



4025, 4041 & 4055 SEBASTOPOL RD

4025, 4041 & 4055 SEBASTOPOL ROAD, SANTA ROSA, CA 95407

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Property Summary

4025, 4041 & 4055 SEBASTOPOL RD | SANTA ROSA



Property Description

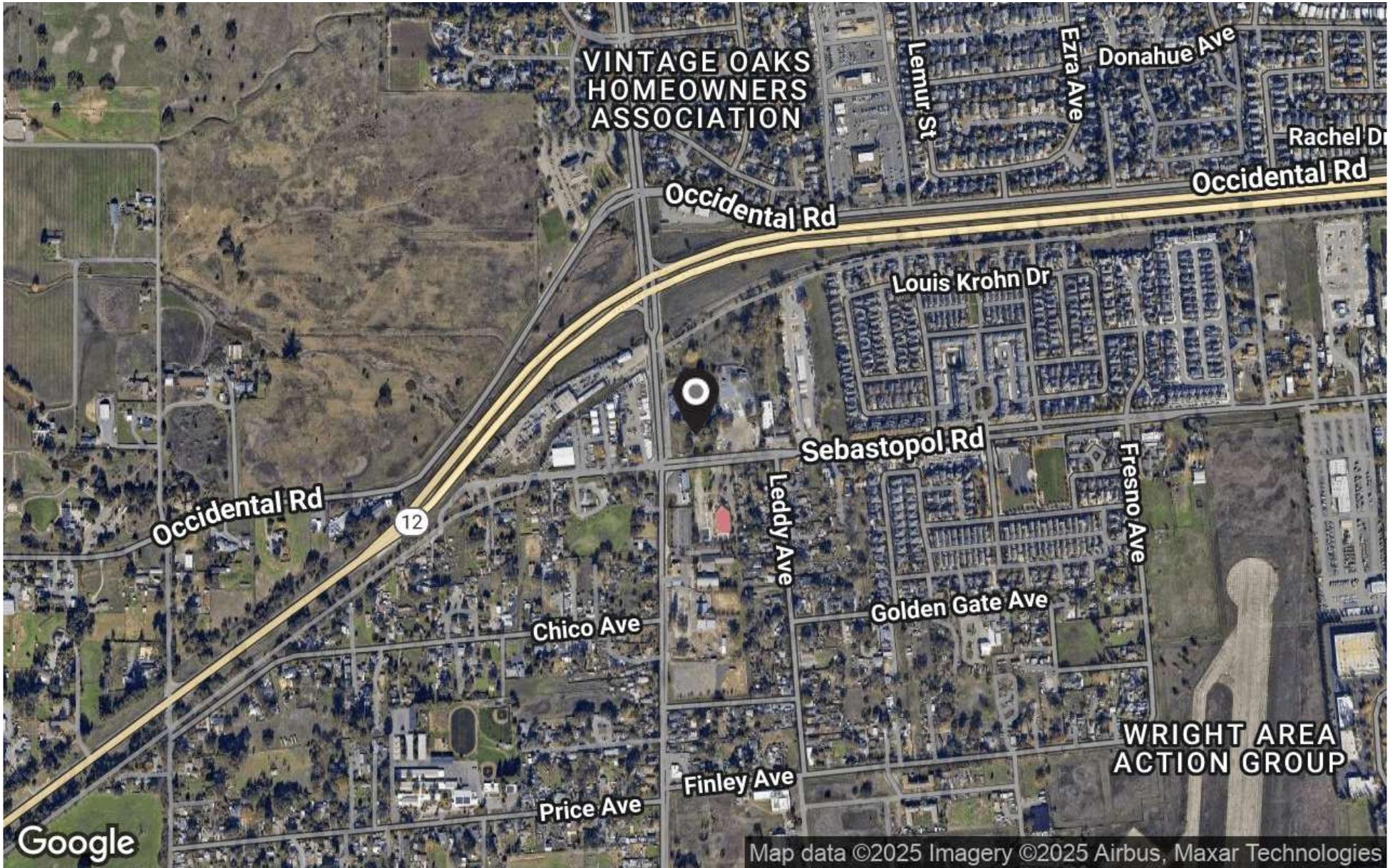
Discover the vibrant locale surrounding this prime property in Santa Rosa, CA. Located in the heart of Sonoma County, the area boasts a thriving community with a rich wine country heritage. Just moments away, the renowned Graton Resort & Casino offers entertainment and leisure activities, while nearby Sebastopol Road provides convenient access to a variety of dining, shopping, and cultural experiences. The property's close proximity to Highway 12 and Highway 101 facilitates seamless connections to the broader Bay Area, making it an enticing opportunity for prospective land and other investors seeking to capitalize on the dynamic growth and potential of this coveted region.

OFFERING SUMMARY

Sale Price:	\$4,200,000
Lease Rate	Negotiable
Lot Size:	6.32 Acres
Property Type	Land
Zoning	CG (General Commercial)

Location Map

4025, 4041 & 4055 SEBASTOPOL RD | SANTA ROSA



Complete Highlights

4025, 4041 & 4055 SEBASTOPOL RD | SANTA ROSA



Property Highlights

- **Premium Land Package** - 6.33+- acres (three contiguous parcels) 4025, 4042, & 4055 Sebastopol Rd are being offered together as a single, subdivided site. 6.33 acres, providing scale and development flexibility.
- **Versatile zoning / development potential**
- **Prominent exposure on Sebastopol Road** – strong drive-by visibility. The parcel fronts Sebastopol Road, a high-traffic corridor that forms the west entry/gateway to Santa Rosa – excellent for retail or service uses that depend on visibility
- **Excellent regional connectivity** – near Highway 12 and Highway 101. The site benefits from quick access to CA-12 and US-101, supporting commuter and Bay-Area regional traffic flows
- **Close to local activity centers and demand drivers** - Minutes from downtown Santa Rosa and within roughly 6-7 miles of Graton Resort & Casino, nearby shopping, and regional services
- **Rare offering size for Santa Rosa's west gateway**







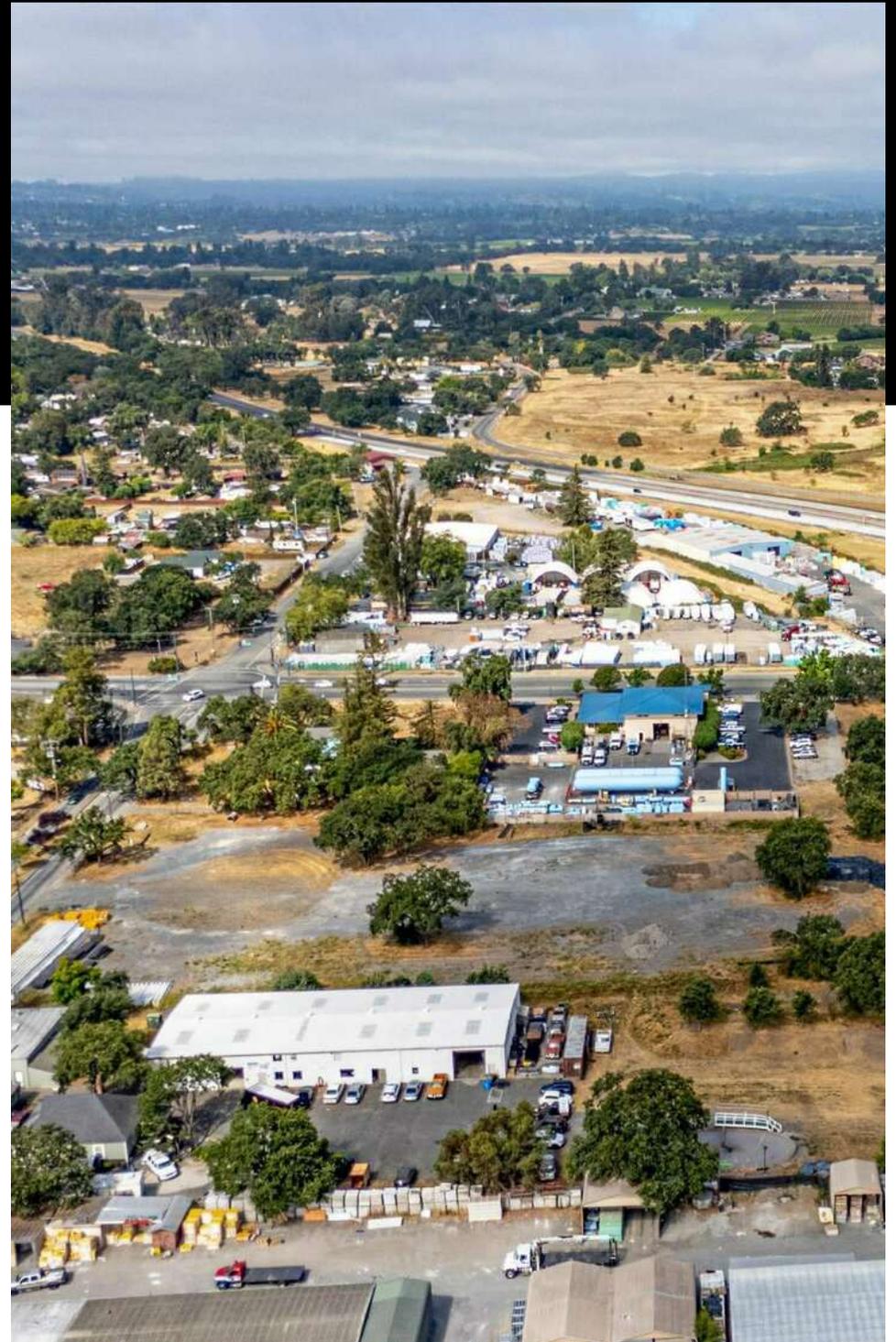
About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

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About Santa Rosa

Santa Rosa, the largest city in California’s scenic Sonoma County, is a vibrant hub nestled in the heart of wine country. Known for its picturesque landscapes, rolling vineyards, and charming downtown, Santa Rosa blends small-town charm with urban amenities. The city offers a thriving economy, excellent schools, diverse dining, boutique shopping, and abundant recreational opportunities, from hiking in Annadel State Park to exploring nearby Pacific Coast beaches. Rich in culture and history, Santa Rosa is also home to world-class wineries, craft breweries, and a variety of arts and entertainment venues. With its convenient access to Highway 101 and Highway 12, Santa Rosa serves as both a serene residential community and a strategic gateway to the greater Bay Area.

POPULATION	5 MILES	10 MILES	15 MILES	HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Population	169,545	312,337	422,126	Total Households	61,007	115,871	160,573
Average Age	40	42	43	# of Persons per HH	2.8	2.7	2.6
Average Age (Male)	39	41	42	Average HH Income	\$119,540	\$132,851	\$138,860
Average Age (Female)	41	43	44	Average House Value	\$732,306	\$791,032	\$851,043



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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.