



# FOR LEASE

880 Sanguinetti Rd.  
Sonora, CA



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**NAI Northgate**

LEASING TEAM

# PROPERTY SUMMARY



**AVAILABLE SPACE**  
± 6,040



**LEASE TERMS**  
Negotiable



**LEASE TYPE**  
NNN

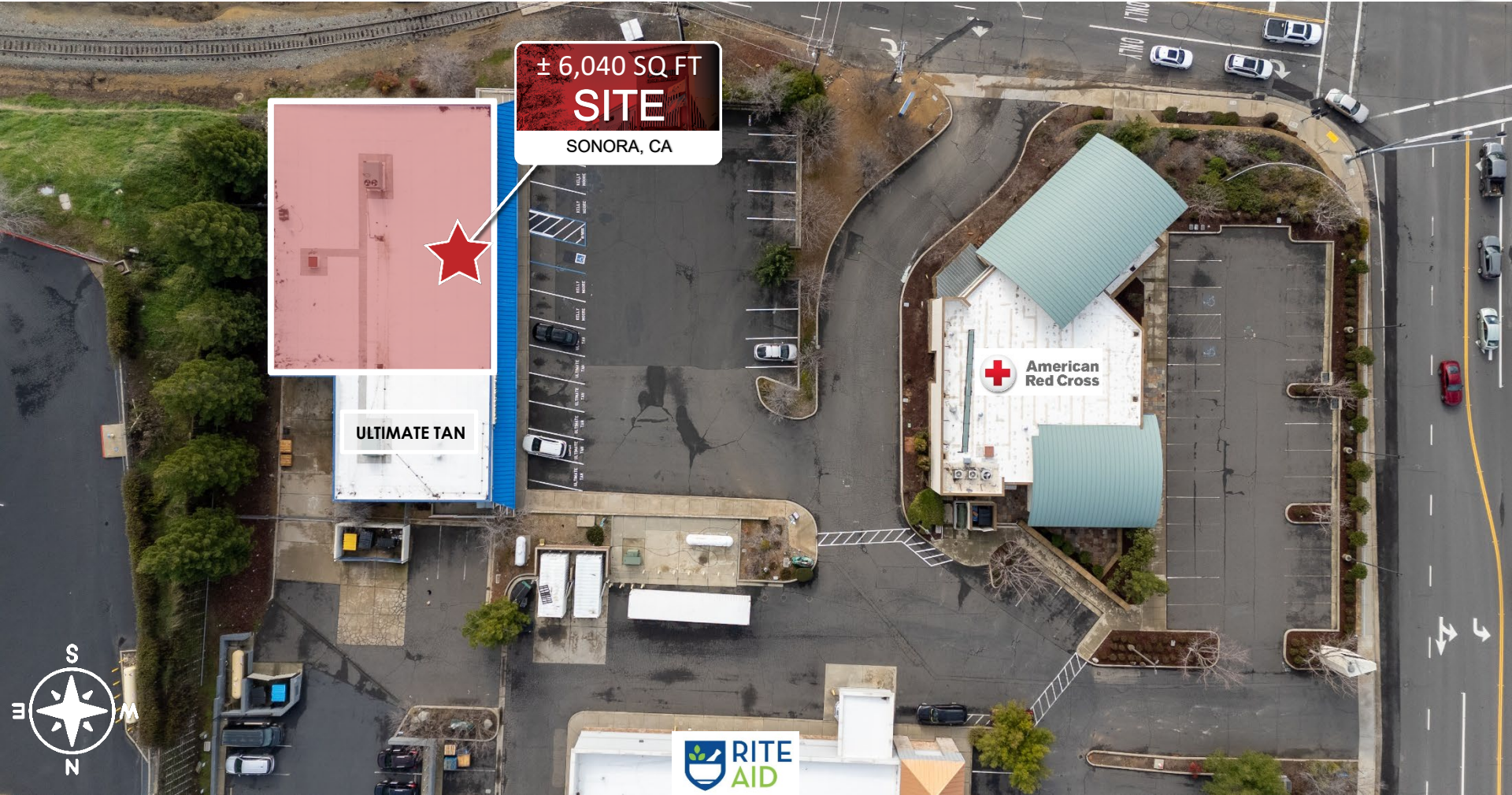


## PROPERTY INFO

ADDRESS:	880 Sanguinetti Rd. Sonora, CA
LEASE PRICE:	Contact Broker
SPACE AVAILABLE:	± 6,040 SF
ZONING:	Commercial (C)
LEASE TYPE:	NNN
APN:	056-180-29
TRAFFIC:	Mono Way: ± 22,000 ADT Hwy 108: ± 16,000 ADT

## PROPERTY HIGHLIGHTS

- 880 Sanguinetti Road is nestled between Mono Way & Sanguinetti Road.
- The site is located in Sonora's primary retail district which services the surrounding Gold Country communities.
- The space is equipped with one (1) grade level door, retail sales area, and insulated warehouse space.
- Area tenants include Walmart, Safeway, Applebee's, Starbucks, PetSmart, Save Mart, Lowes, Staples, Big Lots, Regal Cinemas, and more





± 6,040 SQ FT  
SITE

ULTIMATE TAN



# AERIAL VIEW



# MARKET OVERVIEW



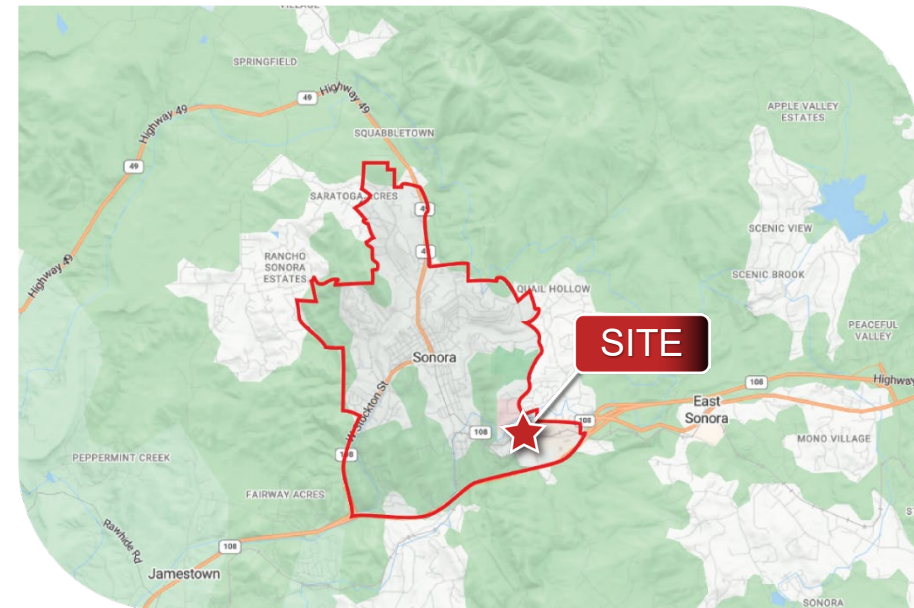
# CITY OVERVIEW

## SONORA, CALIFORNIA

The City of Sonora is the county seat Tuolumne County, California. In the beautiful Sierra Nevada Foothills, in the heart of California's "Gold Country" lies Sonora, named after the miners from Sonora, Mexico who settled the City in 1848. Known as the "Queen of the Southern Mines", this pristine City still holds on to its historic charm with many of its existing buildings dating back to the 1800's.

- Sonora is an easy drive from the San Francisco Bay Area or the Central Valley State Highways 108 and 49 pass through the City, which, incidentally, is just 70 miles north of Yosemite National Park
- As the area's cultural center, Sonora is home to museums, art galleries and live theatre
- Just outside the City limits are year-round outdoor recreational opportunities at resorts, campgrounds, lakes, golf courses and high-country waterways
- Sonora services a population of 55,810 throughout Tuolumne County
- The median income for a household in the city is \$67,825
- The area economy was historically based on the mining and timber industries, but now relies on tourism

	POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	2,553	25,474	43,884	
2028 Projected Population	2,638	26,168	43,525	
2023 Median Age	43	45	46	
INCOME				
2023 Estimated Average Household Income	67,825	83,387	86,683	
DIVERSITY				
2023 Estimated White	2,348	23,409	39,609	
2023 Estimated African American/Black	21	202	331	
2023 Estimated Asian or Pacific Islander	85	549	850	
2023 Estimated Hispanic	351	3,170	5,221	



# NAI Northgate

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