

369 W. Napa Street

Sonoma, CA 95476



FOR SALE • BROCHURE



WCOMMERCIALRE.COM

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Property Description

Incredible mixed-use opportunity awaits! Offered at \$1,595,000, this property comprises two lots totaling .38 acres. Featuring a meticulously renovated 1333 SQFT. office building, originally constructed in 1930 and refurbished to perfection in 2020, it's primed for immediate use or lease.

The adjoining vacant lot, 0.18 acres in size, presents a blank canvas for future development, ideal for a triplex or customizable project. Currently fully occupied, this property offers immediate income potential for investors or a superb owner/user scenario.

Whether you're seeking steady rental income or envisioning a future expansion, this mixed-use gem caters to diverse investment strategies. With a strategic location and versatile layout, it's poised for long-term success. Don't miss this chance to capitalize on a lucrative real estate opportunity. Contact us today to explore the endless possibilities of this remarkable property!

Offering Summary

Sale Price:	\$1,595,000
Number of Units:	1
Lot Size:	0.38 Acres
Building Size:	1,333 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	3,862	14,204	57,996
Total Population	8,223	33,212	150,155
Average HH Income	\$150,120	\$158,010	\$148,672

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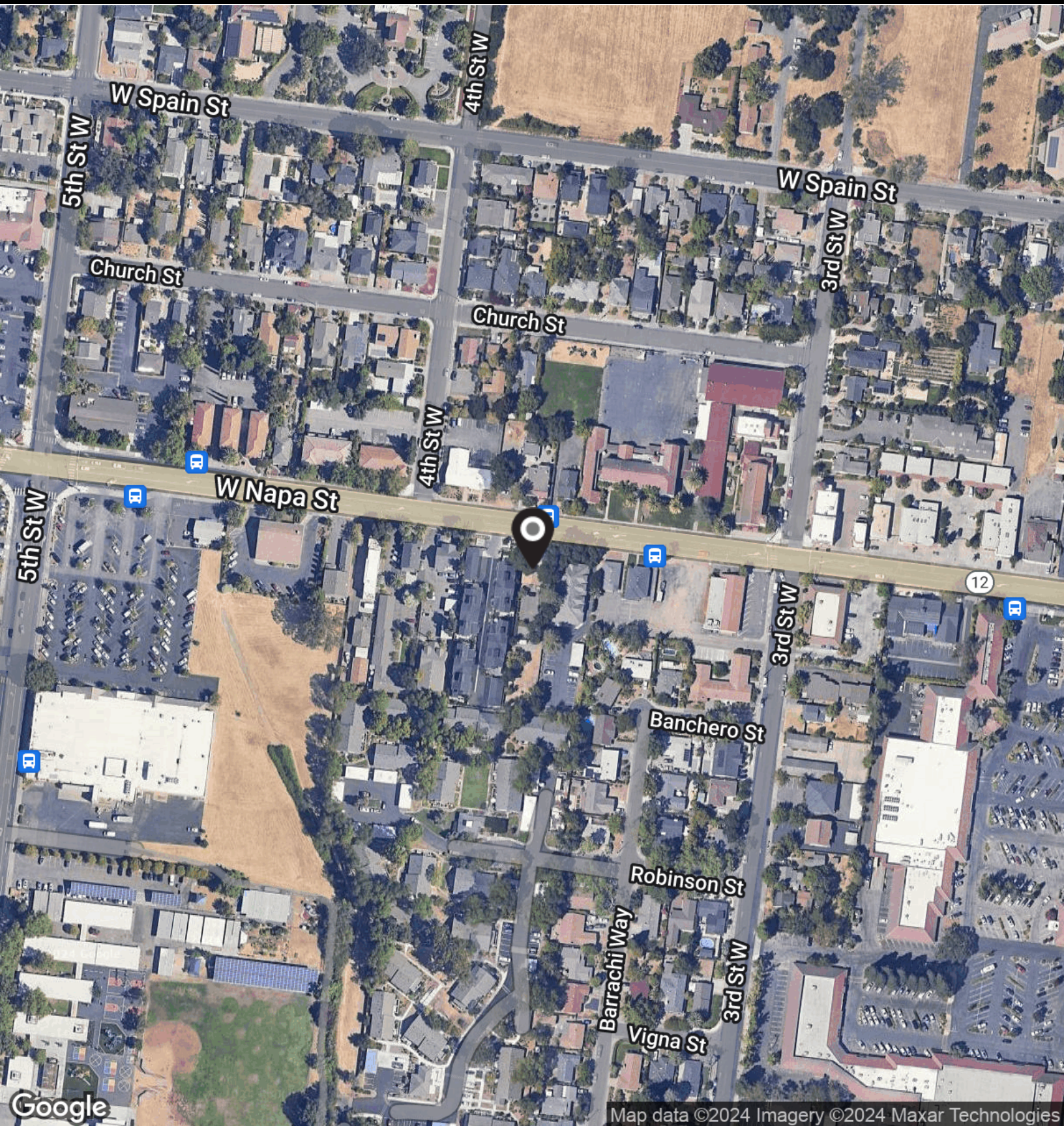




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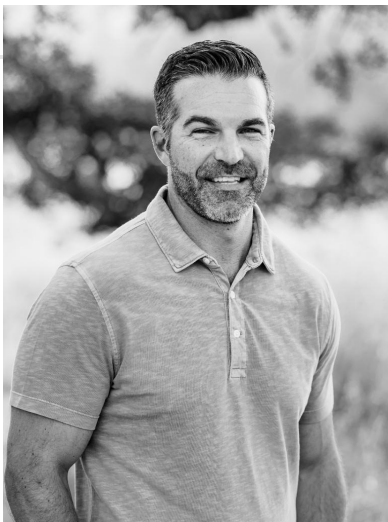


Tina DeMartini

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Randy Waller

Broker/Owner

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Population	1 Mile	5 Miles	10 Miles
Total Population	8,223	33,212	150,155
Average Age	50	48	45
Average Age (Male)	47	46	43
Average Age (Female)	52	49	46

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,862	14,204	57,996
# of Persons per HH	2.1	2.3	2.6
Average HH Income	\$150,120	\$158,010	\$148,672
Average House Value	\$1,034,203	\$1,055,483	\$950,183

* Demographic data derived from 2020 ACS - US Census



Population
33,212



Median Home Value
\$1,055,483



Average Household
Income
\$158,010



Average Age
48

