



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

7106 BODEGA AVENUE  
SEBASTOPOL, CA

RETAIL, SERVICES & OFFICE BUILDING IN  
DOWNTOWN SEBASTOPOL



Go beyond broker.

PRESENTED BY:

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# EXECUTIVE SUMMARY



7106 BODEGA AVE.  
SEBASTOPOL, CA

**OWNER USE OR INVESTMENT  
OPPORTUNITY FOR SALE  
IN DOWNTOWN  
SEBASTOPOL**

## PROPERTY HIGHLIGHTS

- Single-tenant retail, services and office building
- Conveniently located on prime downtown Sebastopol corner (N. Main & Bodega Ave.)
- 1,600+/- sf building on 1,700+/- sf lot
- This is a unique value added opportunity for an owner user or new investor
- Zoning permits residential uses (with previously approved plans)
- Desirable Walkable location of Downtown Sebastopol
- Downtown parking assessment: (6 allocated parking spaces)
- Street frontage parking
- Currently month/month occupying in place

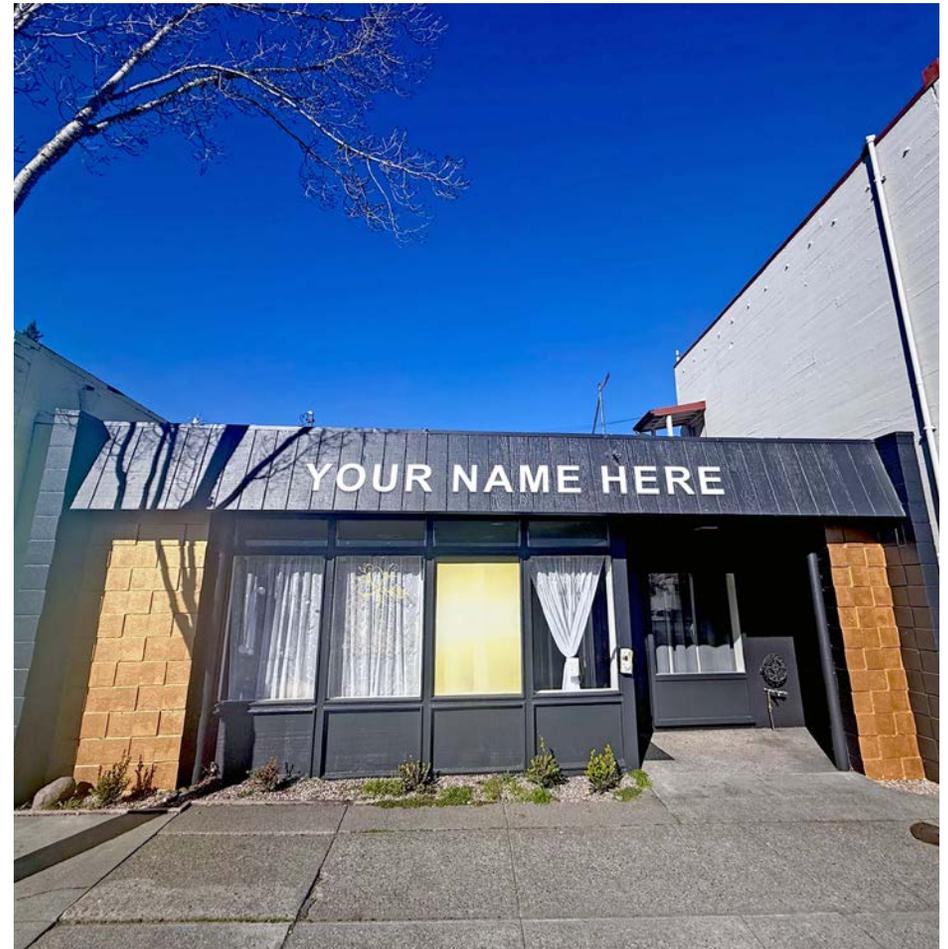
## DESCRIPTION OF PREMISES

Located on Bodega Ave. Sebastopol, CA This is a well located corner identity property by Sebastopol City Hall offices, Public Library & Wells Fargo Bank. This is a unique opportunity for investor to increase rents in the highly desirable area of Sebastopol, CA or possible owner occupants. Current massage tenant is month-to-month, and paying under-market rent.

This is an office and retail use property investment - a single-tenant building offers an investor the ability to buy into the high demand area of West County. Sebastopol small office/retail suites are of high demand have shown a low vacancy year-after-year.

## OFFERING

Sale Price	<b>\$495,000</b>
Price PSF	<b>\$309</b>



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# PROPERTY DESCRIPTION



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**BUILDING SIZE**  
1,600+/- SF

**LOT SIZE**  
1,700+/- Acres

**APN**  
004-243-020

**YEAR BUILT**  
1969

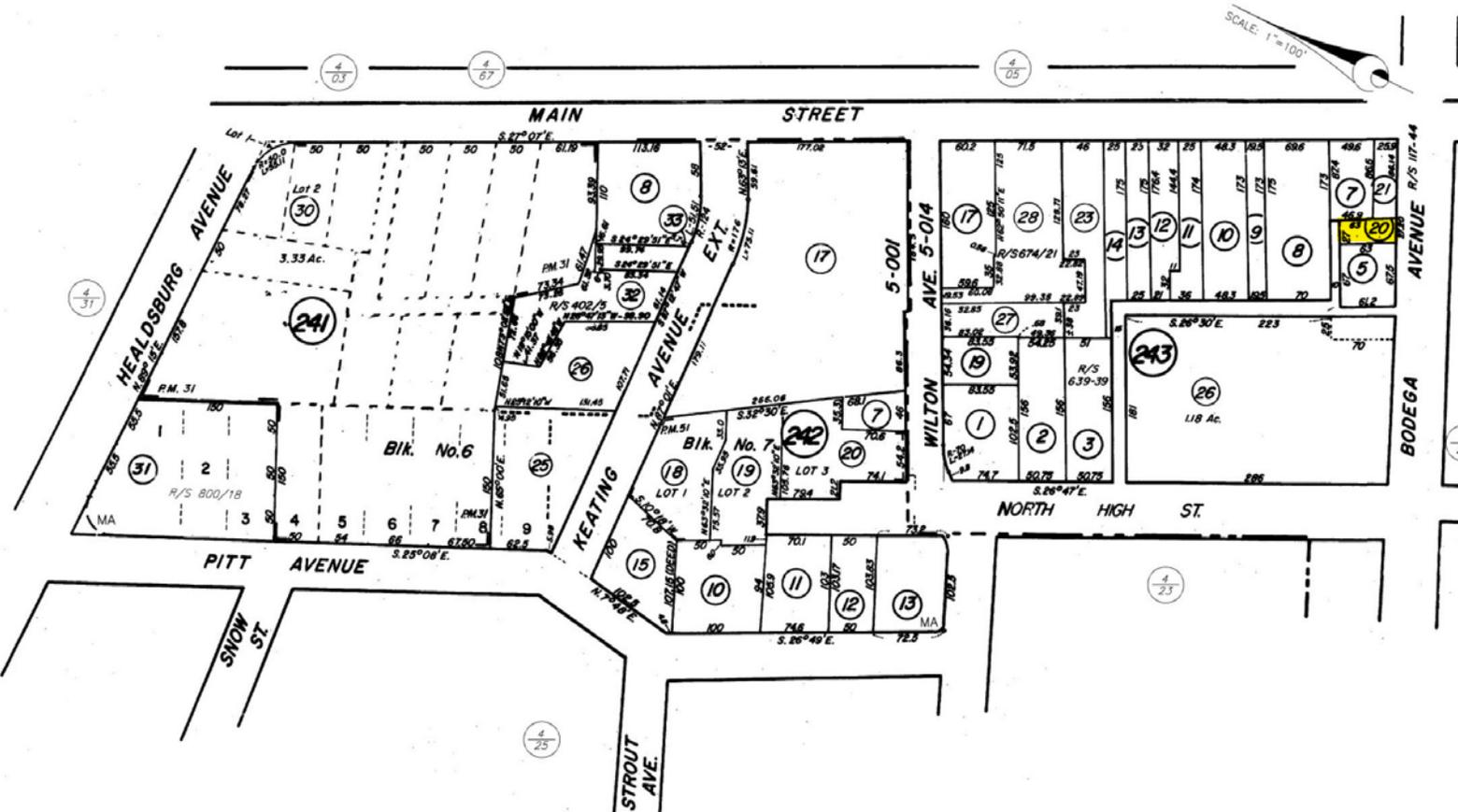
**STORIES**  
1

**PARKING**  
6 allocated public parking spaces  
City of Sebastopol parking  
assesses

**HEATING**  
Central

**ZONING**  
Central Core

[Zoning Link](#)



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# SALES COMPARABLES



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## SALES COMPARABLES

PROPERTY	YEAR-BUILT	SQFT	PRICE	SOLD
2227 Gravenstein Hwy S Sebastopol	1957	1,576	\$1,570,000 (\$996.19/SF)	8/8/2025
7728 Healdsburg Ave Sebastopol	1967	1,280	\$750,000 (\$585.94/SF)	10/2/2025
3880 Doris Murhpy Cir - C-3 Occidental	2000	1,320	\$575,000 (\$435.61/SF)	6/24/2025
3782 Bohemian Hwy Occidental	1910	1,369	\$700,000 (\$511.32/SF)	4/30/2025
132 N Main St Sebastopol	1920	1,275	\$600,000 (\$470.59/SF)	4/18/2025
1017 Steele Ln Santa Rosa	1964	1,659	\$1,400,000 (\$843.88/SF)	3/1/2024
1855 Guerneville Rd Santa Rosa	1995	2,030	\$2,528,000 (\$1,245.32/SF)	8/20/2025
301 College Ave Santa Rosa	2007	2,022	\$2,069,000 (\$1,023.24/SF)	9/5/2025
866 3rd St Santa Rosa	1983	1,610	\$530,000 (\$329.19/SF)	7/31/2024
348 College Ave Santa Rosa	1925	1,335	\$525,000 (\$393.26/SF)	3/18/2024

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# PROPERTY AERIALS



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# PROPERTY PHOTOS



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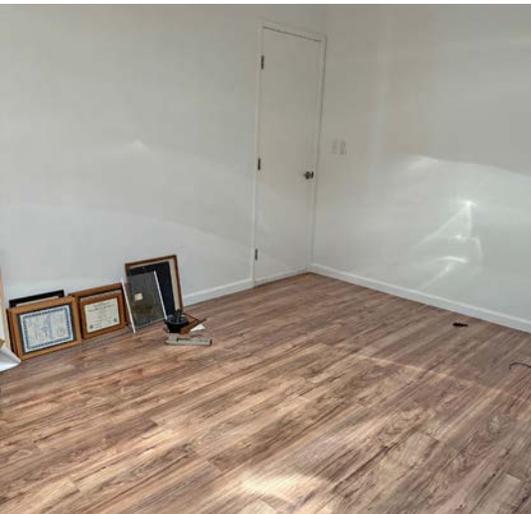


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# AREA DESCRIPTION



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## DESCRIPTION OF AREA

Prime downtown location with decades of established goodwill. Downtown Sebastopol is a friendly Bay Area destination, full of small town charm with unique independently owned businesses.

## NEARBY AMENITIES

- Barlow 12-acre Outdoor Retail Market District: Restaurants, Wineries, Shops, & More
- Hop Monk Brewery
- Rialto Theatre

## TRANSPORTATION ACCESS

- Main traffic artery of Sebastopol Avenue to the Coast
- Sebastopol Avenue is part of CA Hwy 12
- Direct access to Highway 101
- Irreplaceable Location in Preeminent Downtown



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# AERIAL MAP



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# MARKET SUMMARY



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## ECONOMIC DEVELOPMENT

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure and hospitality sector, August marked the 28th consecutive month of year-over-year increases. Educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis for 38 consecutive months. And business and professional services jobs have increased from a year earlier for 13 consecutive months. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

## RECREATION

Sonoma County is renowned for its outstanding wineries, breathtaking vistas of the Pacific Ocean, rolling hills, and friendly atmosphere. The landscape is perfect for spending a day at one of the many spas or wine tasting rooms, mountain biking the various trails and country roads, or kayaking down the majestic rivers. The area is also known for its exquisite cuisine, much of which is cultivated in the orchards, gardens, and fields of Sonoma County.

Whether you are looking for a relaxing weekend getaway, or you feel like exploring the outdoors, Sonoma County has something for everyone. Located in the heartland of Wine Country, Sonoma County has more than 370 local wineries. There is a wide array of guided tours which explore the county's culture and history, and offer tastings of the finest wines in the country. When the sun sets, you can continue your relaxing stay at one of the finer resorts in the area. From day spas to beautiful golf courses, Sonoma County has become synonymous with the elegant and relaxing getaway.

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## ABOUT KEEGAN & COPPIN



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

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 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.

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## DISCLAIMER



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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 buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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