



Keegan & Coppin
COMPANY, INC.

FOR LEASE

950-980 GRAVENSTEIN HWY S
SEBASTOPOL, CA

Gravenstein Square

Go beyond broker.

REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM



GRAVENSTEIN SQUARE RETAIL SPACE FOR LEASE



950-980 GRAVENSTEIN HWY S
SEBASTOPOL, CA

**GRAVENSTEIN SQUARE
FOR LEASE**

PROPERTY INFORMATION

HIGHLIGHTS

- Strong Visibility and Traffic Counts
- Monument Signage on Both Entrances Conveniently Located on Gravenstein Hwy S (Hwy 116)
- Join Successful Tenant Mix with Anytime Fitness, Brew Brothers Coffee, Sebastopol Ballet, Psychic Pie Pizza, Deja Vu Nails and More!

AVAILABILITY

970 GRAVENSTEIN: 700+/- sq ft

DESCRIPTION

Second floor office with high ceilings, large windows and painted wood floors. Currently configured with one small private office, open space, kitchenette and bonus storage room. Creative fun office for artist, architect or others seeking a unique opportunity in a great location. \$1.10 psf.

978 GRAVENSTEIN 650+/- sq ft

Inline unit currently built out with separate waiting room, treatment area, and private restroom. Perfect for acupuncture, chiropractor, beauty services or small retail or office uses. \$2.30 psf.

LEASE TERMS

RATE

\$1.10psf - \$2.30psf

TERMS

NNN

PARKING

91 Spaces On Site

ZONING

CG - General Commercial
Formula Retail Allowed

Keegan & Coppin Co., Inc.
1201 N McDowell Boulevard
Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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DESCRIPTION OF AREA

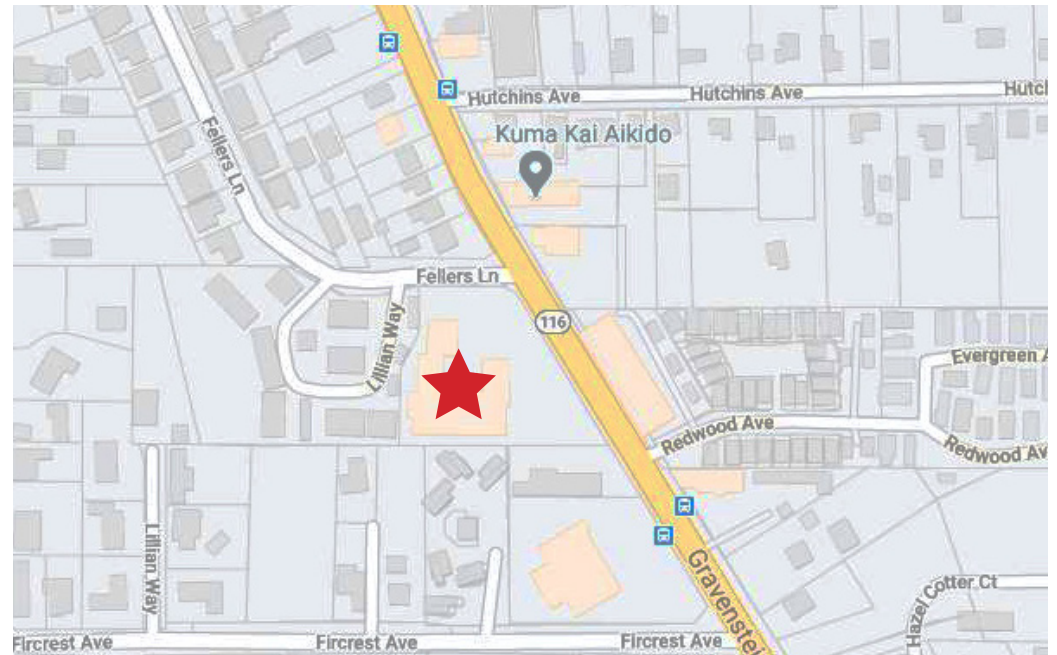
Easily identifiable landmark center on Sebastopol's most traveled road with two separate monument signs to take advantage of the strong traffic counts. Property is less than a mile to Sebastopol's historic downtown and Hwy 12 and approx. 7 miles to Hwy 101.

NEARBY AMENITIES

- Downtown Sebastopol
- Walking Distance to Coffee Shops, Restaurants, and Services

TRANSPORTATION ACCESS

- Located on Highway 116



Traffic Count - 970 Gravenstein Highway S

Gravenstein Ave @ Corline Ct: 22,300

Gravenstein Hwy S @ Southpoint Ave: 24,000

S Main Street @ Gravenstein Hwy S: 12,000

Demographics	1 mile	3 mile	5 mile
2016 Population Summary	7,293	18,774	60,994
2016 Household Income	\$73,508	\$83,586	\$82,985

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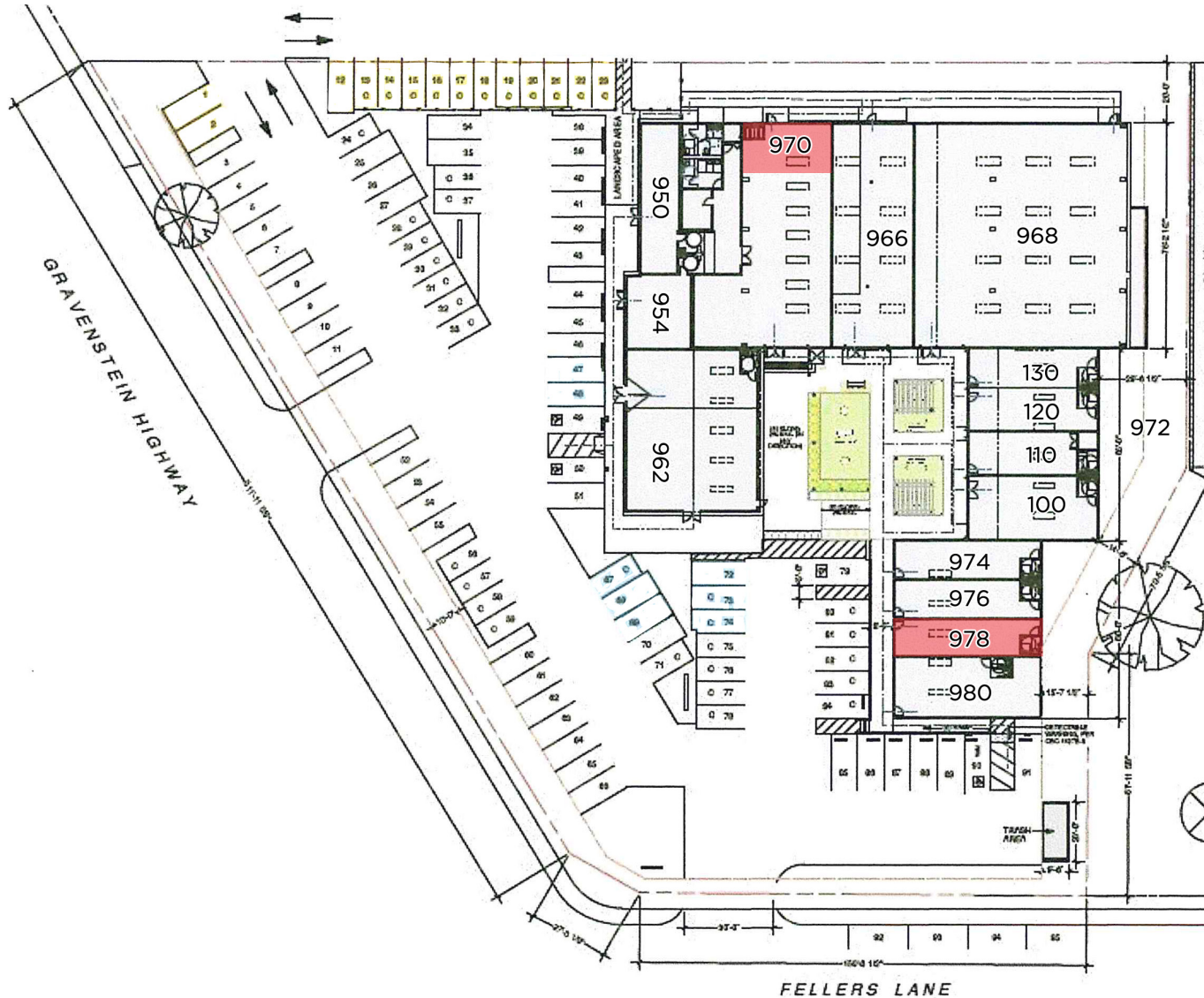


GRAVENSTEIN SQUARE SITE PLAN



950-980 GRAVENSTEIN HWY S
SEBASTOPOL, CA

**GRAVENSTEIN SQUARE
FOR LEASE**



UNIT	TENANT
950	The Hive Hair Salon
954	Bubbles Boba Tea
958	Lori's Mattresses
962	Brew Brothers Coffee
964	Sebastopol Ballet
966	Lua Viet Restaurant
968	Anytime Fitness
970	AVAILABLE
972 Ste 100	Hole in the Wall
972 Ste 110	Hole in the Wall
972 Ste 120	Kinfolk Hair Salon
972 Ste 130	Dog Grooming
974 & 976	Deja Vu Nail Salon
978	AVAILABLE
980	Psychic Pie Pizza



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