

# Commercial Sale Full Listing Detail

MLS #325017853

460-464 1st St E, Sonoma, CA 95476-6702

**PROPERTY SUBTYPE:** Retail  
**STATUS:** Active 03/11/25  
**DOM/CDOM:** 71/71  
**LIST PRICE:** \$5,250,000 (\$642.04)  
**SQUARE FOOTAGE:** 8177  
**LOT SIZE:** 0.3800 ac  
**YEAR BUILT:** 1912  
**NUM. OF FLOORS:** 2  
**NUM. OF BUILDINGS:** 3  
**CAP RATE:** 0.00  
**BUSINESS TYPE:** Bakery, Gift/Boutique, Restaurant



[Pictures](#)

[Map Link](#)

[Virtual Media](#)

Prime Sonoma Plaza Location offered for sale for the first time in generations. Place des Pyrenees is one of the few multi-unit shopping complexes directly on The Plaza. Fully leased and home to three of the most well known established & loved businesses on the Plaza...the Basque Boulangerie, Murphy's Irish Pub, and Taste of the Himalayas restaurant. The Place des Pyrenees is THE hub of Sonoma's downtown Plaza social life for many. Never a vacancy issue and it has only upside potential with the next steward of this part of Sonoma history. Though used by 3 tenants, there are 8 suites. All tenants with triple net rental agreements in place. Beautiful common areas and on site parking at the back of the site. Incredible upside potential for this once in a lifetime opportunity to own a significant part of the prime downtown shopping district.

## SHOWING INSTRUCTIONS

**Primary Contact:** Daniel Casabonne (707) 939-2222  
Agent

**Secondary Contact:** Daniel Casabonne (707) 494-3130  
Agent

**Occupant Type:** Tenant

**Lockbox Location:** No lockbox

**Show Instructions:** 24 Hour Notice

**Showing Comments:**

**Directions:**

**Publish to Internet:** Yes **Show Address to Internet:** Yes

## PRIVATE REMARKS

Call listing agent for access. Do not enter the units but feel free to walk through the common areas if done with discretion. Financials will be provided after NDA signed and site visits only with listing agent and confirmed appointment at mutually agreed upon times.

## LISTING AGENT & OFFICE INFORMATION

**Agent:** Daniel Casabonne(ID:B5939), Phone:707-939-2222, Lic:01221013, daniel@casabonnerealestate.com  
**Office:** Sotheby's International Realty(ID:AALLN27), Phone:707-939-4460, Office Lic:00899496  
**Co-Agent:**  
**Co-Office:**

## PRICE AND DATES

**Original Price:** \$5,250,000

**DOM/CDOM:** 71/71

**On Market Date:** 03/11/25

**Listing Date:** 10/06/24

**Possession:** Subject To Tenant Rights

**Listing Agreement:** Exclusive Right To Sell

**Terms:** Conventional

**City Transfer Tax:** 0.00

**Country Transfer Tax:** 0.00

## COMMERCIAL PROPERTY INFORMATION

**Building Features:****Building Name:****Total Units:** 0**Also BusOp MLS#:****Dock Doors:** 0**Major Tenant Phone:****Property Mgr. Phone:****Yard Size:****Daily Traffic:****Parking Ratio:** 0.00%**Type of Lease(s):** NNN**Walls:** Concrete Block,Sheetrock**Bldg Use/Bus Type:****Anchors Co Tenants:****Signs:****County Code Use:****Floor #:** 0**Percent Office:** 0%**Property Mgr. Name:****Commercial Condo:****Daily Traffic Source:****Type of Sale:****Rentable:** Yes**Building Class:****Exchange For:****UNIT & SPACE INFORMATION****% Leased:** 0.00%**Location:** Downtown**# of Offices:** 1**# of Floors:** 2**# of Truck Doors:** 0**Min. Available SqFt:** 0**Min. Lease Years:** 0**Office Square Feet:** 0**Tenant Allow/Fixed:** 0.00**Tenant SqFt:** 8177**Warehouse SqFt:** 0**Pk. Clear. Height (in):** 0**Space 1 Comments:** Front unit is Basque Boulangerie with office space upstairs.**Space 2 Comments:** Murphy's Irish Pub**Space 3 Comments:** Taste of Himalayas Restaurant**Space 4 Comments:****Loading:****# of Buildings:** 3**# of Elevators:** 0**# of Tenants:** 3**Max. Lease Years:** 0**Max. Available SqFt:** 0**# of Restrooms:** 3**Retail Square Feet:** 0**Tenant Allow/SqFt:** 8177**Industrial SqFt:** 0**Pk. Clear. Height (ft):** 0**Net Rentable SqFt:** 8177**COMMERCIAL INCOME & EXPENSE****Cap Rate:** 0.00%**Insurance Expense:** \$0**Maintenance Exp:** \$0**Taxes Expense:** \$0**Other Expenses:** \$0**Year Renovated:** 0**Income Includes:****Finan. Data Source:****Owner Pays:****Cost Per SqFt:** \$0**Lease Deposit:** \$0**Lessor Pays:****Load 0%****Factor:****Gross Sched Income:** \$0**Management Exp:** \$0**Net Oper. Income:** \$0**Operating Expense:** \$0**Vacancy Factor:** 0.00%**Existing Lease Type:****Lease Term:****Oper. Exp. Includes:****Tenant Pays:****Gross Rent Multiplr:** 0.00**Lessee Pays:****Utilities Expense:****PROPERTY INFORMATION****Status:** Active 03/11/25**Property Type:** Commercial Sale**Approx. Square Feet:** 8177**Status Comments:****Property Subtype:** Retail**Square Foot Source:** Assessor Auto-Fill

<b>Price Per Sq. Foot:</b>	\$642	<b>Lot Sq. Feet Approx:</b>	16,553
<b>Lot Acres Approx:</b>	0.3800	<b>Lot Size Source:</b>	(Assessor Auto-Fill)
<b>Year Built:</b>	1912	<b>Year Built Source:</b>	Assessor Auto-Fill
<b>Stories:</b>	2	<b>Levels:</b>	
<b>Special Listing Cond:</b>	None		
<b>Property Condition:</b>	Exterior-Very Good,Interior-Very Good		
<b>Current Use:</b>	Restaurant,Retail		

#### PROPERTY LOCATION

<b>County:</b>	Sonoma	<b>APN:</b>	018-221-012-000
<b>Cross Street:</b>	East Napa Street	<b>Area/District:</b>	Sonoma
<b>Subdistrict:</b>		<b>Subdivision:</b>	
<b>Zoning:</b>		<b>Additional APNs:</b>	
<b>APN #2:</b>		<b>APN #3:</b>	
<b>Unit/Block/Lot:</b>		<b>Road Frontage:</b>	City Street

#### INTERIOR INFORMATION

<b>Flooring:</b>	Carpet,Combo of Materials,Concrete,Tile,Vinyl,Wood
<b>Cooling:</b>	Central
<b>Heating:</b>	Central

#### CONSTRUCTION INFORMATION

<b>Structure:</b>	Mixed Use,Office,Retail,Strip Center	<b>Utilities:</b>	
<b>Constr. Materials:</b>	Concrete,Stucco,Wood	<b>Electric:</b>	
<b>Foundation:</b>	Slab	<b>Water Source:</b>	Public
<b>Roof:</b>	Composition	<b>Sewer:</b>	Public Sewer
<b>Access. Features:</b>		<b>Security Features:</b>	
<b>Window Features:</b>		<b>Irrigation:</b>	

#### PARKING & LOT INFORMATION

<b>Total Park. Spaces:</b>	6	<b>Topography:</b>	Level
<b>Parking Features:</b>	Lighted	<b>Frontage Type:</b>	
<b>Lot Features:</b>			

#### GREEN BUILDING INFORMATION

<b>Energy Efficient:</b>		<b>Verification Body:</b>	
<b>Verification Type:</b>		<b>Built/Remod Green:</b>	
<b>Verification Rating:</b>			
<b>Verification Year:</b>	0		

#### FINANCIAL INFORMATION

<b>City Trans Tax Rate:</b>	0.00%	<b>County Tr.Tax Rate:</b>	0.00%
<b>Bonds/Assess/Taxes:</b>		<b>Bnds/Asses/Tx Desc:</b>	
<b>Terms:</b>	Conventional	<b>Possession:</b>	Subject To Tenant Rights

#### OTHER LISTING INFORMATION

<b>Height Limit:</b>		<b>Special Zones:</b>	
<b>Disclosures/Docs:</b>		<b>Lease Equip Desc:</b>	
<b>Duplicate:</b>		<b>Common Int Dev:</b>	