

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

Buiding 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
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

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:

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 Factor: 0%
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 Multipllr: 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

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

PROPERTY LOCATION

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

INTERIOR INFORMATION

Flooring:	Carpet,Combo of Materials,Concrete,Tile,Vinyl,Wood
Cooling:	Central
Heating:	Central

CONSTRUCTION INFORMATION

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

PARKING & LOT INFORMATION

Total Park. Spaces:	6	Topography:	Level
Parking Features:	Lighted		
Lot Features:			

GREEN BUILDING INFORMATION

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

FINANCIAL INFORMATION

City Trans Tax Rate:	0.00%	County Tr.Tax Rate:	0.00%
Bonds/Assess/Taxes:			
Terms:	Conventional	Possession:	Subject To Tenant Rights

OTHER LISTING INFORMATION

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