

Villaggio Toscano

1260 Healdsburg Avenue, Healdsburg, CA 95448



FOR LEASE • BROCHURE



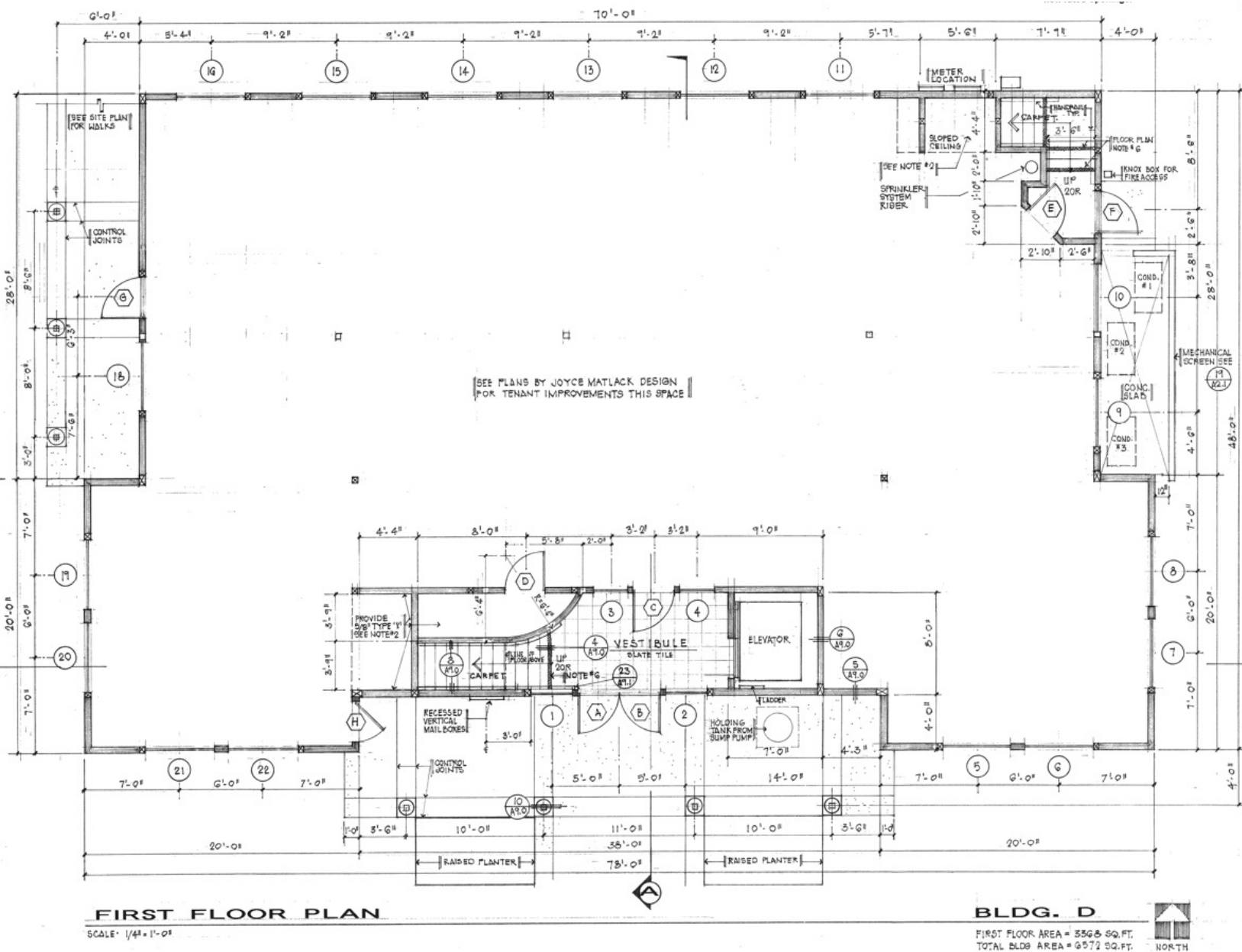


Property Description

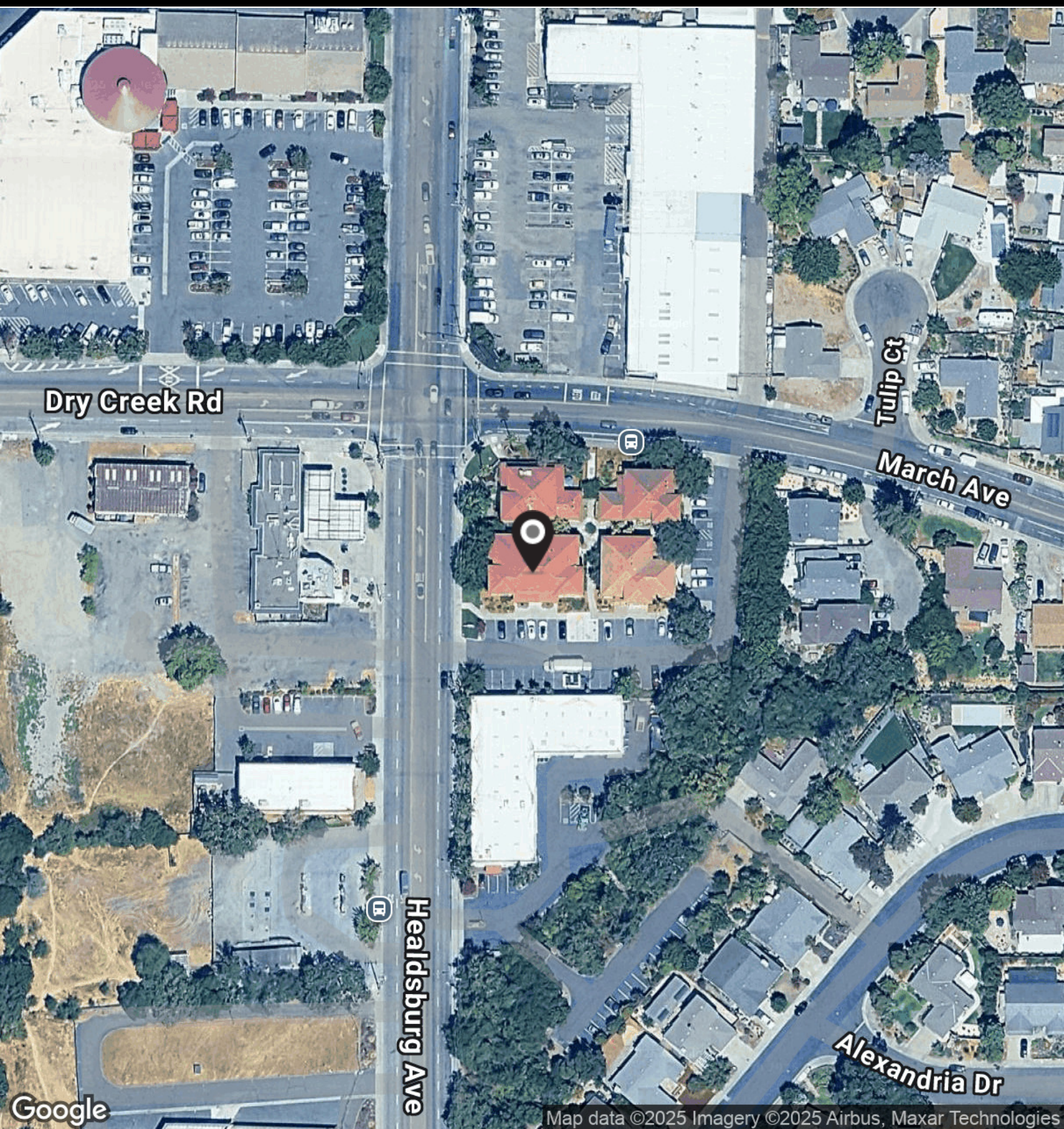
Premier space for office, medical, retail, restaurant, or many more uses within a professional complex at a busy, highly visible corner in Healdsburg! Suite 101 is approximately 3,500 Rentable Square Feet on the ground-level. The Villaggio Toscano is a first class complex offering occupants and their customers a professional setting, desirable location, and easy onsite parking. Located directly on Healdsburg's primary artery of Healdsburg Avenue, at the intersection of March Avenue / Dry Creek Road. If your business is looking for a Class A office space in Wine Country, you won't want to miss this!

Offering Summary

Lease Rate:	\$2.25 / SF / Month
Lease Type:	NNN
Total Available SF:	3,500 RSF
Lot Size:	1.27 Acres
Buildings:	4
Total Building Size:	18,958 SF

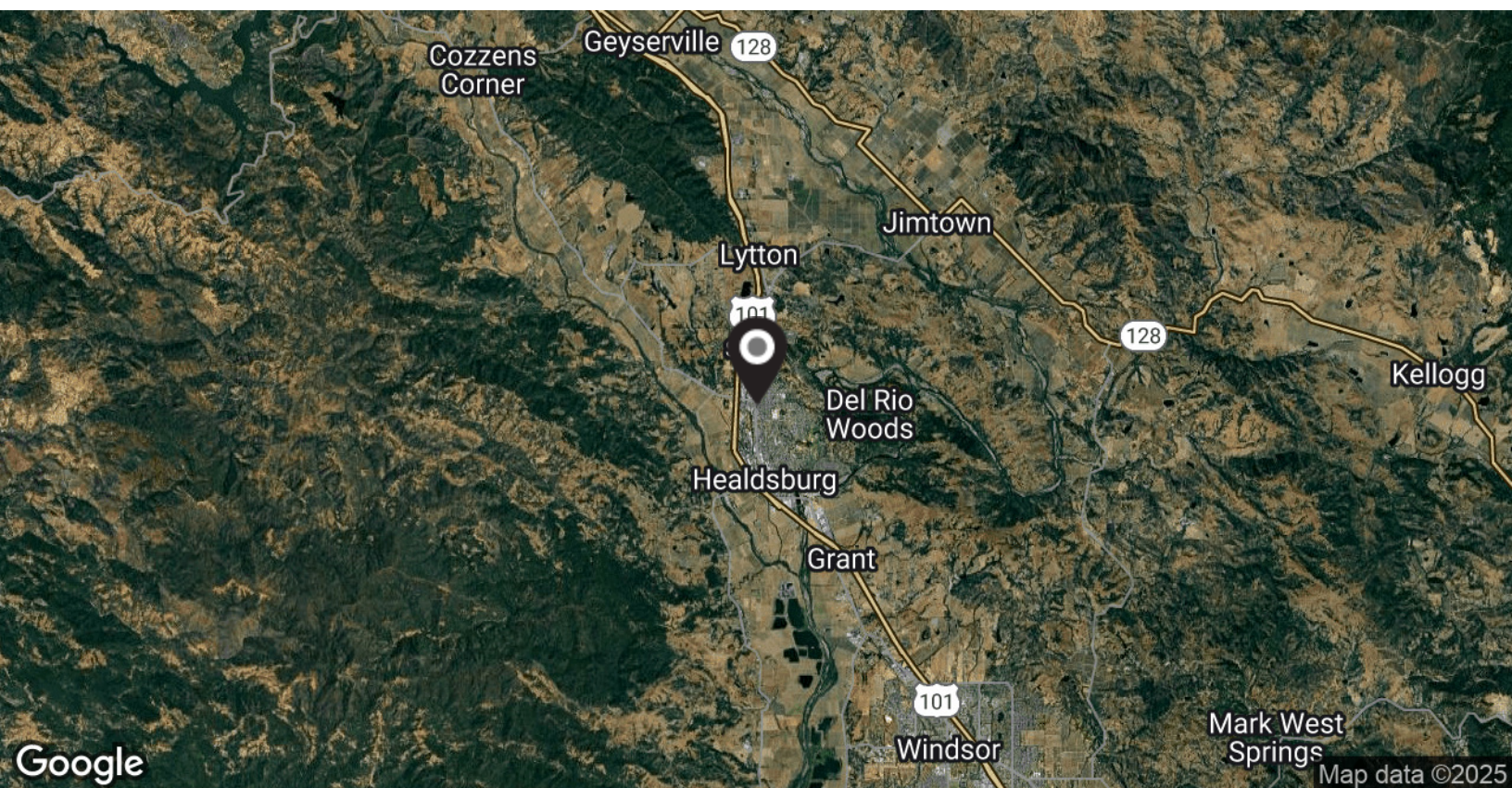
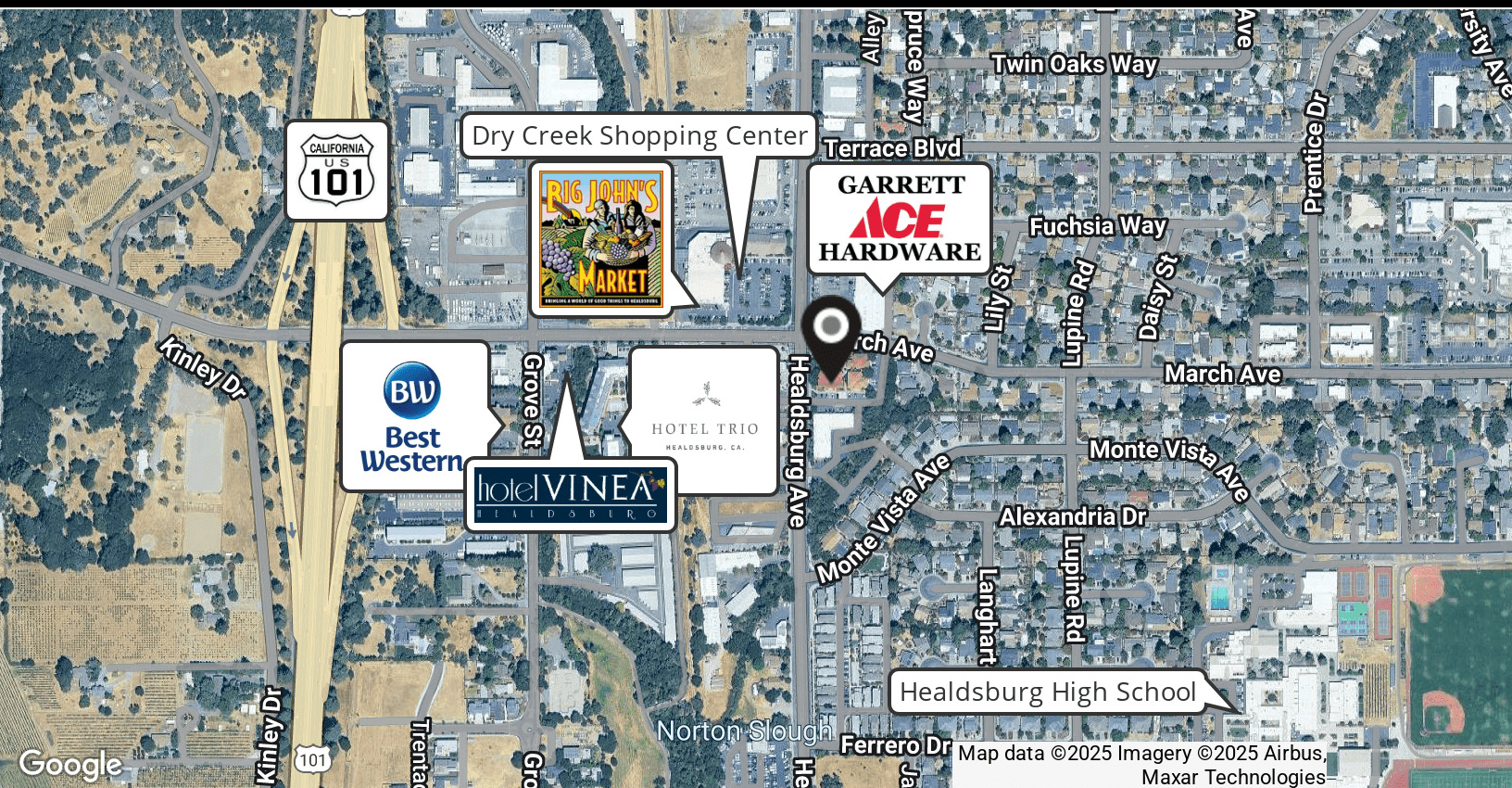


* Measurements are not guaranteed and are not a representation by Broker or Landlord. Tenant is advised to investigate and obtain professional inspections to provide exact measurements.



Location Map

Villaggio Toscano | 1260 Healdsburg Avenue, Healdsburg, CA 95448



Todd Schapmire
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Population

1 Mile 5 Miles 20 Miles

Total Population	7,073	14,921	320,806
Average Age	43	46	43
Average Age (Male)	42	45	42
Average Age (Female)	45	47	44

Households & Income

1 Mile 5 Miles 20 Miles

Total Households	2,693	6,041	121,129
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$163,271	\$162,346	\$136,790
Average House Value	\$1,143,111	\$1,229,012	\$833,412

* Demographic data derived from 2020 ACS - US Census



Population

14,921



Median Home Value

\$1,229,012



Average Household
Income

\$162,346



Average Age

46

