



# 19357 HIGHWAY 12

SONOMA, CA 95476



**BANKRUPTCY SALE\***



**LARGE ±5.93 ACRE PARCEL**



**COVERED LAND PLAY (W/ INCOME)**



**STREET FRONTAGE ON HIGHWAY-12**

19357 Hwy 12, Sonoma, CA

Est. Mo. in-place income: \$10,000

Type: Land (Mixed-Use; Res/Comm)

Redevelopment opportunity

Site Size/AC: ±5.93

Private olive grove with hill views and Sonoma Creek frontage

Zoning: MX (Mixed-Use)

APN#: 127-141-006-000

\*Bankruptcy Sale\* Any purchase of this property will be subject to approval of the Bankruptcy Court. The offering presents a prime redevelopment opportunity consisting of a 5.93-acre mixed-use zoned parcel ideally positioned along Highway 12 with direct frontage and scenic adjacency to Sonoma Creek. The property is currently improved with multiple structures, including single-family residence(s) and commercial building(s), providing a blend of existing income (in-place estimated income at \$10,000/mo) and future redevelopment opportunities.

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## ZONING & POTENTIAL REDEVELOPMENT

The property encompasses approximately 5.93 acres and is designated under the Mixed-Use (MU) zoning district, which encourages a flexible blend of residential, commercial, and community-oriented uses. This zoning designation supports a wide range of development possibilities, including retail, office, hospitality, multifamily, or mixed-use, subject to City and County approvals. The parcel's large size and frontage along Highway 12 offer a rare opportunity for a comprehensive redevelopment or repositioning project. Additionally, its adjacency to Sonoma Creek enhances its long-term value and potential appeal for higher-end residential or mixed-use projects. The site is currently leased to seven (7) tenants producing \$10,000/mo in income, thus provides holding flexibility while entitlements or redevelopment plans are pursued.

\*Portions of the Property are encumbered by Sonoma Creek and associated riparian/floodway areas and setback requirements, which may render such portions unusable for development. All information provided herein, including zoning or plans for redevelopment, is for convenience only and must be independently investigated.



## 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.

# 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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