

FOR SALE

870 BROADWAY

Sonoma, CA 95476



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.



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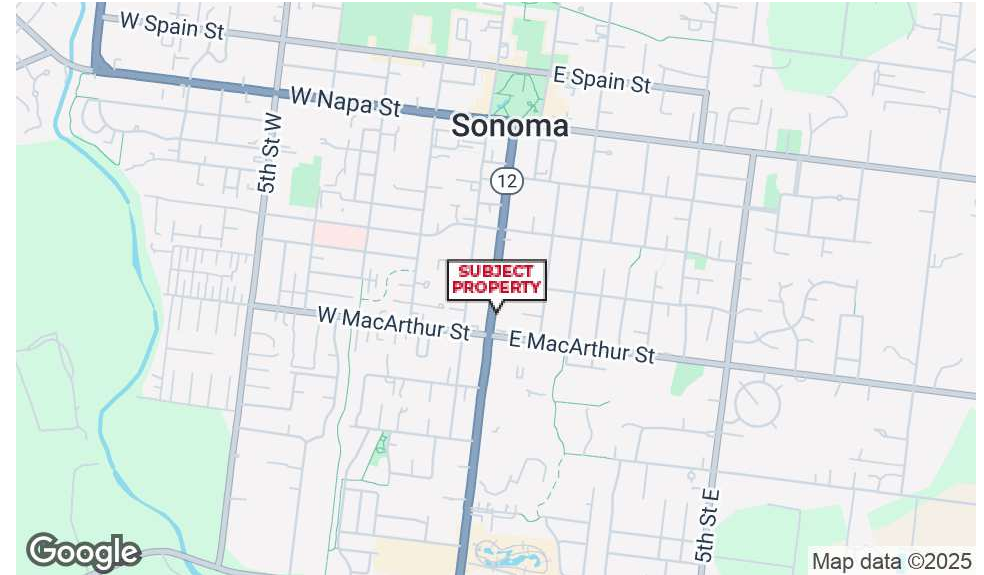
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Property Summary

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PROPERTY DESCRIPTION

Rare Development opportunity on the Broadway Corridor, 870 Broadway provides an empty land parcel totaling 83,200 square feet. The property has been well maintained and flat for optimal development potential. Mixed Use zoning allows for a wide array of uses including residential and hospitality.

PROPERTY HIGHLIGHTS

- Great development potential on Broadway Corridor
- Mixed Use Zoning allows for a variety of development potential including multi family and mixed use
- Cannabis and Medical Uses also permitted
- Minimum 20 units allowed per acre
- Retail/residential mixed use preferred

LOCATION DESCRIPTION

Explore the vibrant community surrounding this prime commercial property in Sonoma. Located in the heart of California's wine country, the area boasts a rich tapestry of cultural attractions, award-winning restaurants, and picturesque vineyards. Stroll through Sonoma Plaza, a charming historic landmark with boutique shops and art galleries. Nearby, the renowned Sonoma Raceway hosts thrilling events that draw visitors from around the world.

OFFERING SUMMARY

Sale Price:	\$4,500,000
Lot Size:	±83,200 SF
\$/SF:	\$54.09
Property Type:	Land
Zoning:	Mixed Use

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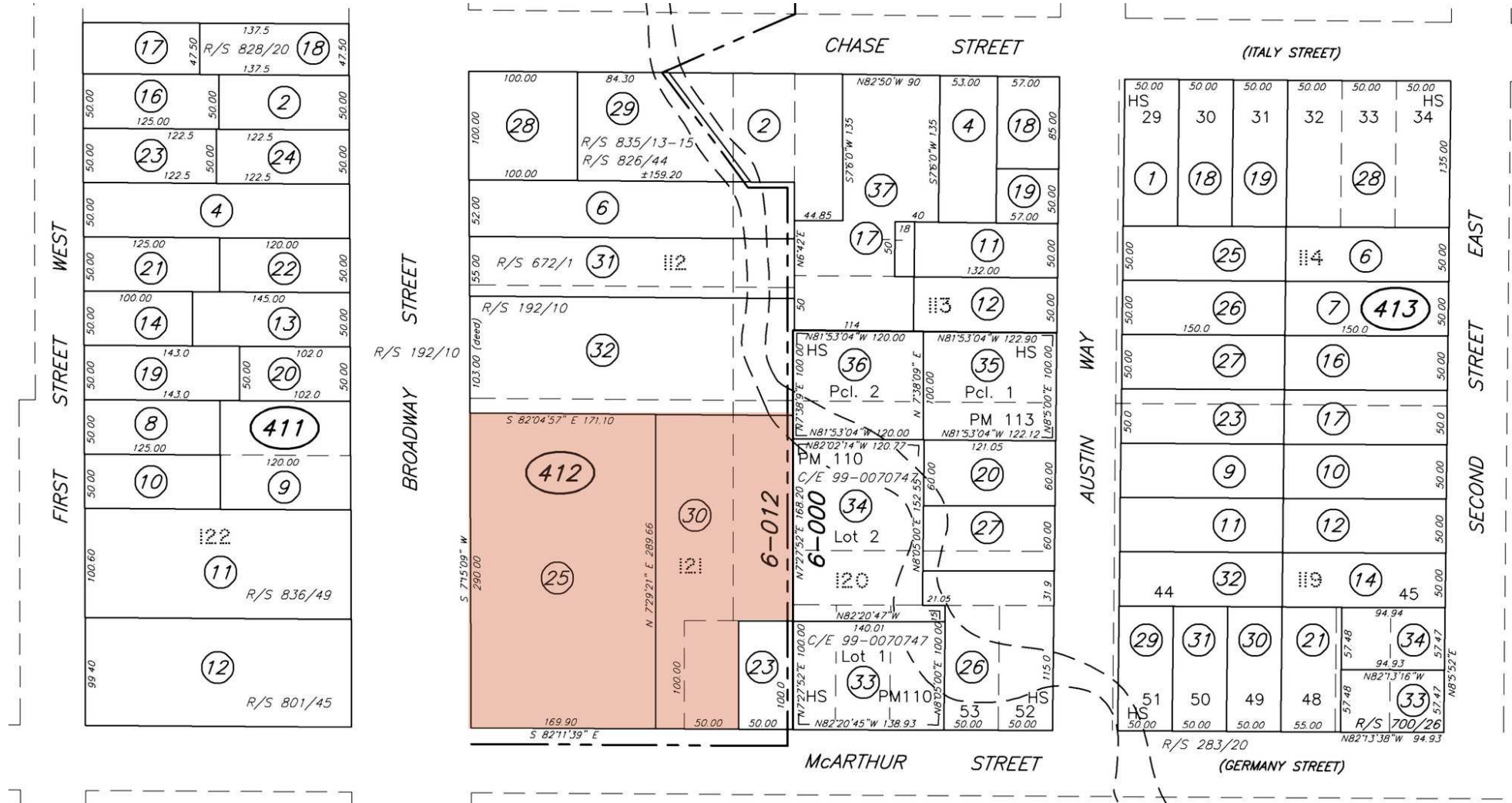


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Site Plans

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Retailer Map

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Additional Photos

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Demographics Map & Report

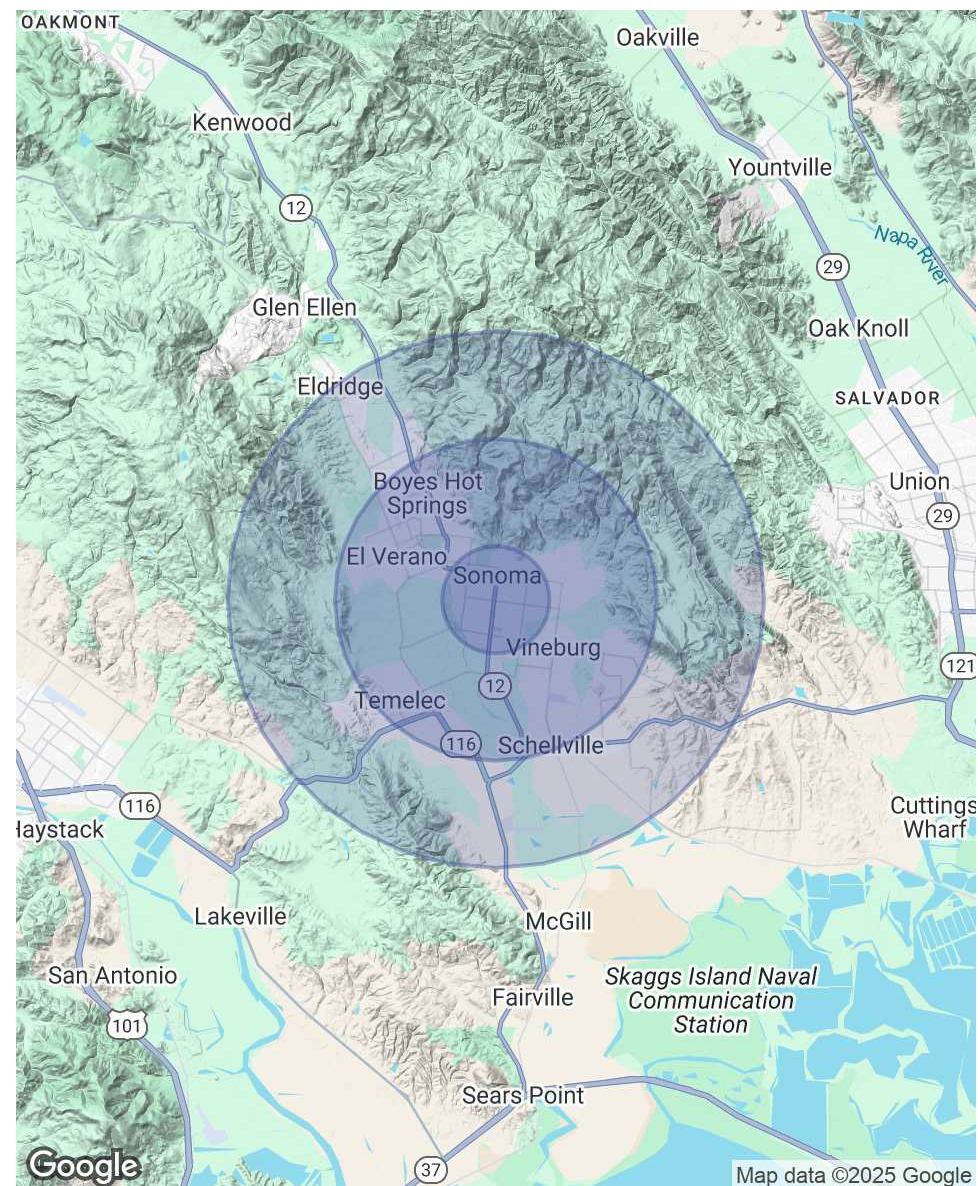
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,754	27,633	33,906
Average Age	52	48	48
Average Age (Male)	49	46	46
Average Age (Female)	54	50	49

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,122	12,015	14,493
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$160,995	\$154,229	\$158,346
Average House Value	\$1,165,109	\$1,044,383	\$1,058,822

Demographics data derived from AlphaMap



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