Beautiful office building with Colonial Style Architecture featuring private offices and large suite configurations. Single offices starting at \$550/month. Located in an excellent, central Sebastopol location. Complex has ample parking for clients and customers.

PROPERTY HIGHLIGHTS

- Private offices available starting at \$550/month
- Multiple Suite Configurations Available: 250-10,000 SF
- \$1.50/SF for larger spaces
- Beautiful Building with Colonial Style Architecture
- Excellent, Central Location
- Ample Parking



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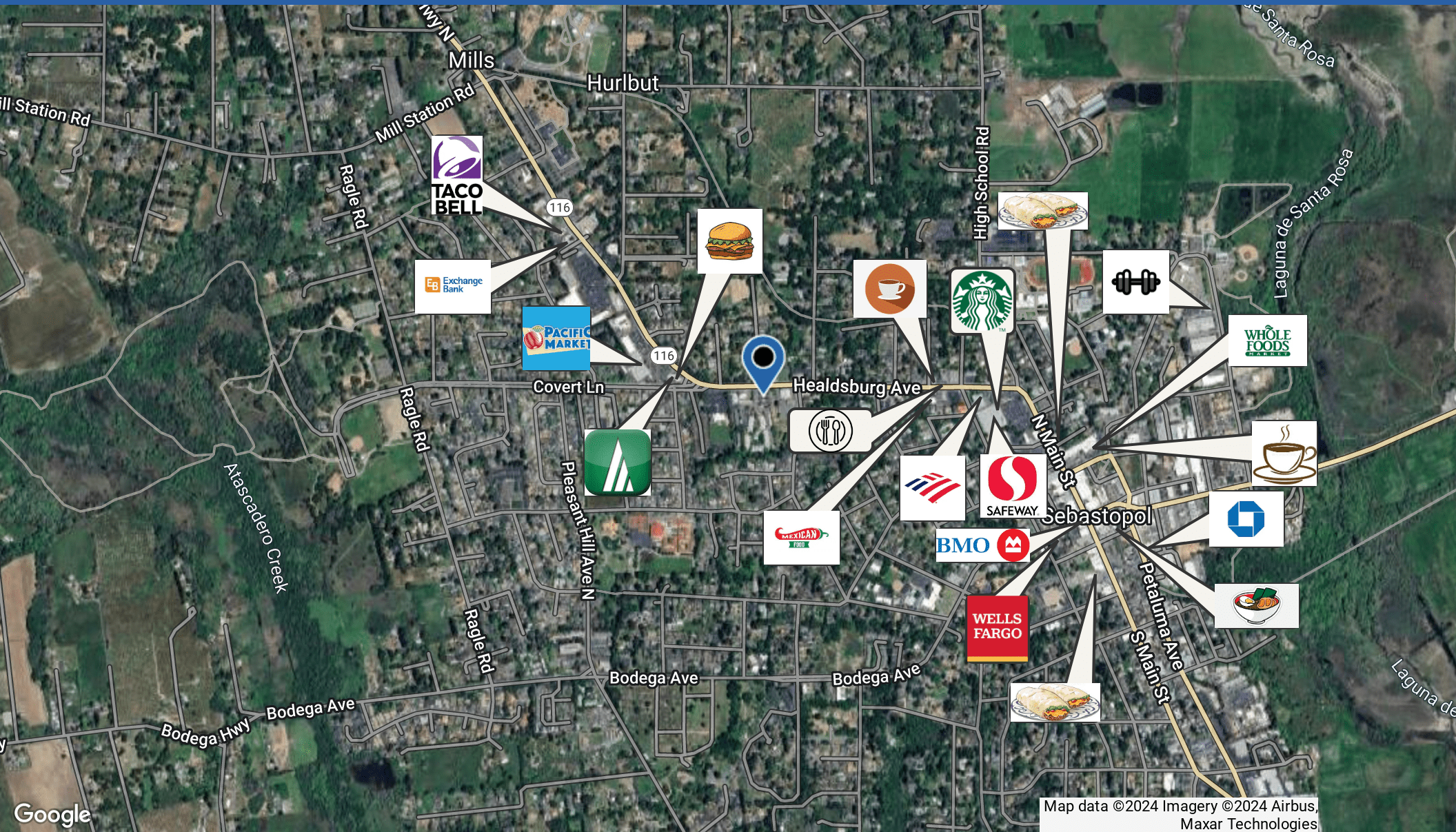
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LOCATION DESCRIPTION

7765 Healdsburg Avenue, located just north of downtown Sebastopol, CA, offers an ideal office setting in a thriving business corridor. Sebastopol is a small town located in the north Bay Area and a ten-minute drive from Santa Rosa. Nearby attractions include popular dining spots like Screamin' Mimi's Ice Cream, Ramen Gaijin, and Handline. For grocery needs, Safeway and Whole Foods Market are just a short drive away. The Barlow, a dynamic marketplace with artisan food and craft beverage producers, is also nearby. Additionally, you'll find local favorites like the Sebastopol Farmers Market and Community Market. This location combines professional convenience with easy access to Sebastopol's vibrant arts scene, unique shops, and scenic vineyards.

LOCATION HIGHLIGHTS

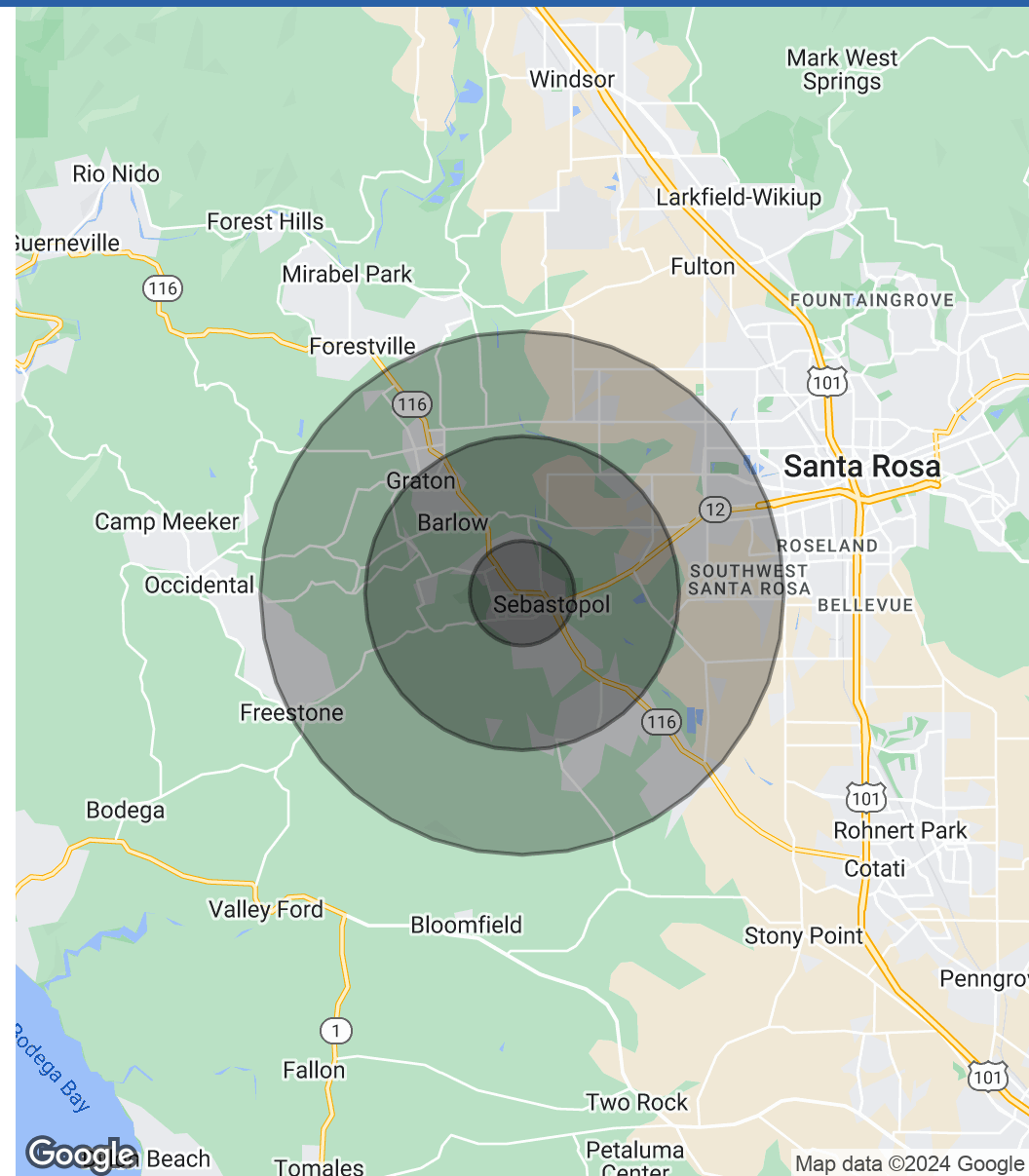
- Located in Central Sebastopol
- Located on Highway 116
- Highly Visible Building
- Ten Minute Drive From Santa Rosa
- Nearby Shopping and Restaurants

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 4,418 | 23,432 | 44,854 |
| Average Age | 45.6 | 44.4 | 43.4 |
| Average Age (Male) | 40.7 | 40.8 | 41.3 |
| Average Age (Female) | 49.2 | 46.8 | 44.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 1,907 | 9,438 | 17,442 |
| # of Persons per HH | 2.3 | 2.5 | 2.6 |
| Average HH Income | \$79,270 | \$87,132 | \$87,363 |
| Average House Value | \$626,259 | \$616,316 | \$591,420 |

* Demographic data derived from 2020 ACS - US Census



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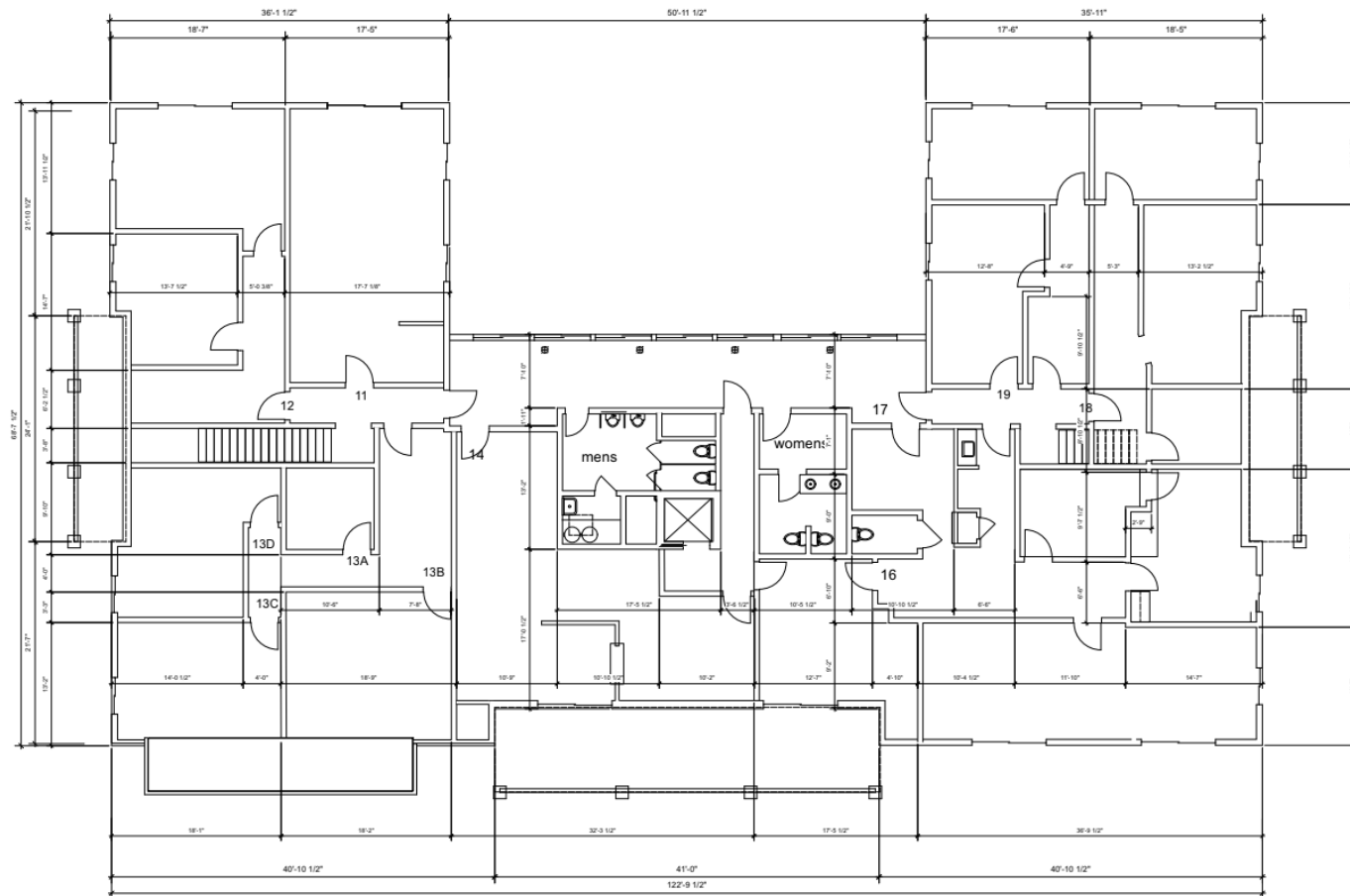
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1 2ND FLOOR PLAN
Scale: 3/16" = 1'-0"

Architecture
Planning
Interiors
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7765 HEALDSBURG SEBASTOPOL
CA 95472
AS-BUILT FLOOR PLANS



Structural and Building
Services

| REV | DATE | DESCRIPTION |
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AS BUILT 2ND
FLOOR PLANS

AS-2

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EXCLUSIVELY MARKETING BY:

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