

FOR LEASE

REDWOOD MARKETPLACE

700-800 Gravenstein Highway North, Sebastopol, CA 95472



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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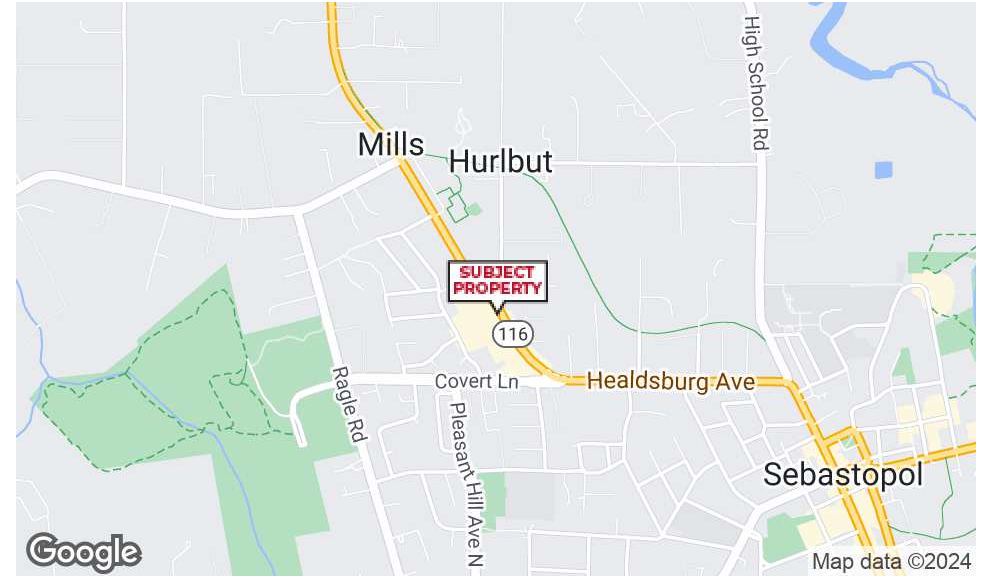


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Property Summary

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LOCATION DESCRIPTION

Nestled in the heart of Sebastopol, the area surrounding Redwood Marketplace exudes a charming and inviting atmosphere that draws in visitors and residents alike. This vibrant community is renowned for its eclectic mix of local boutiques, artisanal shops, and trendy eateries, offering a unique retail experience unlike any other. Just a stone's throw away, the lush greenery of Ragle Ranch Regional Park provides a serene escape for outdoor enthusiasts. The bustling farmer's market and various community events add to the lively spirit of the area, making it an appealing destination for retail businesses seeking to engage with a diverse and dynamic customer base.

PROPERTY HIGHLIGHTS

- Prominent location on Gravenstein Highway North
- Redwood Marketplace is one of the few locations within Sebastopol that allows for Formula Retail uses
- Excellent visibility for attracting customers
- Easy accessibility with ample parking
- Opportunity for prominent signage
- High-traffic area for enhanced exposure

PROPERTY DESCRIPTION

This versatile property offers expansive space ideal for a range of commercial uses. Boasting excellent visibility and accessibility, this location presents an enticing opportunity for businesses seeking a strategic presence. With ample parking and impressive curb appeal, this property is ready to accommodate the unique needs of your business. Don't miss the chance to establish your presence in this high-traffic area, surrounded by potential customers and opportunities.

OFFERING SUMMARY

Lease Rate:	\$2.25 SF/month (NNN)
Available SF:	±2,356 - 3,030 SF
Building Size:	±35,420 SF
Property Type:	Retail

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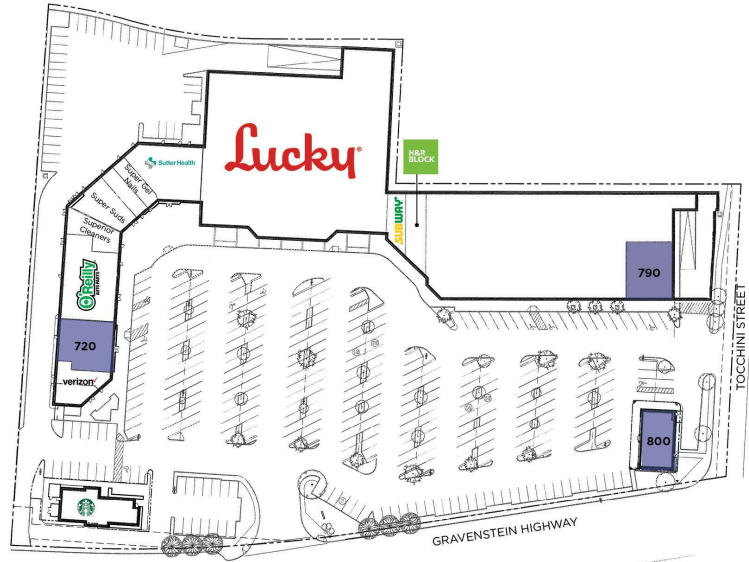


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Lease Spaces

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,356 - 3,030 SF

Lease Term:	Negotiable
Lease Rate:	\$2.25 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
720	3,030 SF	NNN	\$2.25 SF/month	Former bank branch.
790	3,000 SF	NNN	\$2.25 SF/month	Second generation restaurant space.
800	2,356 SF	NNN	\$2.25 SF/month	Free standing pad on high identity corner.



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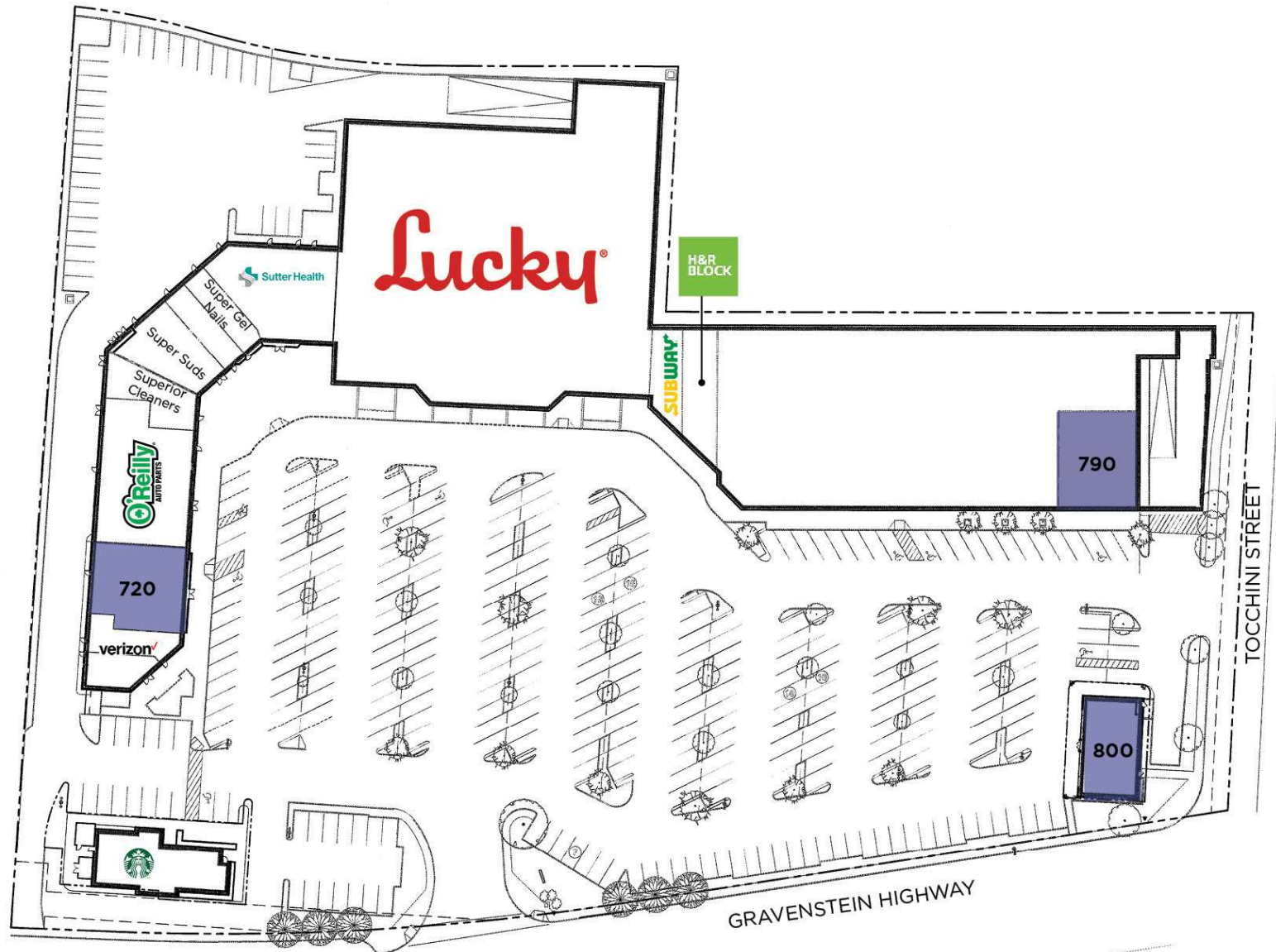
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Site Plans

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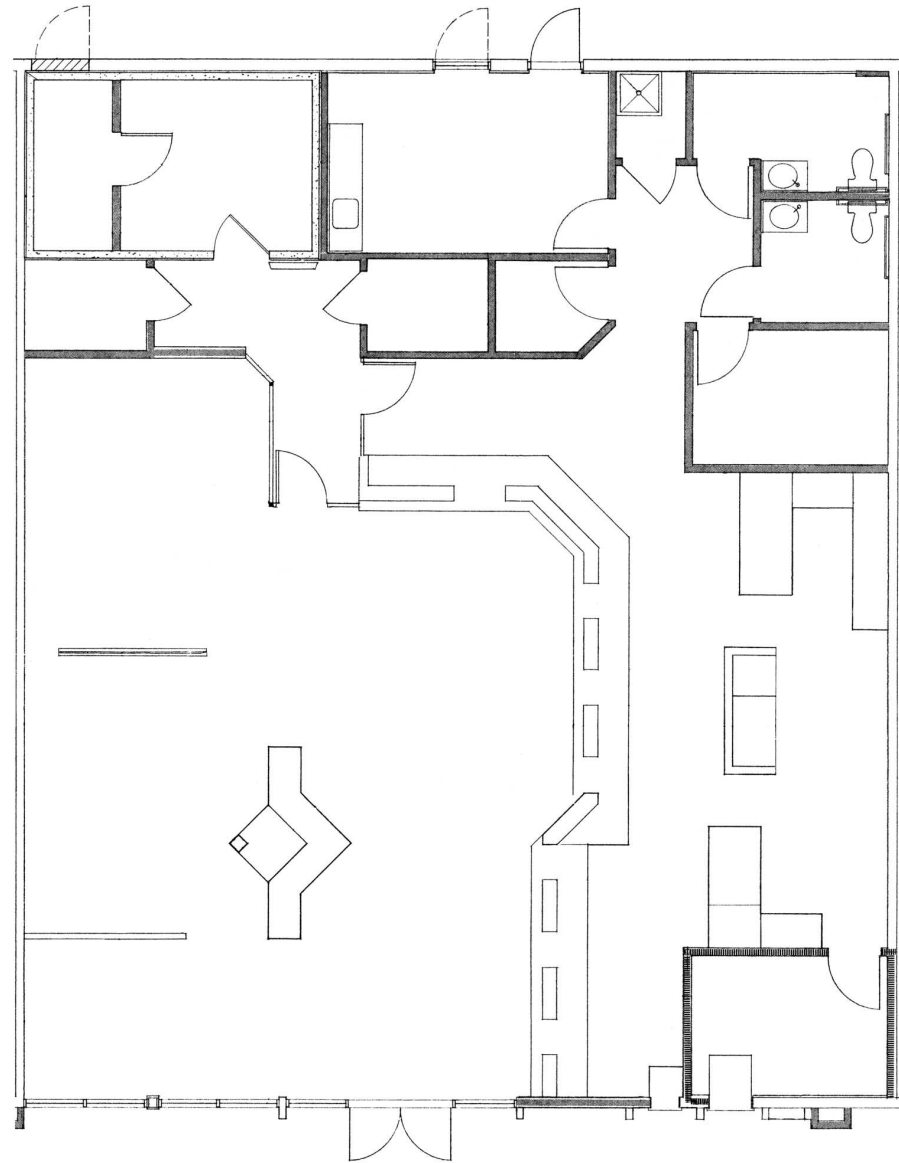
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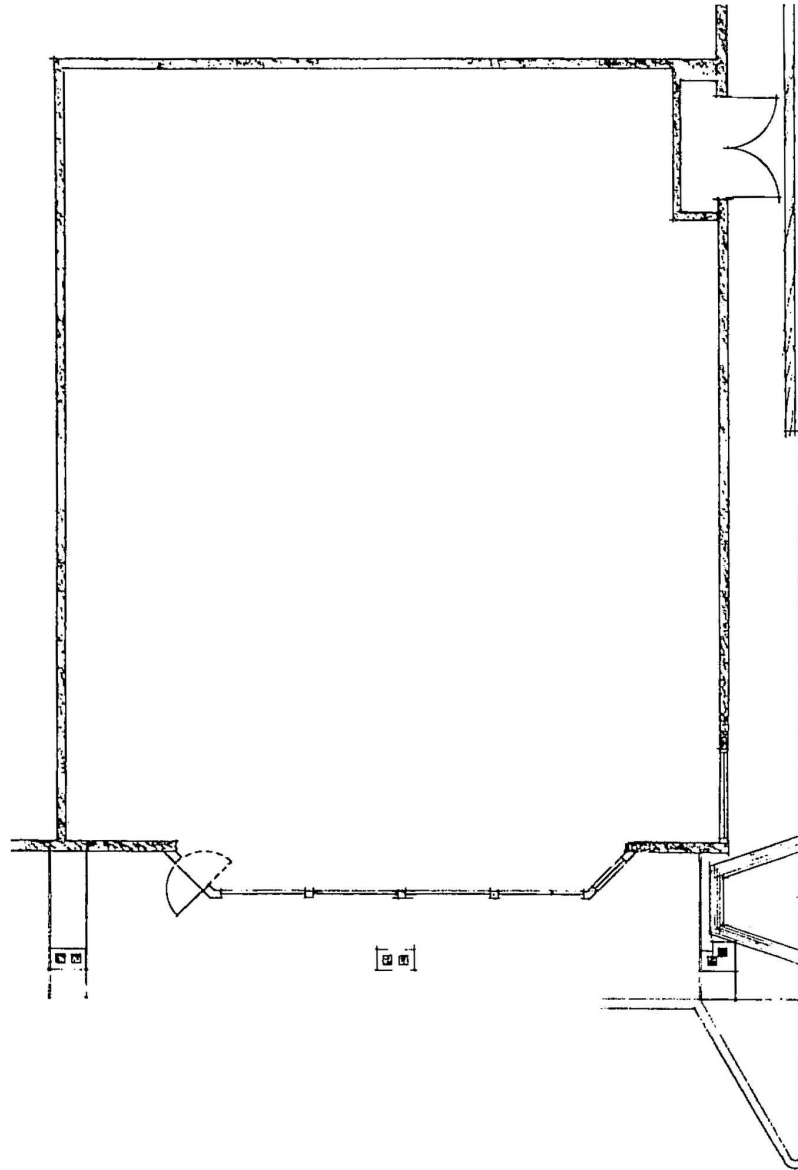


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790 - Former Mary's Pizza Shack

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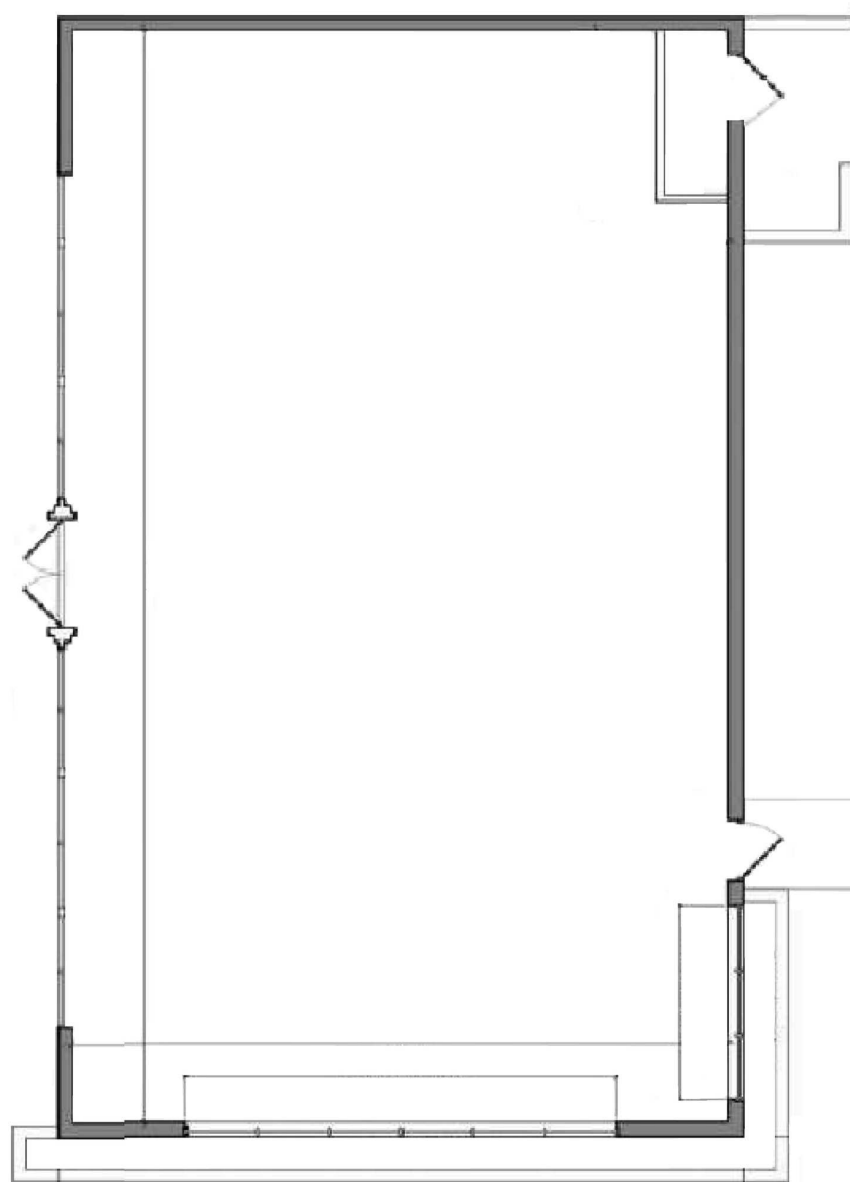
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Additional Photos

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Demographics Map & Report

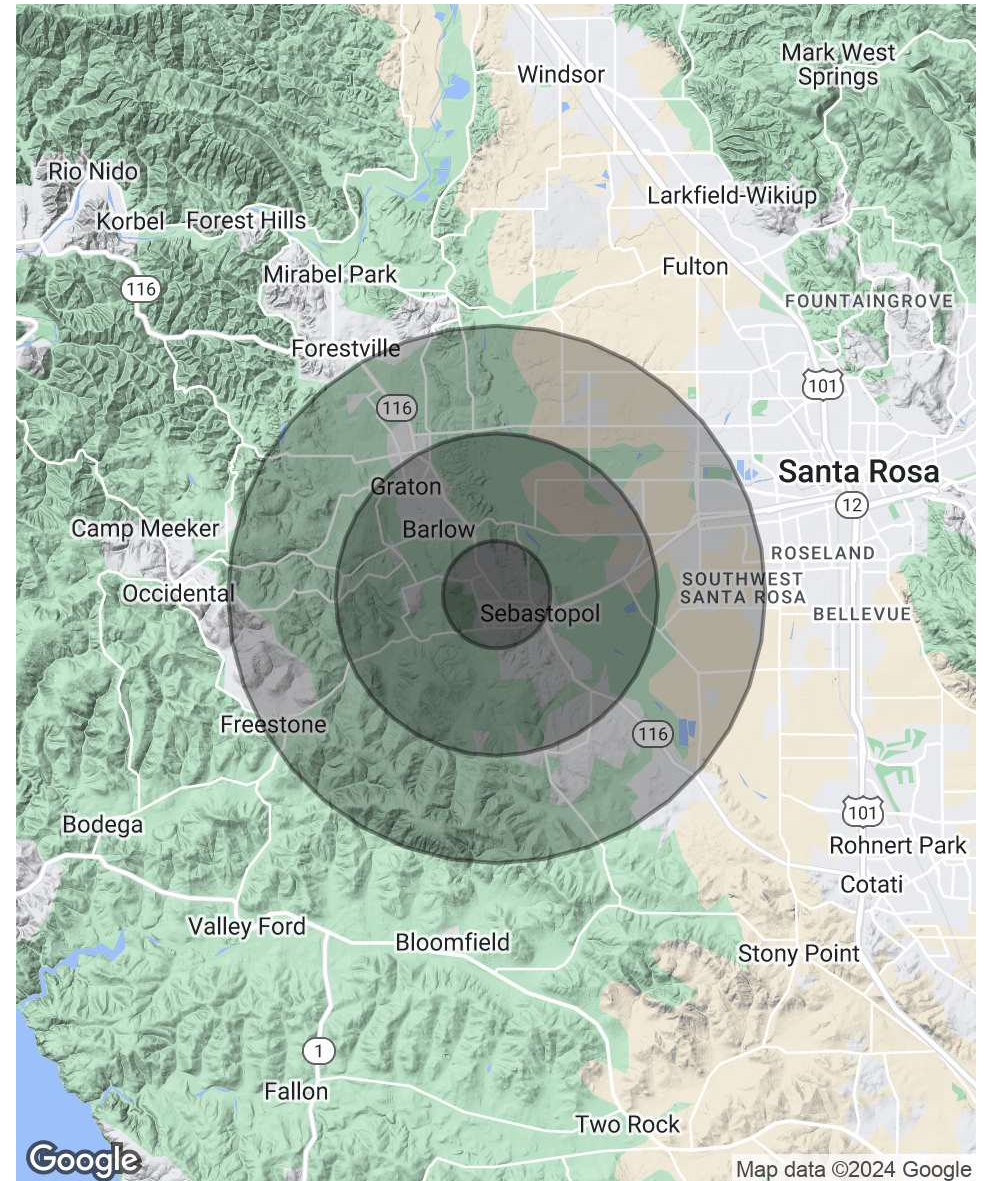
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,724	18,636	45,659
Average Age	47	48	46
Average Age (Male)	45	47	45
Average Age (Female)	49	50	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,915	7,740	17,164
# of Persons per HH	2.3	2.4	2.7
Average HH Income	\$135,838	\$150,833	\$148,361
Average House Value	\$1,041,083	\$1,086,882	\$988,890

Demographics data derived from AlphaMap



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