

FOR SALE

**STANDALONE OFFICE PROPERTY
IN DOWNTOWN SEBASTOPOL**

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TCP
TOUCHSTONE
COMMERCIAL PARTNERS



EXECUTIVE SUMMARY

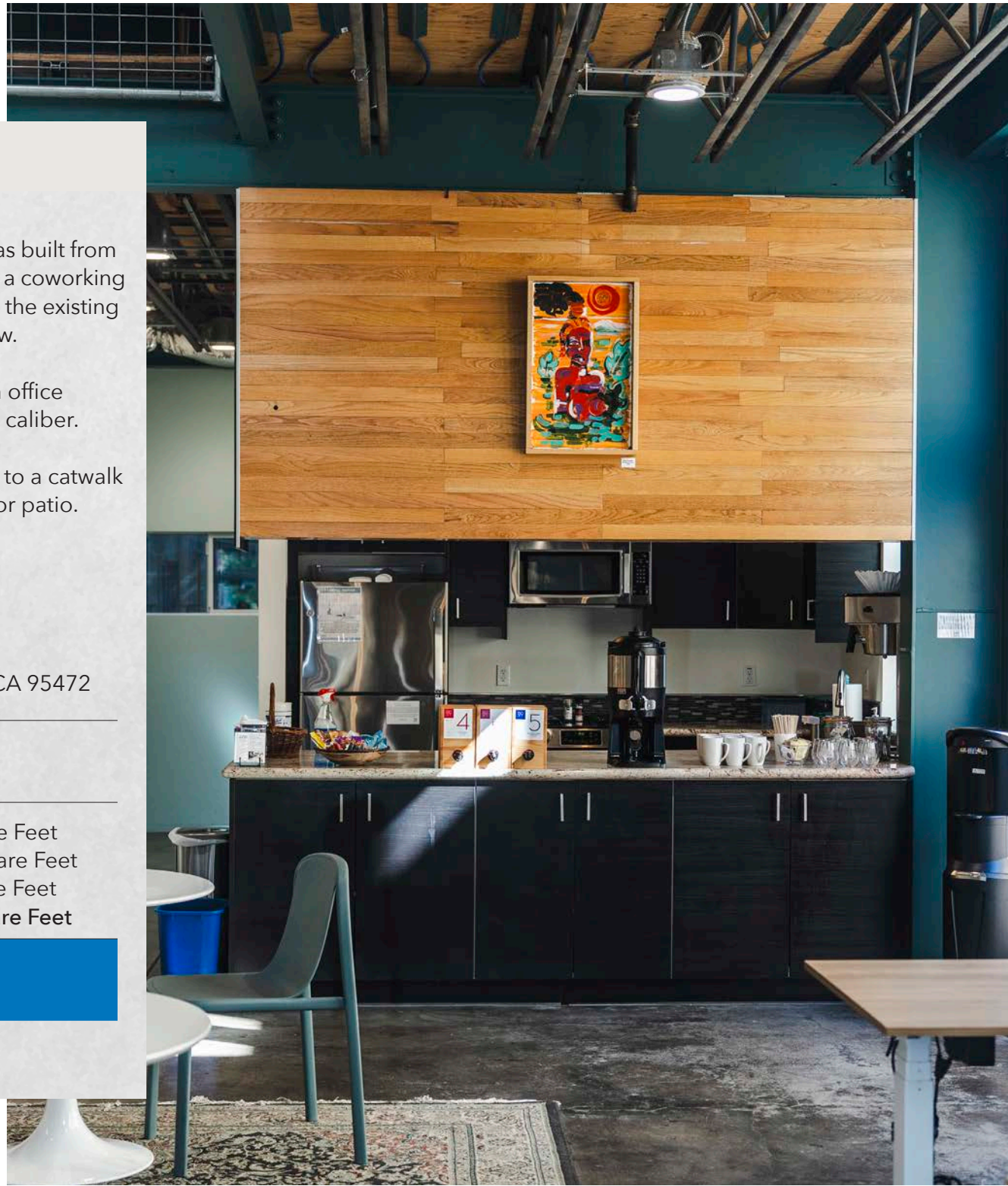
This beautiful boutique standalone office building was built from the ground up in 2014. Currently owner-occupied as a coworking office building, the subject property can be sold with the existing business assets, or delivered vacant at close of escrow.

This is an extremely rare opportunity to purchase an office building in downtown Sebastopol, especially of this caliber.

Unique features include a centrally located stairwell to a catwalk leading to private offices, as well as a sizable outdoor patio.

PROPERTY SUMMARY

ADDRESS	6940 Burnett St, Sebastopol, CA 95472
APN	004-054-015
BUILDING SIZE	Second Floor: +/- 700 Square Feet Ground Floor: +/- 2,150 Square Feet Sun Deck: +/- 350 Square Feet Total Interior: +/-2,850 Square Feet
SALE PRICE	\$1,650,000





LARGE OPEN FLOOR PLAN WITH
ABUNDANT NATURAL LIGHT



FULL KITCHEN WITH STOVE, SINK,
DISHWASHER AND FULL SIZE REFRIGERATOR



POLISHED CONCRETE FLOORING/
RADIANT HEAT ON BOTH FLOORS



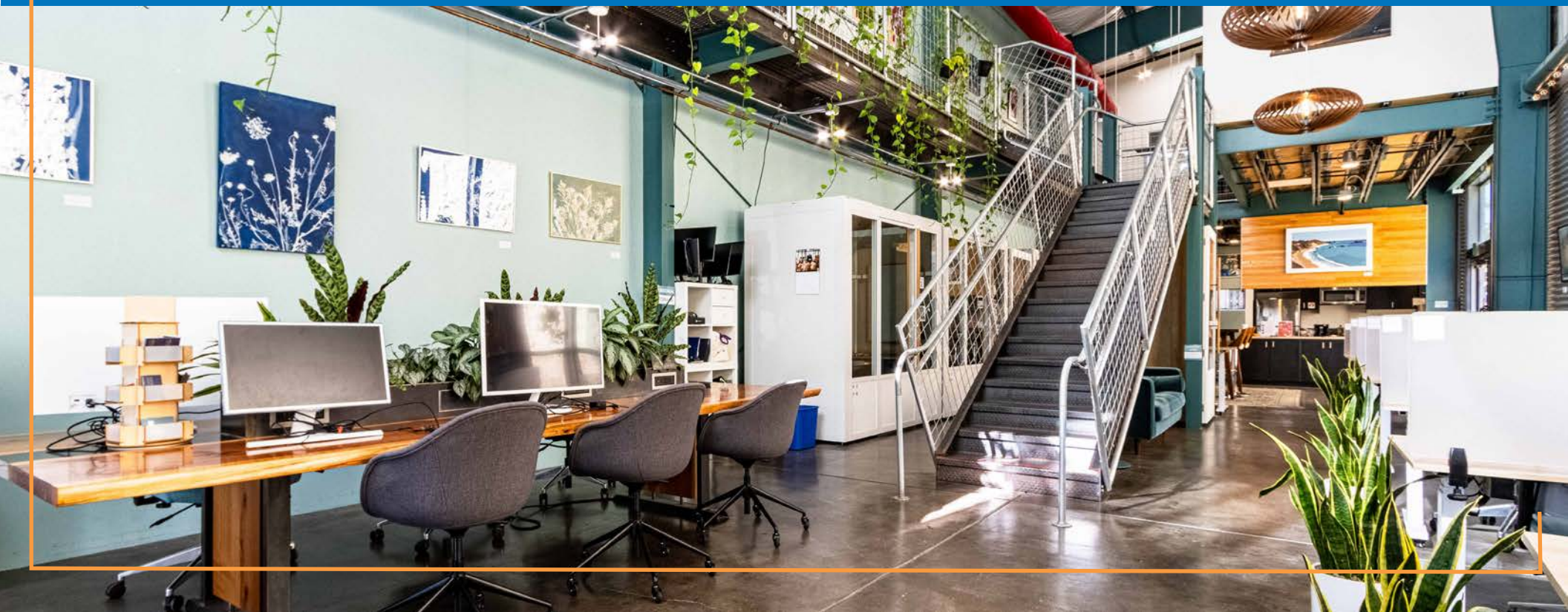
BEAUTIFUL SUN DECK WITH PRIVACY
SCREENING



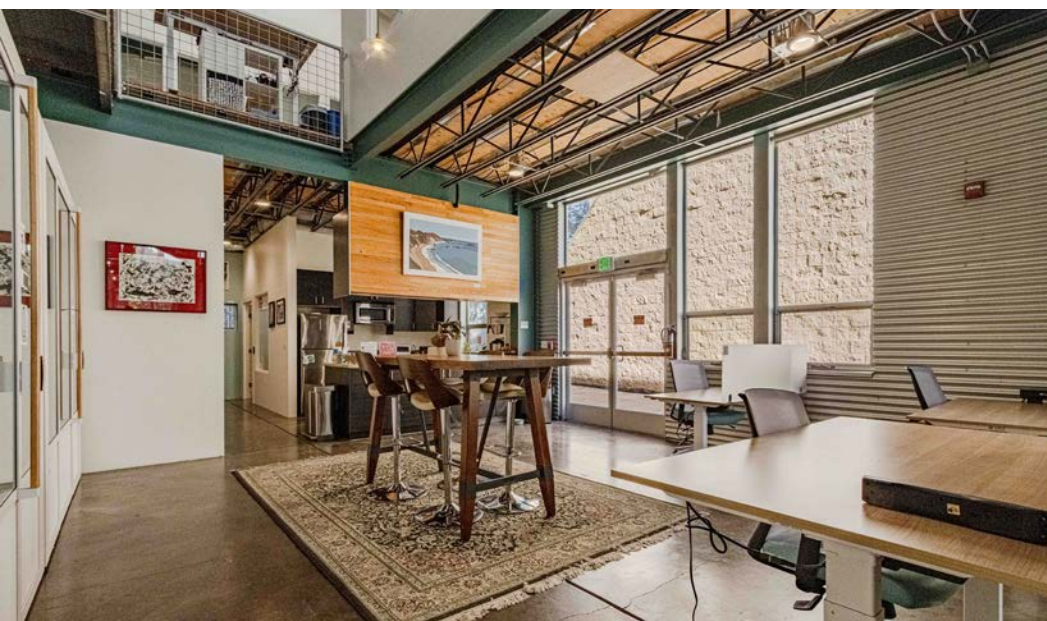
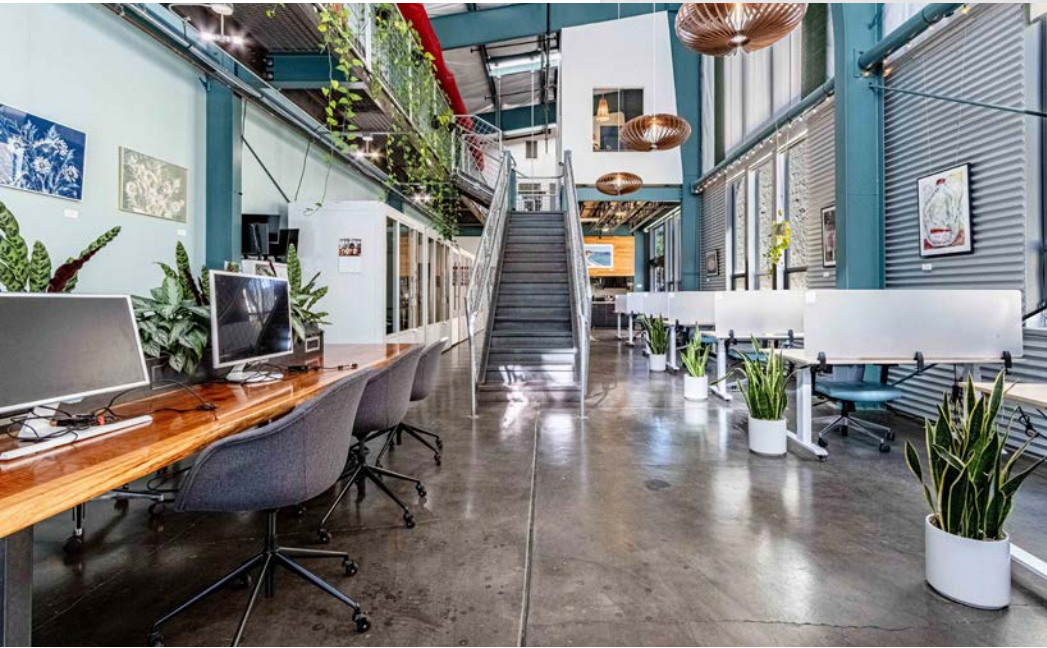
FULL HVAC



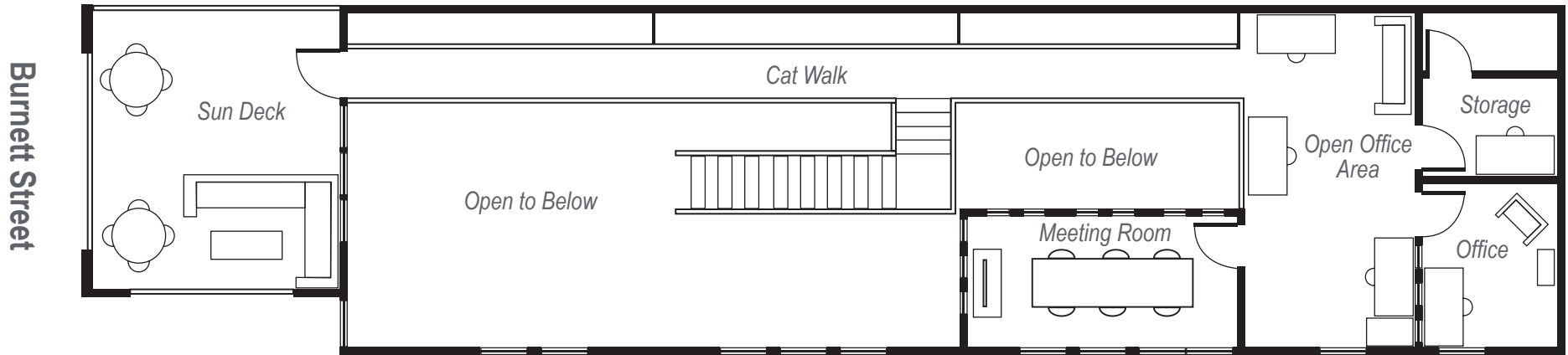
LOCATED ACROSS THE STREET FROM
TOWN'S LARGEST PARKING LOT



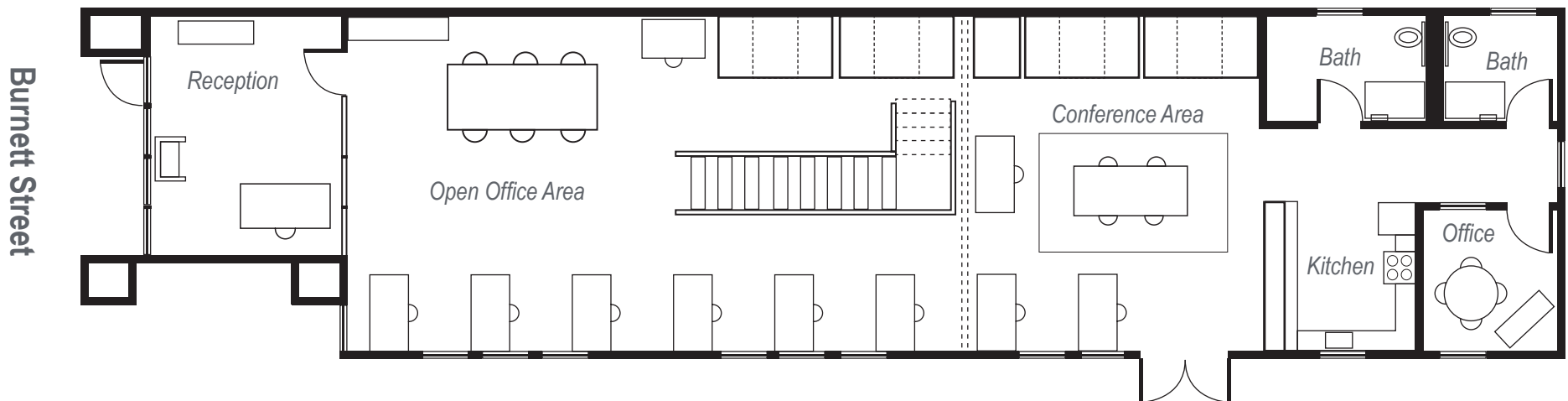




SECOND FLOOR



GROUND FLOOR



BUSINESS OPPORTUNITY



COWORK STATS

- 38 Active Monthly Paying Members
- Additional Non-Member Day Passes
- Additional Revenue Through Private Event Rentals, Seminars, Equipment Rentals, Meeting Room and Zoom Pod Bookings
- Average Monthly Revenue for 2025 is \$12K/Month
- October Grossed \$14,180.69 (Second Highest Since Opening in 2022)
- Furniture, Fixtures & Equipment List Available Upon Request

The subject property has been operating a coworking business for the past several years. As a separate transaction, the furniture, fixtures and equipment, as well as the memberships can be sold to the buyer. Please contact agent for details.



LOCATION OVERVIEW

Located in downtown Sebastopol, the subject property is situated in the heart of the city and within walking distance to many great amenities including restaurants, cafes, grocery stores, breweries, and ample parking.



05 MIN to Whole Foods Market
07 MIN to Ives Park
07 MIN to The Barlow



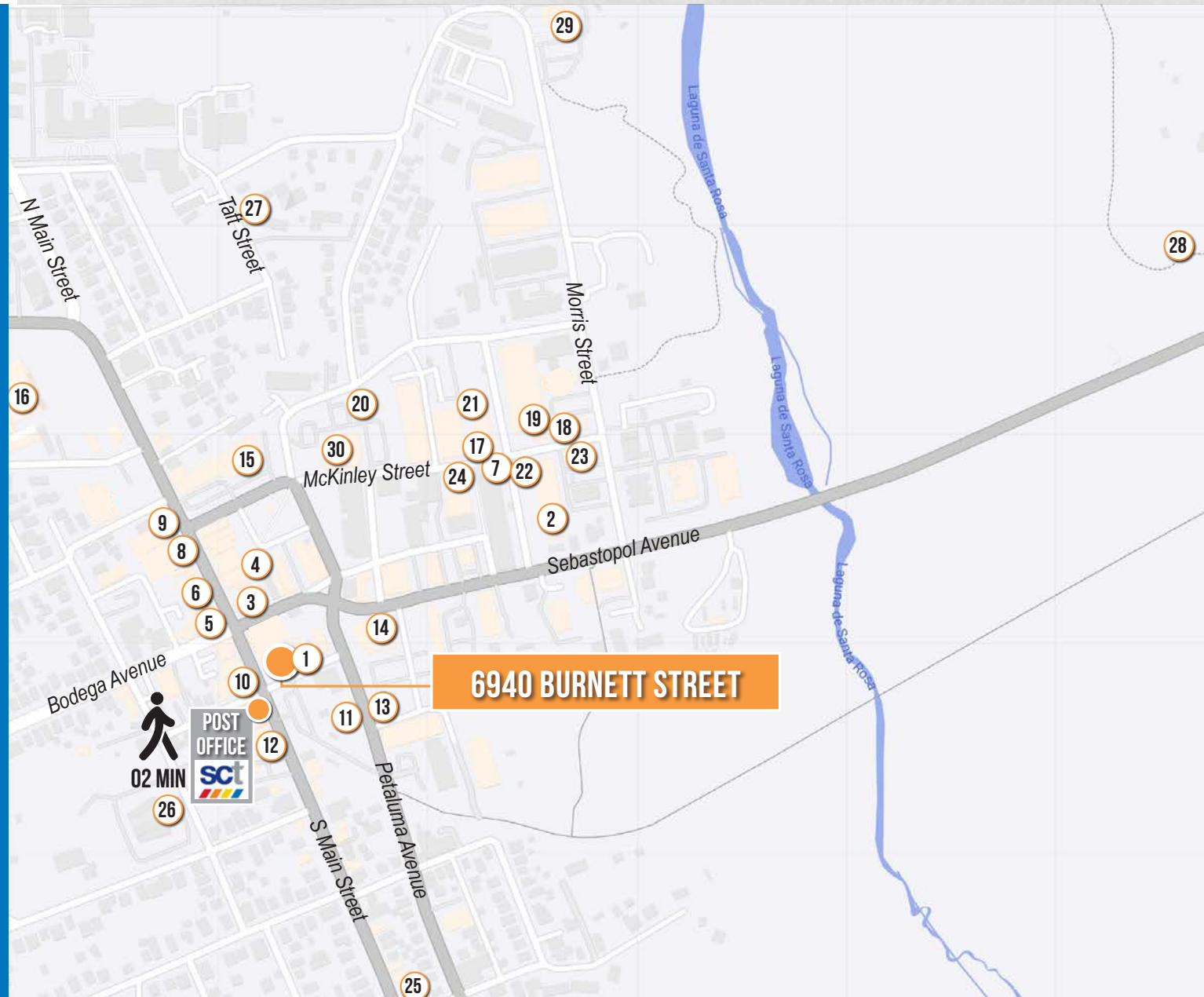
04 MIN to Analy High School
11 MIN to Santa Rosa Golf Club
16 MIN to Santa Rosa



01 MIN to CA - 116
02 MIN to CA - 12
13 MIN to 101 On-Ramp



- 1 Sushi Hana
- 2 .. Sebastopol Community Market
- 3 Westamerica Bank
- 4 Ramen Gaijin
- 5 Portico Italian Social Food
- 6 Lunch Box
- 7 The Barlow
- 8 Americana
- 9 Soft Medicine Sanctuary
- 10 Retrograde Coffee Roasters
- 11 HopMonk Tavern Sebastopol
- 12 The Redwood
- 13 Chase Bank
- 14 CVS
- 15 Whole Foods Market
- 16 Safeway
- 17 Indigenous Designs
- 18 Golden State Cider Taproom
- 19 Two Dog Night Creamery
- 20 Patisserie Angelica
- 21 The Punchdown - Wine Bar
- 22 Acre Pizza
- 23 Crooked Goat Brewing
- 24 The Rewind Arcade
- 25 A and M BBQ
- 26 .Sebastopol Center For the Arts
- 27 Analy High School
- 28 Laguna de Santa Rosa Trail
- 29 Sebastopol Cultural Center
- 30 Rialto Cinemas





WHOLE FOODS



CROOKED GOAT BREWING



GOLDEN STATE CIDER TAPROOM



RETROGRADE COFFEE ROASTERS



RAMEN GAIJIN



OFFERING TERMS

6940 Burnett Street, Sebastopol, CA 95472 is being offered for sale. All prospective buyers should assume the subject property will be delivered on an "As-Is, Where-Is" basis at the Close of Escrow.

OFFERING OUTLINE

Prospective buyers will have the opportunity to tour the subject property and begin initial due diligence immediately. All prospective buyers are encouraged to make an offer at any time. All offers are to be delivered to Touchstone Commercial Partners, Inc.

TCP
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COMMERCIAL PARTNERS

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CONFIDENTIAL OFFERING MEMORANDUM

This Confidential Offering Memorandum ("Memorandum") has been prepared and presented to the recipient (the "Recipient") by Touchstone Commercial Partners (TCP) as part of TCP's efforts to market for sale the property located at 6940 Burnett St, Sebastopol, CA 95472 (the "Property"). TCP is the exclusive agent and broker for the owner(s) of the property (the "Owner"). TCP is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. TCP also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on TCP's, the Owner or this Memorandum, in determining whether to purchase all or part of the Property. The Recipient previously executed and delivered to TCP. PLEASE NOTE EACH OF THE FOLLOWING: TCP, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property. This Memorandum includes statements and estimates provided by or to TCP and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law regulation, rule guideline or ordinance, or (5) appropriateness for any particular purpose, investment or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statement sand estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, TCP may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in the Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, TCP will provide the Recipient with copies of all referenced contract and other documents. TCP assumes no obligation to supplement or modify the information contained in t this Memorandum to reflect events or conditions occurring on or after the date of its preparation of the Memorandum. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in the Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. TCP and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. TCP reserves the right to require the return of this Memorandum and the material in it any other material provided by TCP to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions above. All inquiries regarding this Memorandum should be directed to Jaron Eliopoulos at (415) 608-6336.