

543 N Cloverdale Blvd

CLOVERDALE, CA 95425

**FOR
SALE**



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PROPERTY DESCRIPTION

W Commercial is excited to bring **543 N Cloverdale Blvd** to market for sale and lease. This 6,144 SF retail building offers ample private parking and is positioned on a notable corner lot, providing high visibility. With its flexible layout, the property can easily accommodate either single or multi-tenant configurations, making it versatile for a variety of business needs. The property is located just minutes from downtown, on Cloverdale's main thoroughfare; it offers exceptional accessibility and exposure. It is ideally suited for a broad range of uses, from traditional retail to service-based businesses, making it a prime choice for those seeking a prominent location in Cloverdale. Seller financing available.

OFFERING SUMMARY

- **Sale Price:** \$950,000.00
- **Price Per Square Foot:** \$155.38

SELLER FINANCING

- **Down Payment:** 30%
- **Term:** 3-5 Years
- **Interest Rate:** ±6.0%



LOT SIZE
16,552 SQF
0.38 ACRES



BUILDING SIZE
6,144 SQF



YEAR BUILT
2008



ZONING
GC –
GENERAL
COMMERCIAL



RESTROOMS
2



PARKING SPACES
20+



POWER
YES



HVAC
YES



GAS
YES



SPRINKLERS
YES

SITE PLAN

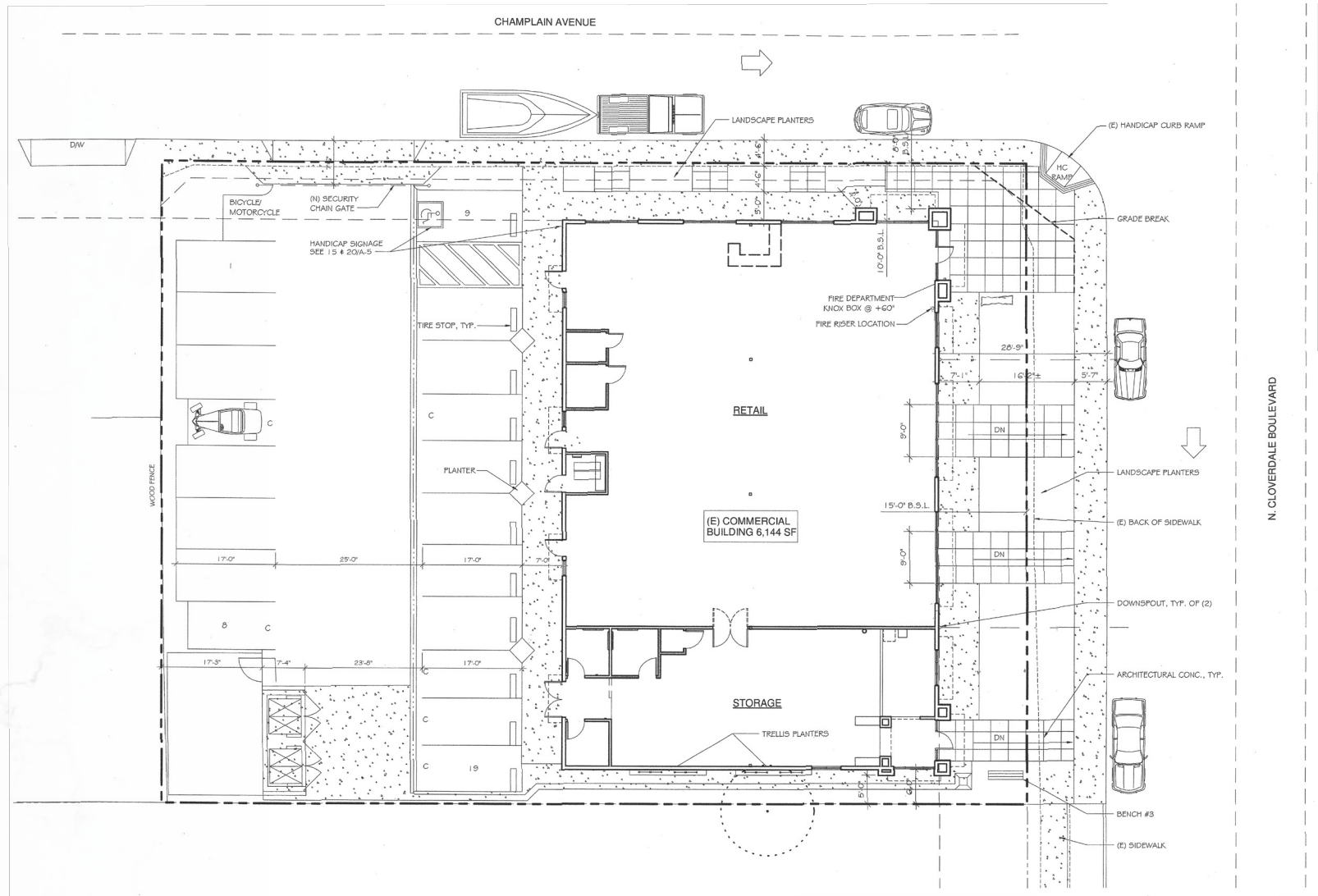


Scale 1"=10'

543 N Cloverdale Blvd
Cloverdale, CA 95425

Parcel ID: 001-021-020

Lot Size: 0.38 Acres



KEY BUSINESSES

SHOPPING

- Ace Hardware
- Sonoma County Trading Company
- Erin Mavis Clothing
- Rays Food Place
- O'Reilly Auto Parts
- Dahlia & Sage Market
- CVS
- Grocery Outlet
- Dollar General
- The UPS Store

RESTAURANTS

- West Coast Sourdough
- Railroad Station Bar and Grill
- Pick's Drive In
- Tian-Yeun
- Starbucks
- McDonald's

ENTERTAINMENT

- Russian River Rail Bikes
- Cloverdale Citrus Fairgrounds
- Cloverdale Performing Arts Center
- Cloverdale Museum of History



TRAVEL DISTANCES GOING NORTH

CITIES

- Hopland - 15 miles
- Ukiah - 30 miles
- Willits - 50 miles
- Mendocino - 67 miles
- Fort Bragg - 85 miles
- Eureka - 185 miles

AIRPORTS

- Cloverdale Municipal Airport (O60) - 4 miles
- Ukiah Municipal Airport (UKI) - 30 miles
- Humboldt County Airport (ACV) - 204 miles

FREEWAYS

- US Hwy 101 - 0.5 miles
- California 128 - 1 mile



TRAVEL DISTANCES GOING SOUTH

CITIES

- Healdsburg - 17 miles
- Windsor - 23 miles
- Santa Rosa - 32 miles
- Rohnert Park - 40 miles
- Petaluma - 49 miles
- San Francisco - 86 miles
- Oakland - 90 miles
- Sacramento - 129 miles

AIRPORTS

- Sonoma County Airport (STS) - 26 miles
- Oakland Int. Airport (OAK) - 98 miles
- San Francisco Int. Airport (SFO) - 98 miles

FREEWAYS

- US 101 - 0.5 miles
- Hwy 12 - 32 miles



SOUTH



NORTH

PROPERTY PHOTOS



PROPERTY PHOTOS



ABOUT CLOVERDALE, CA

Cloverdale, California, is emerging as an active participant in the commercial real estate market of Northern California. This small city accommodates a variety of businesses, including retail stores, cafés, and professional services, which contribute to its local economic stability.

Located at the northern tip of Sonoma County, Cloverdale benefits from its access to Highway 101, which facilitates connectivity to the greater Bay Area and other parts of Northern California. This strategic positioning is particularly beneficial for businesses that require ease of access to major transportation routes.

The city's economy is primarily supported by local businesses and tourism, particularly due to its proximity to wine country and several major state parks, which attract visitors year-round. Cloverdale's manageable size and ongoing development activities offer potential growth opportunities for businesses looking to establish a presence in a less densely populated area of the Bay Area.



2024 POPULATION

8,762



AVERAGE AGE

42



AVERAGE HOUSEHOLD INCOME

\$96,894



ABOUT W COMMERCIAL

W Commercial Real Estate is a renowned brokerage firm based in Northern California, delivering a full spectrum of commercial real estate services. Our offerings include leasing, sales, and acquisitions, all tailored to address the diverse needs of our clients.

We work closely with owner-users, investors, and developers to identify opportunities and meet specific requirements. By conducting in-depth analyses, we maximize property valuations and ensure our clients achieve optimal returns on their investments.

Our in-house marketing team utilizes an advanced platform to spotlight property opportunities in the marketplace. Leveraging cutting-edge technology, we identify potential buyers and tenants specific to each property, ensuring comprehensive marketing coverage locally, regionally, and nationally.

Our business is built on a foundation of integrity and deep market knowledge. We pride ourselves on delivering exceptional results, informed by our extensive expertise in the commercial real estate industry. W Commercial Real Estate is dedicated to exceeding client expectations through innovative strategies and unparalleled service.

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DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure. This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.