



Keegan & Coppin
COMPANY, INC.

LEASE / SALE

1003/1005/1007 GRAVENSTEIN HWY
SEBASTOPOL, CA

**WINE-COUNTRY CAMPUS FOR
SCHOOLS & NON-PROFITS**



TURN-KEY



SECURE



WINE
COUNTRY



Go beyond broker.

PRESENTED BY:

DEMI BASILIADES, SENIOR REAL ESTATE ADVISOR
LIC # 02080190 (707) 664-1400 , EXT 105
DBASILIADES@KEEGANCOPPIN.COM



CAMPUS DETAILS



1003/1005/1007 GRAVENSTEIN HWY.
SEBASTOPOL, CA

WINE COUNTRY EDUCATION CAMPUS FOR LEASE OR SALE

Gravenstein Collective is a reimagined Class A campus in the heart of Sonoma County wine country. Originally built for O'Reilly Media, the property was designed with quality, light, and flexibility in mind, and is now available to support the work of schools, nonprofits, and mission-driven organizations.

With approximately 90,500 square feet across multiple buildings, the campus can accommodate a variety of needs: full-building leases, multi-room academic programs, administrative headquarters, and more. It's an ideal setting for charter schools, training programs, arts or viticulture education, or organizations seeking room to grow in a setting that supports collaboration and creativity.

The campus features tree-lined walkways, natural light throughout, ample parking, and convenient access along Gravenstein Highway in Sebastopol.

Zoned for educational, office, creative, and food-related uses, the property offers a rare opportunity to customize space in one of West Sonoma County's most desirable locations.

If your organization is considering an expansion or move, West Sonoma County combines quality of life with strong community ties, and Gravenstein Collective offers the ideal campus setting to match.

LEASE & SALE INFORMATION

Rate
\$1.95 PSF Full Service

Warehouse Rate
Available on request

Sale Price
Available on request

Terms
Tenant improvements negotiable



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CAMPUS OVERVIEW



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HIGHLIGHTS

- Ideal for charter schools, nonprofits, training programs, and arts or viticulture education
- Full-building, multi-room, and customizable suite configurations
- Natural light throughout, professional construction, and landscaped outdoor areas
- 6,696 SF warehouse suitable for gymnasium, library, or multi-purpose
- Detached lunch room available for staff, student, or program use
- Ownership open to collaboration on tenant improvement



**SCAN OR CLICK CODE TO VIEW CURRENT
FLOOR PLAN CONFIGURATION**



Total Square Feet:

90,500± SF across multiple buildings



Site Area:

7.32± Acres



Stories:

Three (3)



Number of Buildings:

Three (3)



Parking:

Ample On-site



Security:

Secure with key-card access



Additional Space:

Detached multi-purpose room



Outdoor Areas:

Large open courtyard and lawn



AREA DESCRIPTION



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SEBASTOPOL SUMMARY

The City of Sebastopol is a small semiurban community located in California, on the western edge of the Santa Rosa plain. It lies about 60 miles north of San Francisco, 8 miles west of Santa Rosa, 10 miles from Bodega Bay, and 15 miles from the Russian River. The City, incorporated in 1902, currently has a population of about 7,800 people and serves a trade area population in excess of 50,000 people.

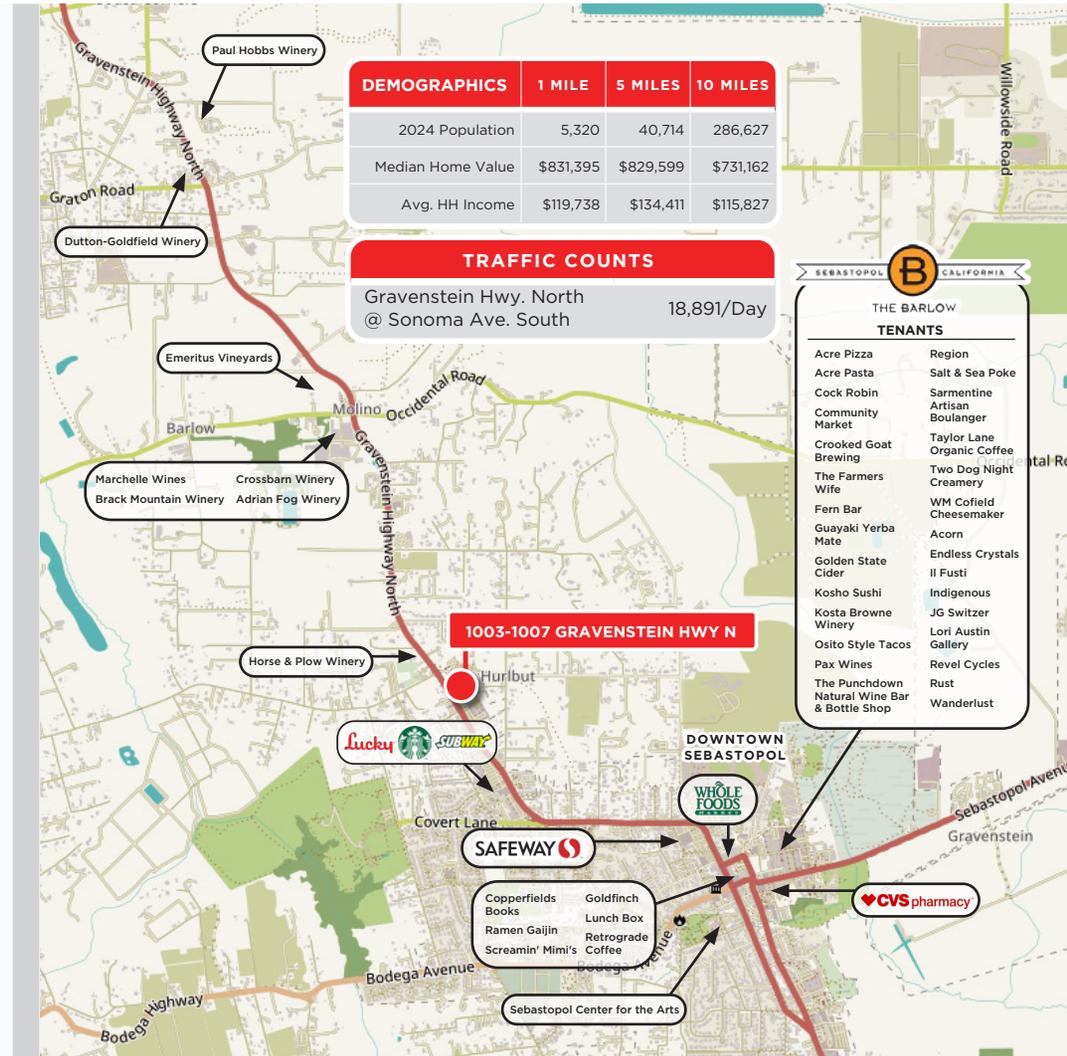
ECONOMIC DEVELOPMENT

The City of Sebastopol is a small semiurban community located in California, on the western edge of the Santa Rosa plain. It lies about 60 miles north of San Francisco, 8 miles west of Santa Rosa, 10 miles from Bodega Bay, and 15 miles from the Russian River. The City, incorporated in 1902, currently has a population of about 7,800 people and serves a trade area population in excess of 50,000 people.

RECREATION

Regional highway access to the Sebastopol downtown comes from the Highway 101 corridor via designated scenic State Highways 12 and 116. More than 50,000 residents in West Sonoma County use Sebastopol as their center of commerce for shopping, entertainment, and business.

Sebastopol's downtown is located at the main cross roads to Bodega Bay, the Sonoma coast and the Russian River wine and recreation region. A mix of restaurants, retail shops and professional offices line Sebastopol's downtown area. The downtown plaza invites residents and visitors alike with local art installations, live music, and, a weekly farmer's market.



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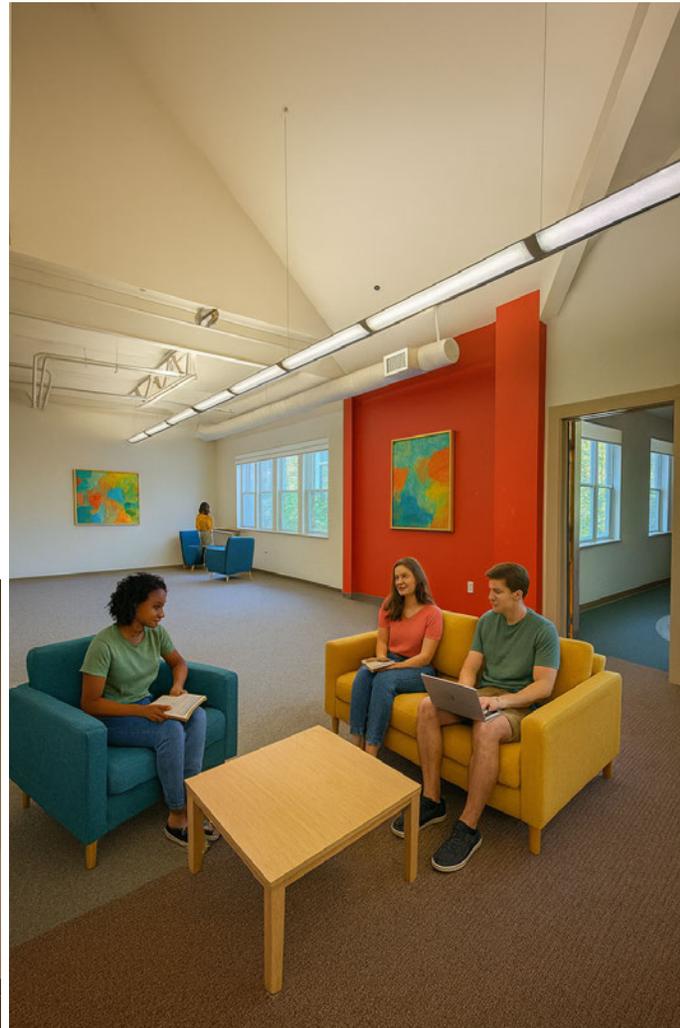


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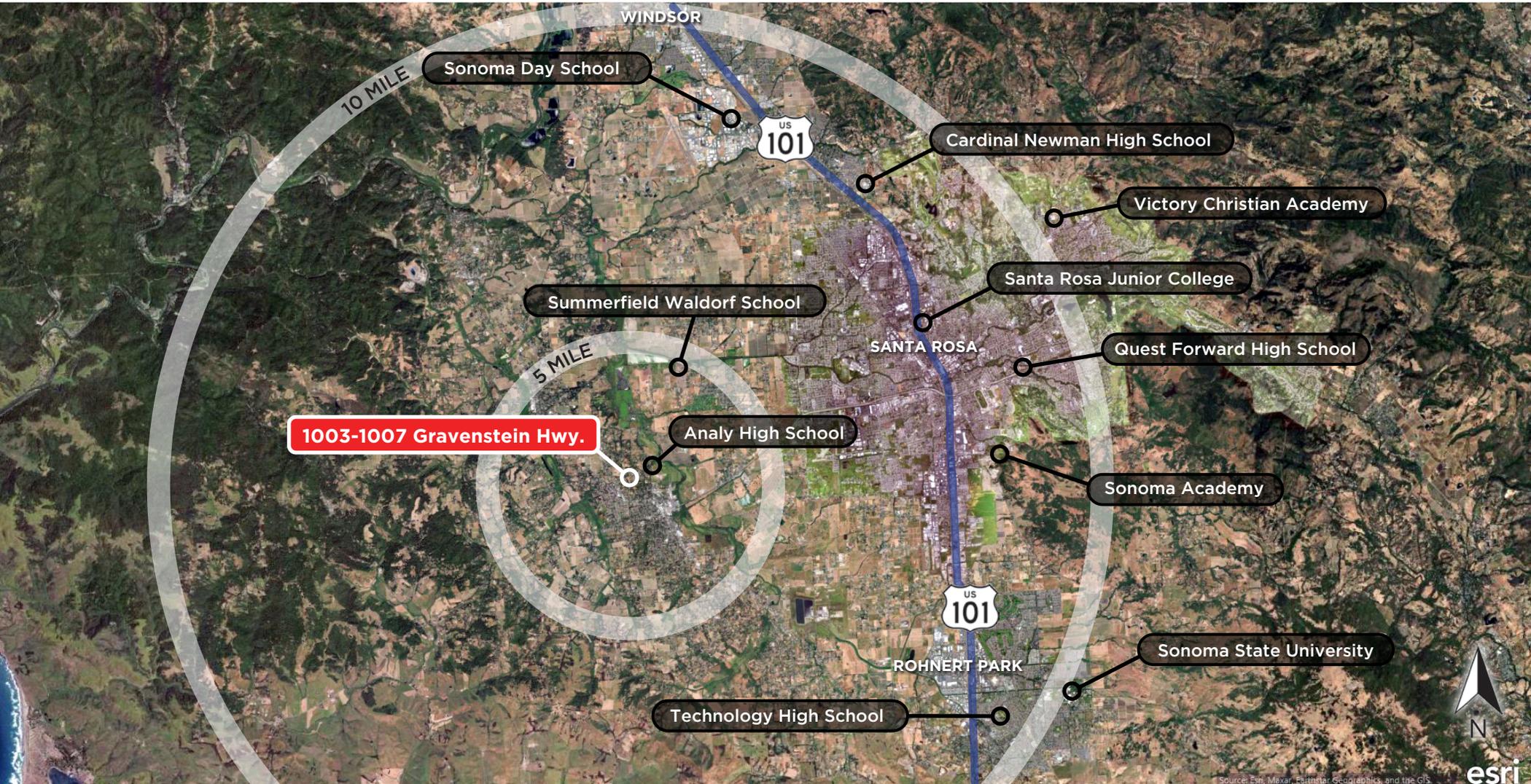


EDUCATION MAP



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Source: Esri, Maxar, Earthstar, GeoGraphics, and the GIS



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