



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

55 W. GRANT STREET  
HEALDSBURG, CA

Grant Street Pavilion  
Retail/Industrial Space

Go beyond broker.

REPRESENTED BY:

DEMI BASILIADES, SREA  
LIC # 02080190 (707) 664-1400, EXT 305  
DBASILIADES@KEEGANCOPPIN.COM



# EXECUTIVE SUMMARY



55 W. GRANT STREET  
HEALDSBURG, CA

GRANT STREET PAVILION  
RETAIL/INDUSTRIAL SPACE

## PROPERTY INFORMATION

### HIGHLIGHTS

- Fully Renovated Inside and Out
- Restored Heavy Timber and Exposed Wood Ceilings
- Industrial Zoning Allows Wide Range of Uses
- Prime Location - 0.4 Miles from The Square

### SUBJECT SPACE DESCRIPTION

14,000+/- SF

The Grant Street Pavilion has been completely reimagined into one of Healdsburg's most distinctive commercial properties. The building blends authentic character with modern infrastructure, featuring restored heavy timber framing and walnut-blasted dimensional lumber, new fire sprinklers, upgraded restrooms, and newly built offices. Every element has been thoughtfully redone to support a wide range of uses under its industrial zoning, including light manufacturing, wholesale and distribution, fitness, and on-site food or beverage production with tasting.

### LEASE TERMS

#### RATE

\$1.50 PSF Gross

#### TERMS

Negotiable

Increases over the Base Year on Operating Expenses

#### PARKING

Twenty-One (21)

#### ZONING

Industrial

Keegan & Coppin Co., Inc.  
1201 N McDowell Boulevard  
Petaluma, CA 94954  
[www.keegancoppin.com](http://www.keegancoppin.com)  
(707) 664-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

REPRESENTED BY:

DEMI BASILIADES, SREA  
LIC # 02080190 (707) 664-1400, EXT 305  
[DBASILIADES@KEEGANCOPPIN.COM](mailto:DBASILIADES@KEEGANCOPPIN.COM)



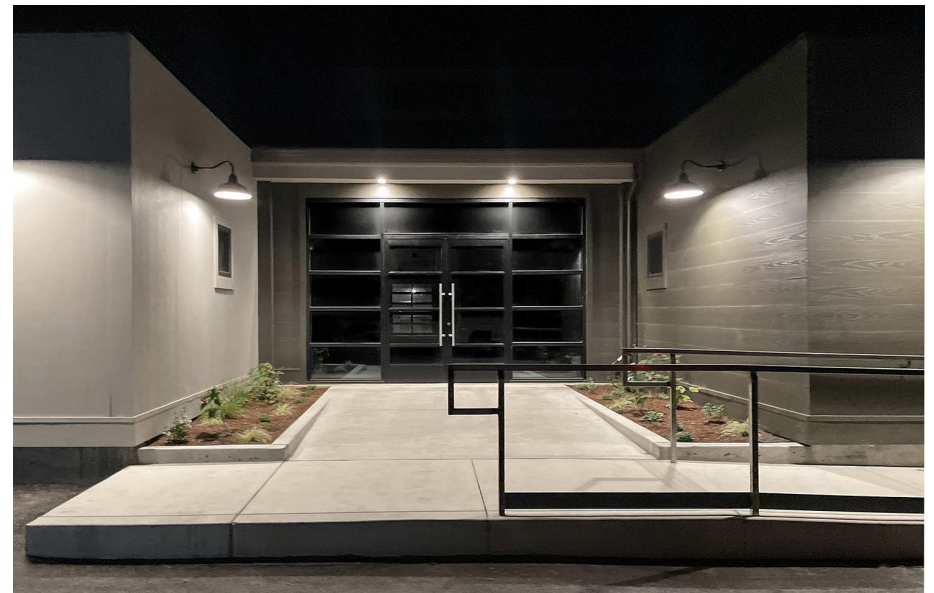


## PHOTOS



55 W. GRANT STREET  
HEALDSBURG, CA

GRANT STREET PAVILION  
RETAIL/INDUSTRIAL SPACE



**PRESENTED BY:** DEMI BASILIADES, SREA  
KEEGAN & COPPIN CO., INC.  
LIC # 02080190 (707) 664-1400, EXT 305  
DBASILIADES@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.





## AREA DESCRIPTION



55 W. GRANT STREET  
HEALDSBURG, CA

GRANT STREET PAVILION  
RETAIL/INDUSTRIAL SPACE

### DESCRIPTION OF AREA

Healdsburg combines small-town charm with exceptional economic vitality, supported by affluent residents, thriving tourism, and a nationally recognized food, wine, and hospitality scene. The city's strong year-round visitor base drives steady foot traffic, while local household incomes average over \$140,000 within one mile. Businesses here benefit from access to a loyal local customer base, a steady influx of high-spending visitors, and proximity to Highway 101 connecting the North Bay and greater Bay Area.

### NEARBY AMENITIES

- **Healdsburg Plaza** - 0.4 Miles; Restaurants, Tasting Rooms, Boutique Shopping
- **Costeaux French Bakery** - Local Downtown Café and Bakery
- **Flying Goat Coffee** - Popular Downtown Coffee Roaster
- **The Matheson & Roof 106** - Upscale Dining and Rooftop Lounge by Chef Dustin Valette
- **SingleThread** - Michelin Three-Star Restaurant and Inn
- **Healdsburg Hotel/Harmon Guest House/Hotel Trio** - Boutique Accommodations
- **Big John's Market** - Gourmet Grocery and Deli, Less Than 0.3 Miles Away
- **Fitch Mountain Health Center** - Nearby Medical and Wellness Services
- **Healdsburg Running Company/Gyms/Yoga Studios** - Within Walking Distance

### TRANSPORTATION ACCESS

- **Highway 101 Access** - Less Than 0.2 Miles via Central Healdsburg Ave/Grant St Interchange
- **SMART Rail (Sonoma-Marin Area Rail Transit)** - Future Healdsburg Station Planned <1 Mile Away
- **Sonoma County Airport (STS)** - 10 Miles/15 Minutes South via Highway 101

### DEMOGRAPHICS

#### 1 MILE

#### 3 MILES

#### 5 MILES

Est. Population 8,510 14,777 18,197

Est. Avg. HH Income \$144,975 \$139,559 \$117,544



### PRESENTED BY:

DEMI BASILIADES, SREA  
KEEGAN & COPPIN CO., INC.  
LIC # 02080190 (707) 664-1400, EXT 305  
DBASILIADES@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.





## AERIAL MAP



55 W. GRANT STREET  
HEALDSBURG, CA

GRANT STREET PAVILION  
RETAIL/INDUSTRIAL SPACE



### PRESENTED BY:

DEMI BASILIADES, SREA  
KEEGAN & COPPIN CO., INC.  
LIC #02080190 (707) 664-1400, EXT 305  
DBASILIADES@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.





## ABOUT KEEGAN & COPPIN



55 W. GRANT STREET  
HEALDSBURG, CA

GRANT STREET PAVILION  
RETAIL/INDUSTRIAL SPACE



# Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for almost 50 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

Keegan & Coppin Co., Inc.  
1201 N McDowell Blvd.  
Petaluma, CA 94954  
[www.keegancoppin.com](http://www.keegancoppin.com)  
(707) 664-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

PRESENTED BY:

**DEMI BASILIADES, SREA**  
LIC #02080190 (707) 664-1400, EXT 305  
[DBASILIADES@KEEGANCOPPIN.COM](mailto:DBASILIADES@KEEGANCOPPIN.COM)