



850 Grove Street – For Lease

SONOMA, CA 95476

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Property Summary

850 GROVE STREET | SONOMA



Property Description

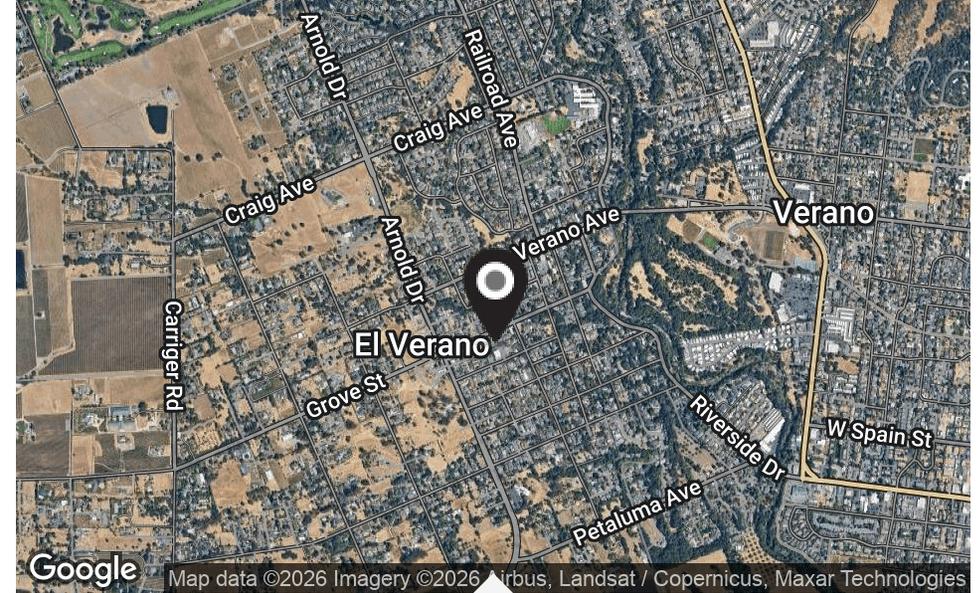
Now available for lease, this 4,500± sq. ft. warehouse offers prime functionality with excellent accessibility. Located just off Arnold Drive, the property provides convenient access to Sonoma, Napa, and surrounding areas. The open layout with high ceilings makes it ideal for storage, distribution, light industrial, or creative workspace. With its strategic location and versatile design, this warehouse is well-suited for businesses seeking efficiency and convenience in the heart of Wine Country.

OFFERING SUMMARY

Lease Rate:	\$3,500SF/yr (Gross)
Available SF:	4,500 SF
Building Size:	4,500 SF

Property Details & Highlights

850 GROVE STREET | SONOMA



Property Type
Property Subtype
Building Size

Industrial
Warehouse/Distribution
4,500 SF

- **Size & Availability** Approximately 4,500 square feet of warehouse / flex space is now available for lease
- **Functional Layout & Features** - Open floor-plan warehouse layout with high ceilings, allowing for flexible usage.
- **Ideal** for storage, distribution, light industrial operations, or a creative workspace needing open, adaptable square footage
- **Location & Accessibility** - Conveniently situated just off Arnold Drive, providing easy access to Sonoma, Napa, and surrounding areas







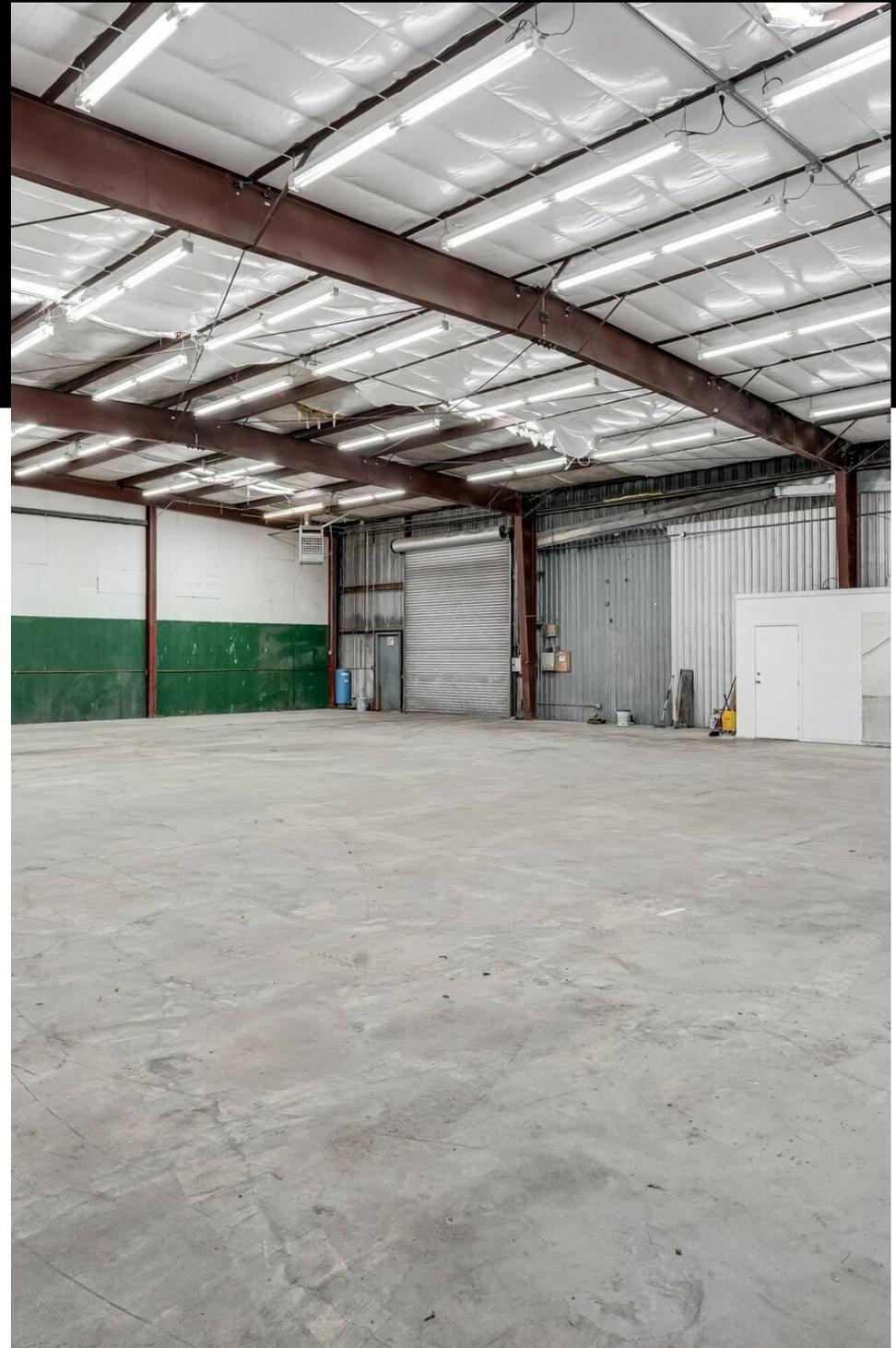
About W Commercial

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 vibrant town nestled in the heart of Sonoma Valley, one of the most renowned wine regions in the world. Known for its laid-back charm and scenic beauty, Sonoma offers a unique blend of history, culture, and natural splendor. At the center of town is the historic Sonoma Plaza, a lively square surrounded by boutique shops, art galleries, gourmet restaurants, and tasting rooms, all anchored by California's largest plaza park. Beyond the town center, rolling vineyards, olive groves, and picturesque hills create a serene backdrop for world-class wineries and farm-to-table experiences. With its rich heritage, warm community feel, and reputation for fine wine and food, Sonoma captures the essence of Wine Country living.

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	35,039	126,698	377,928
Average Age	48	47	44
Average Age (Male)	46	45	42
Average Age (Female)	49	48	45

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	14,983	51,587	142,129
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$161,265	\$160,261	\$149,166
Average House Value	\$1,071,911	\$1,000,324	\$917,089



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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.