

1254 Broadway

1254 Broadway B, Sonoma, CA 95476



FOR SALE / LEASE • BROCHURE



WCOMMERCIALRE.COM

Tina DeMartini | CalDRE #02122607 | 707.225.1882 | tinad@wrealestate.net
Randy Waller | CalDRE #01382348 | 707.843.1382 | randy@wrealestate.net



Property Description

Commercial Property for Lease/Sale: Prime Location in Sonoma Valley

Address: 1254 Broadway B

For Sale: \$650,000

Step into the heart of Sonoma Valley with this exceptional ground-level commercial space. Spanning approximately 1,000 square feet, this versatile property is ideal for a variety of business uses.

Key Features:

Two Private Offices: Perfect for meetings and client consultations.

Conference Room: A dedicated space for larger gatherings and presentations.

Private Bath: Convenience for you and your clients.

Inclusive Amenities: Water, garbage, and parking included for added ease.

Located at a bustling gateway to Sonoma Valley, this space offers high visibility, making it an ideal spot for retail, office, or service-based businesses.

Don't miss this opportunity to establish your business in one of California's most charming locations! Contact us today to schedule a viewing or for more information.

Property Highlights

- 1254 Broadway B, Sonoma
- Available For Lease \$2,500.00 gross or For Sale \$650,000.00
- Gateway to Sonoma Valley
- Built in 2006
- Ground level
- Approx. 1000 Sqft.
- 2 private offices/conference room/private bath
- Water, garbage, parking included

Offering Summary

Sale Price:	\$650,000
Lease Rate:	\$2,500.00 per month (Gross)
Number of Units:	1
Available SF:	1,000 SF
Lot Size:	0.023 Acres
Building Size:	968 SF

Tina DeMartini

CalDRE #02122607

707.225.1882

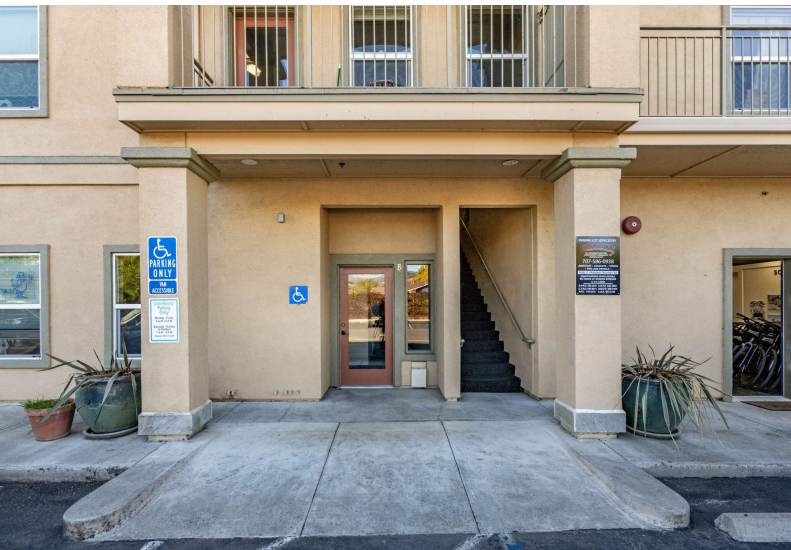
tinad@wrealestate.net

Randy Waller

CalDRE #01382348

707.843.1382

randy@wrealestate.net



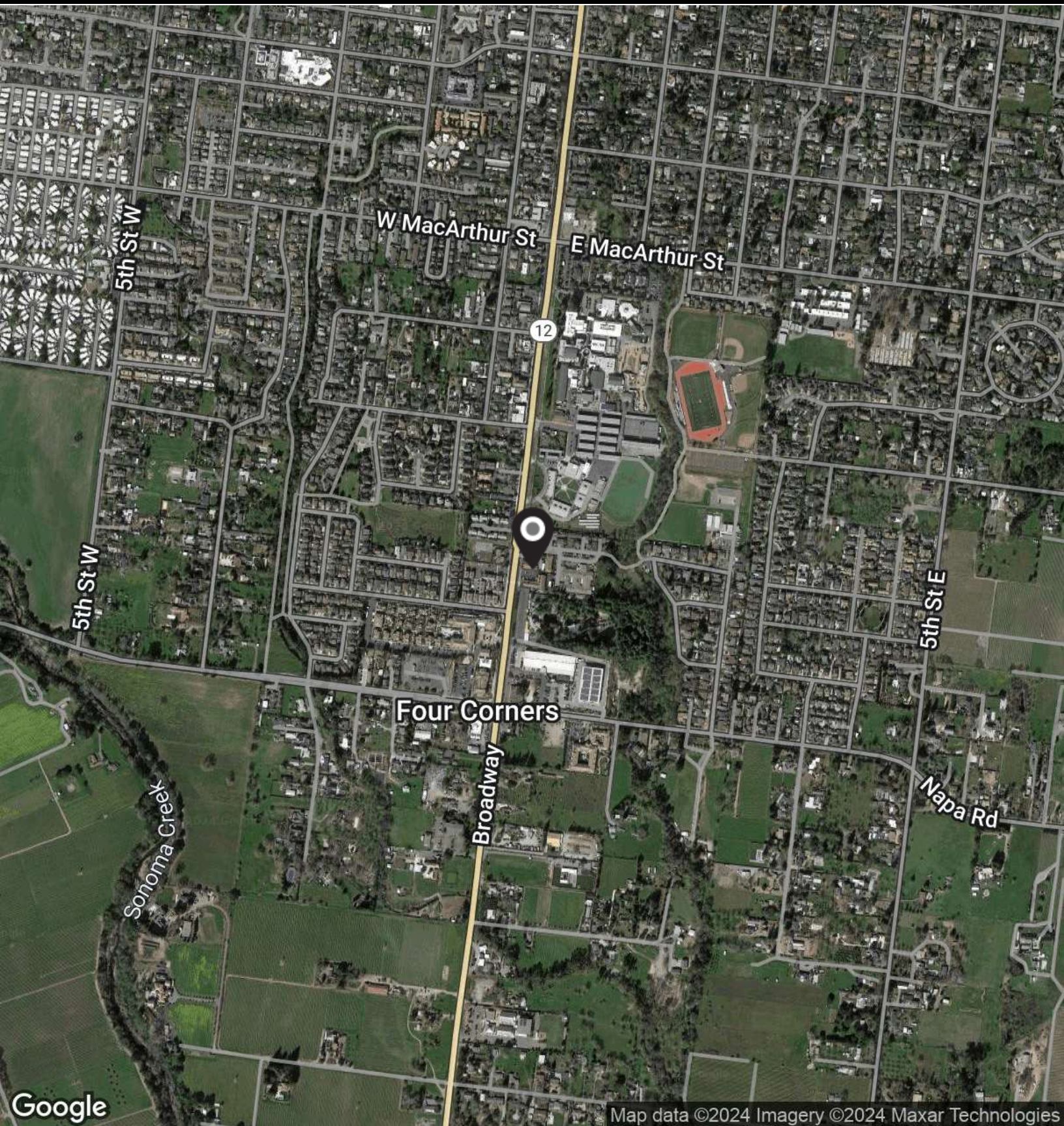
Tina DeMartini
CalDRE #02122607
707.225.1882
tinad@wrealestate.net

Randy Waller
CalDRE #01382348
707.843.1382
randy@wrealestate.net









Tina DeMartini
CalDRE #02122607
707.225.1882
tinad@wrealestate.net

Randy Waller
CalDRE #01382348
707.843.1382
randy@wrealestate.net



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,036	2,527	6,889
Average Age	50	50	51
Average Age (Male)	48	48	49
Average Age (Female)	52	52	53

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	462	1,124	3,141
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$169,852	\$169,392	\$164,194
Average House Value	\$1,243,515	\$1,269,325	\$1,218,487

* Demographic data derived from 2020 ACS - US Census



Population

2,527



Median Home Value

\$1,269,325



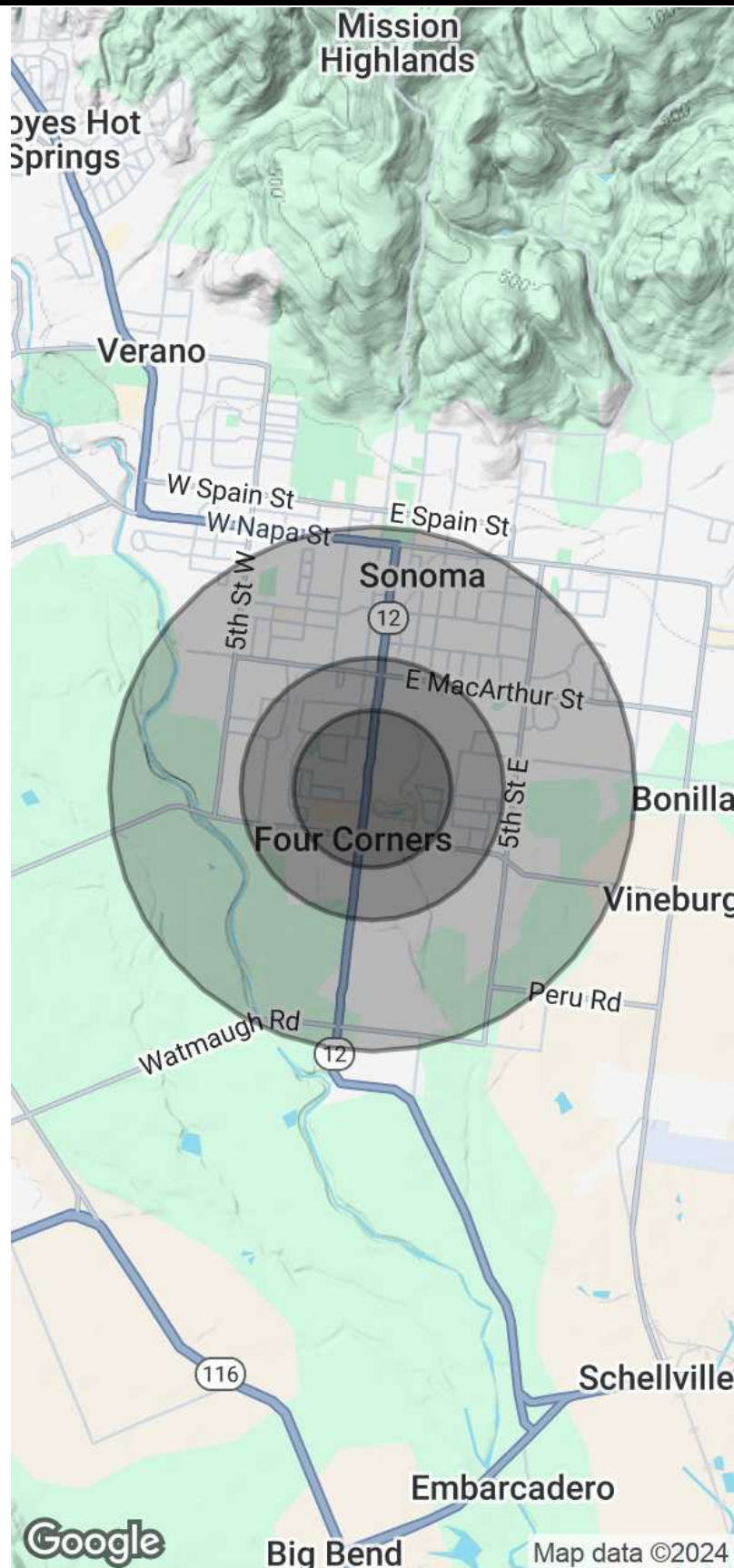
Average Household
Income

\$169,392



Average Age

50



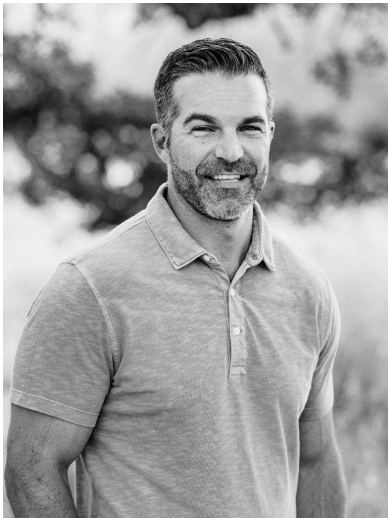


Tina DeMartini

REALTOR®, Commercial Division

Direct: 707.225.1882
tinad@wrealestate.net

CalDRE #02122607



Randy Waller

Broker/Owner

Direct: 707.843.1382
randy@wrealestate.net

CalDRE #01382348