

FOR SALE



18590-18598 HWY 12

BOYES HOT SPRINGS (SONOMA), CA 95476



BANKRUPTCY SALE*



**TWO (2)
APARTMENTS**



**LEASED INVESTMENT
OPPORTUNITY**



**TWO (2)
RETAIL SUITES**

Building Size ±4,315 SF

C-2 Zoning

Two (2) Street-Level Retail Suites

Total Property Tax (2024): \$28,365

Two (2) Upstairs Apartments

Total Assessed Value (2024): \$2,184,840

Year Built: 2017

Retail Tenants: Danny Valencia Fitness, A-Spa

Construction: Wood Frame

Located on Highway 12

Lot Size: ±0.27 AC

Twelve (12) Parking Spaces

APN# 056-501-061

Two (2) Garage Spots (One per Apartment)

Asking Price: Best Offer

*Kidder Mathews is the Listing Broker. Seller is a debtor and debtor in possession in proceedings under Chapter 11 of Title 11 of the United States Code (the "Bankruptcy Code") in the United States Bankruptcy Court for the Northern District of California (the "Bankruptcy Court"), which is being jointly administered as In re LeFever Mattson, a California corporation and In re KS Mattson Partners, LP, Case No. 24-10545 (CN) (the "Bankruptcy Case"). Any purchase of this property will be subject to approval of the Bankruptcy Court.

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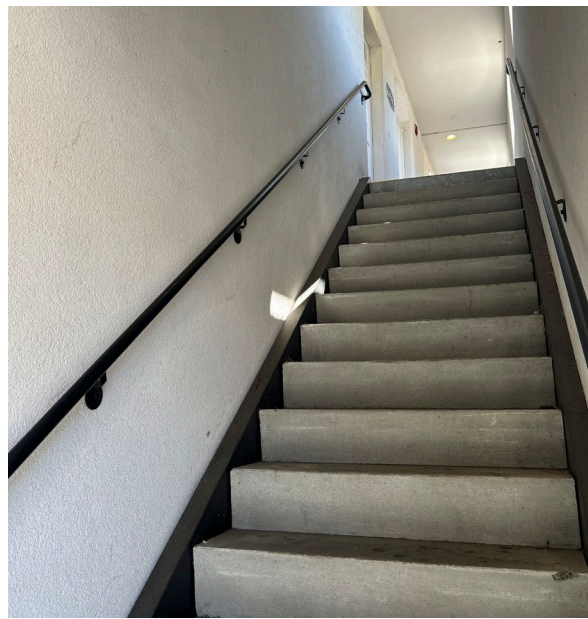
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AERIAL





ABOUT SONOMA

Sonoma is a historic and picturesque city in the heart of Northern California's wine country. Located about 45 miles north of San Francisco, Sonoma is surrounded by world-famous vineyards and rolling hills, making it both a cultural landmark and a lifestyle destination. With a population of roughly 10,700, Sonoma offers the charm of a small town with the amenities and energy of a much larger community.

The centerpiece of the city is the Sonoma Plaza, a National Historic Landmark and the largest town square in California, lined with tasting rooms, boutique shops, galleries, and acclaimed restaurants. From the Plaza to the surrounding neighborhoods, Sonoma blends its heritage as the birthplace of California's wine industry with a thriving modern identity. Year-round festivals, farmers markets, and outdoor events bring people together and make the community a welcoming and lively place to live and visit.



Sonoma's economy and lifestyle are enriched by its connection to neighboring areas. Just minutes away are Boyes Hot Springs, with about 7,000 residents and a more affordable housing market, and Yountville, a smaller community known for its world-class restaurants and hospitality. To the north, Santa Rosa, the largest city in Sonoma County, provides a strong economic base with nearly 180,000 residents, major employers, and additional cultural and recreational amenities. To the east lies Napa, with nearly 80,000 residents and a national reputation as a hub of wine, food, and tourism. Together, these communities form a dynamic region that offers both opportunity and quality of life.

The median home price in Sonoma is close to \$1 million, reflecting its desirability and limited supply of historic and scenic properties. Neighboring markets offer a range of options: homes in Santa Rosa average around \$685,000, Boyes Hot Springs closer to \$740,000, and Napa in the mid-\$600,000s, while Yountville's exclusive market trends higher given its small size and prestige. This variety allows residents and businesses to choose from diverse housing and investment opportunities within minutes of Sonoma's core.

Household income levels in the region are also strong, supporting a healthy local economy. In Sonoma, the median household income is about \$101,000, while Napa County is higher at approximately \$109,000. Santa Rosa residents average just under \$100,000, and Boyes Hot Springs households earn close to \$90,000, illustrating a balanced and prosperous economic base across the area. These numbers, coupled with a robust tourism industry and thriving small-business community, provide stability and long-term growth potential.



Sonoma is widely regarded for its high quality of life. Excellent schools, safe neighborhoods, and a climate that invites year-round recreation make the city attractive for families, retirees, and professionals alike. Residents enjoy biking and hiking trails, access to regional and state parks, and community activities that reflect the city's welcoming spirit. At the same time, Sonoma retains a strong sense of history, with its mission, historic buildings, and cultural landmarks preserved and celebrated.

With its combination of small-town character, economic vitality, and proximity to world-renowned destinations, Sonoma and its surrounding communities offer an exceptional place to live, work, and invest. From its historic Plaza to its modern businesses, from affordable nearby neighborhoods to luxury wine country estates, the region stands out as a place where quality of life and opportunity come together in one of California's most celebrated landscapes.

RENT ROLL

	Rent
TOTAL MONTHLY RENT	\$10,200.00
18596 HWY 12 APARTMENT 1	\$2,400.00
18598 HWY 12 APARTMENT 2	\$2,650.00
18590 HWY 12 COMMERCIAL 1	\$2,950.00
18590 HWY 12 COMMERCIAL 2	\$2,200.00



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2025 TOTAL	11,367	32,245	35,449
2030 PROJECTION	11,119	31,692	34,903
2020 CENSUS	11,673	32,782	35,960
PROJECTED GROWTH 2025 - 2030	-306	-537	-511

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 TOTAL	4,875	14,010	15,391
2030 PROJECTED	4,831	13,964	15,364
2020 CENSUS	4,851	13,793	15,117
GROWTH 2025 - 2030	-45	-46	-28
OWNER-OCCUPIED	52.7%	60.8%	61.3%
RENTER-OCCUPIED	47.3%	39.2%	38.7%

INCOME	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$139,889	\$161,675	\$165.469
2030 PROJECTED HH INCOME	\$138,259	\$159,877	\$163,648
ANNUAL CHANGE 2025 - 2030	-\$1,630	-\$1,797	-\$1,821



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*For more information on
this property, please contact*

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