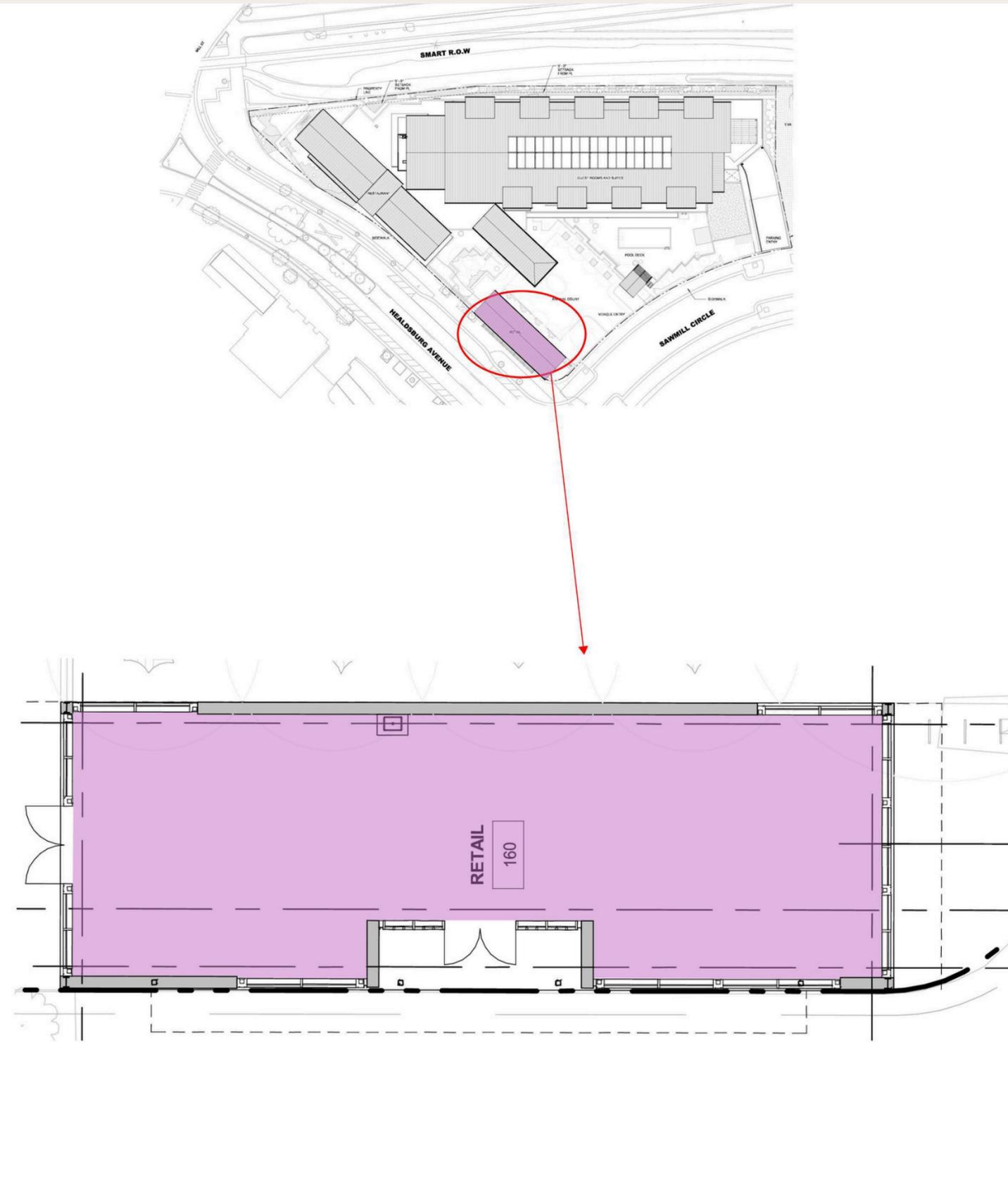


Mill District Retail



Floorplans

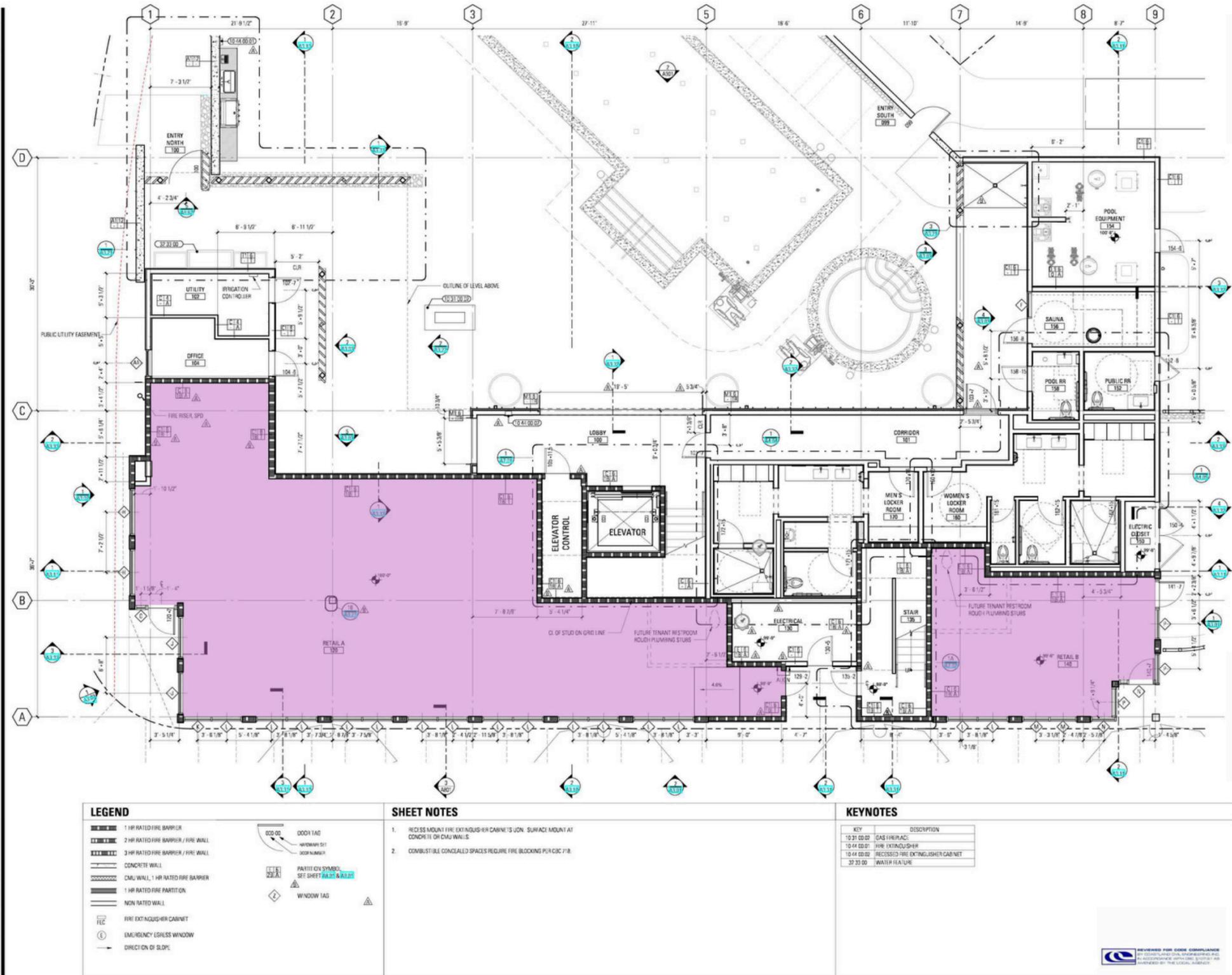
Space No.1 (Lot 1) - 1,600 +/- sf



Floorplans

Space No.2 (Retail A) -
1,789 +/- sf

Space No.3 (Retail B)-
447 +/- sf w/ 489 +/- sf
attached patio



| DATE | ISSUE |
|------------|------------------------|
| 2024.01.01 | 1. 00: 20% |
| 2024.01.15 | 2. 00: 30% |
| 2024.02.01 | 3. PERMIT SUBMISSION |
| 2024.04.01 | 4. PERMIT RESUBMISSION |
| 2024.05.01 | 5. 00: 40% 100% |
| 2024.05.01 | 6. PERMIT RESUBMISSION |
| 2024.05.28 | 7. PERMIT RESUBMISSION |
| 2024.05.28 | 8. PERMIT RESUBMISSION |
| 2024.05.28 | 9. PERMIT RESUBMISSION |



FLOOR PLAN - LEVEL 1

SCALE: As indicated

A2.01

Space No.1

Location

Lot 1: Large retail/commercial space. Closest to the hotel at the corner of Sawmill Circle and Healdsburg Avenue.

Leasing Price

\$ 44/SF/YR

Term- NNN

1,600+/-SF

Sale Price

\$1,899,000

Property Use Idea

Makers market/ General Store



Space No.2

Location

164 Healdsburg Ave: Large commercial space.
Part of The Poolhouse, a counterpoint to Space 1
on the corner of Sawmill Circle and Healdsburg
Avenue.

Leasing Price

\$39 / SF / YR

Term- NNN

1,789 +/- SF

Sale Price

\$1,789,000

Property Use Idea

Bicycles, coffee, beer, and cafe



Space No.3

Location

160 Healdsburg Ave: Small, intimate commercial space with outdoor patio. Part of The Poolhouse, underneath the redwoods of The Preserve, fronting Healdsburg Avenue.

Leasing Price

\$42 / SF / YR

Term- NNN

447 +/- SF Interior, 600+/-SF Exterior Patio

Sale Price

\$549,000

Property Use Idea

Florist, Fromagerie, and/or Artisanal Bakery , Wine Tasting



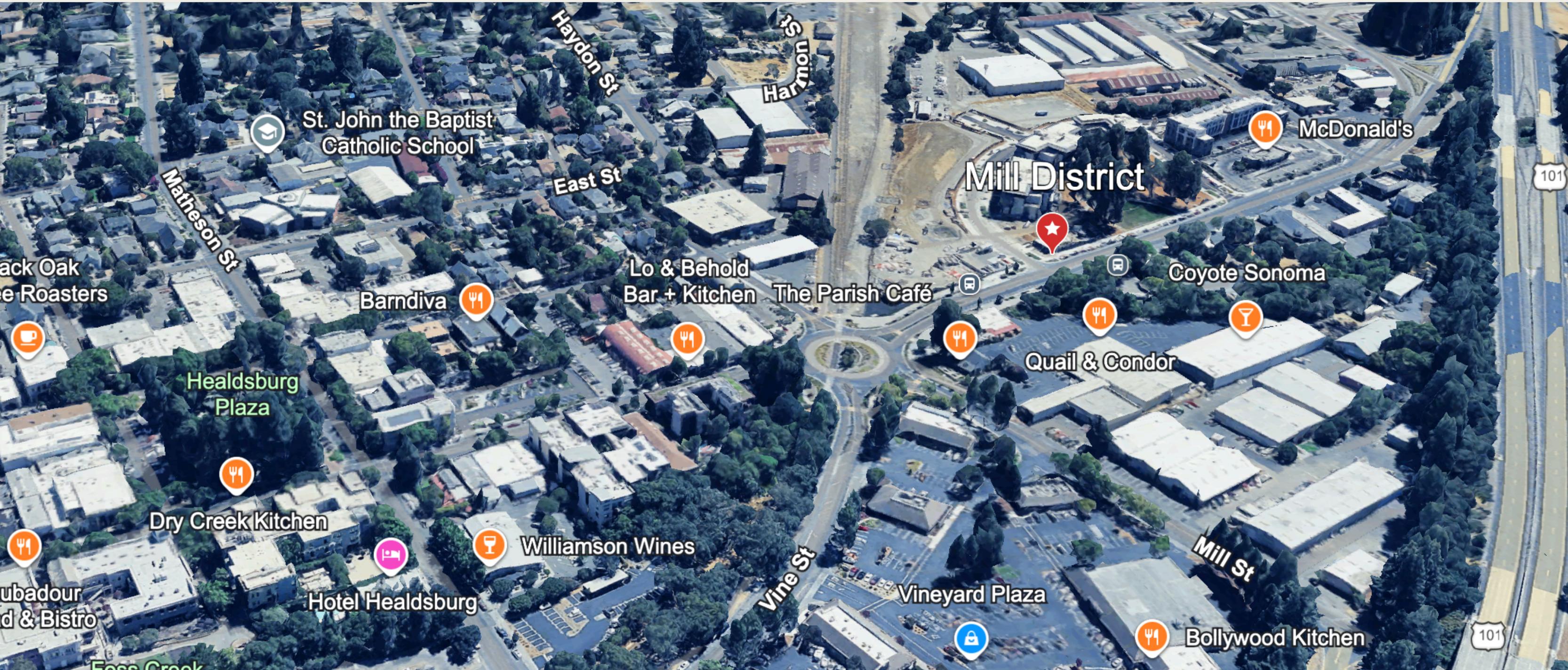


Healdsburg Plaza



Mill District Retail





St. John the Baptist Catholic School



McDonald's

Mill District



Coyote Sonoma

Black Oak
Roasters



Barndiva



Lo & Behold
Bar + Kitchen



The Parish Café



Quail & Condor



Healdsburg
Plaza



Dry Creek Kitchen



Hubadour
& Bistro

Hotel Healdsburg



Williamson Wines

Vine St

Vineyard Plaza



Mill St



Bollywood Kitchen



Property Website



STERLING

CALIFORNIA PROPERTIES



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