

Villaggio Toscano Office Space

1260 Healdsburg Avenue, Healdsburg, CA 95448



FOR LEASE • BROCHURE





Property Description

Premier office spaces within a professional complex at a busy, highly visible corner in Healdsburg! Suite 101 is approximately 4,300 Rentable Square Feet demisable to 3,500 Square Feet on the ground-level. Suite 202 is approximately 895 Rentable Square Feet on the second floor of Building D with elevator access. The Villaggio Toscano is a first class complex offering occupants and their customers a professional setting, desirable location, and easy onsite parking. Located directly on Healdsburg's primary artery of Healdsburg Avenue, at the intersection of March Avenue / Dry Creek Road. If your business is looking for a Class A office space in Wine Country, you won't want to miss this!

Offering Summary

Lease Rate:	\$2.00-\$2.25 / SF / Month
Lease Type:	NNN
Available SF:	895 - 4,300 RSF
Lot Size:	1.27 Acres
Building Size:	18,958 SF

Spaces	Lease Rate	Space Size
Suite 101	\$2.25 SF/month	3,500 - 4,300 SF
Suite 202	\$2.00 SF/month	895 SF

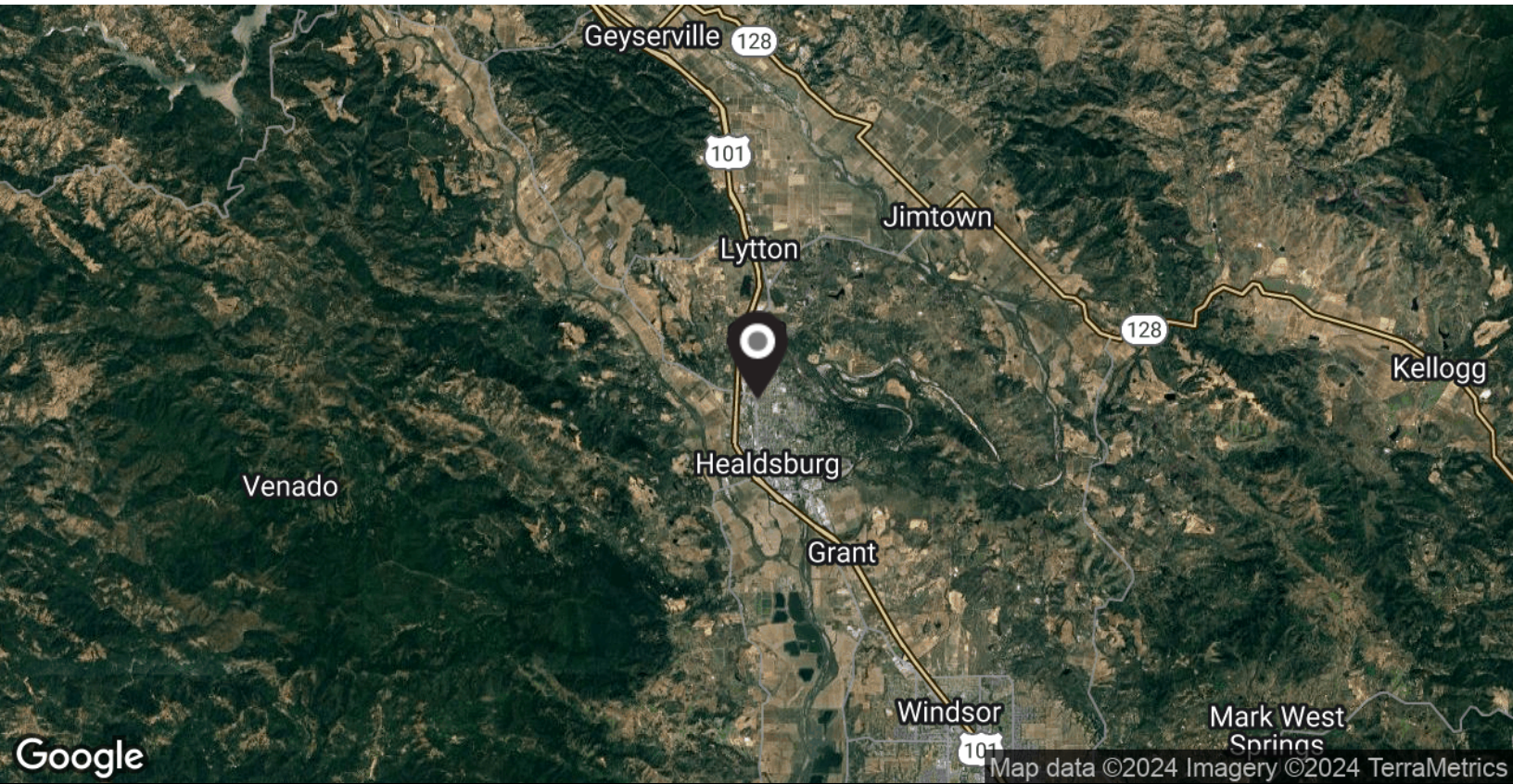
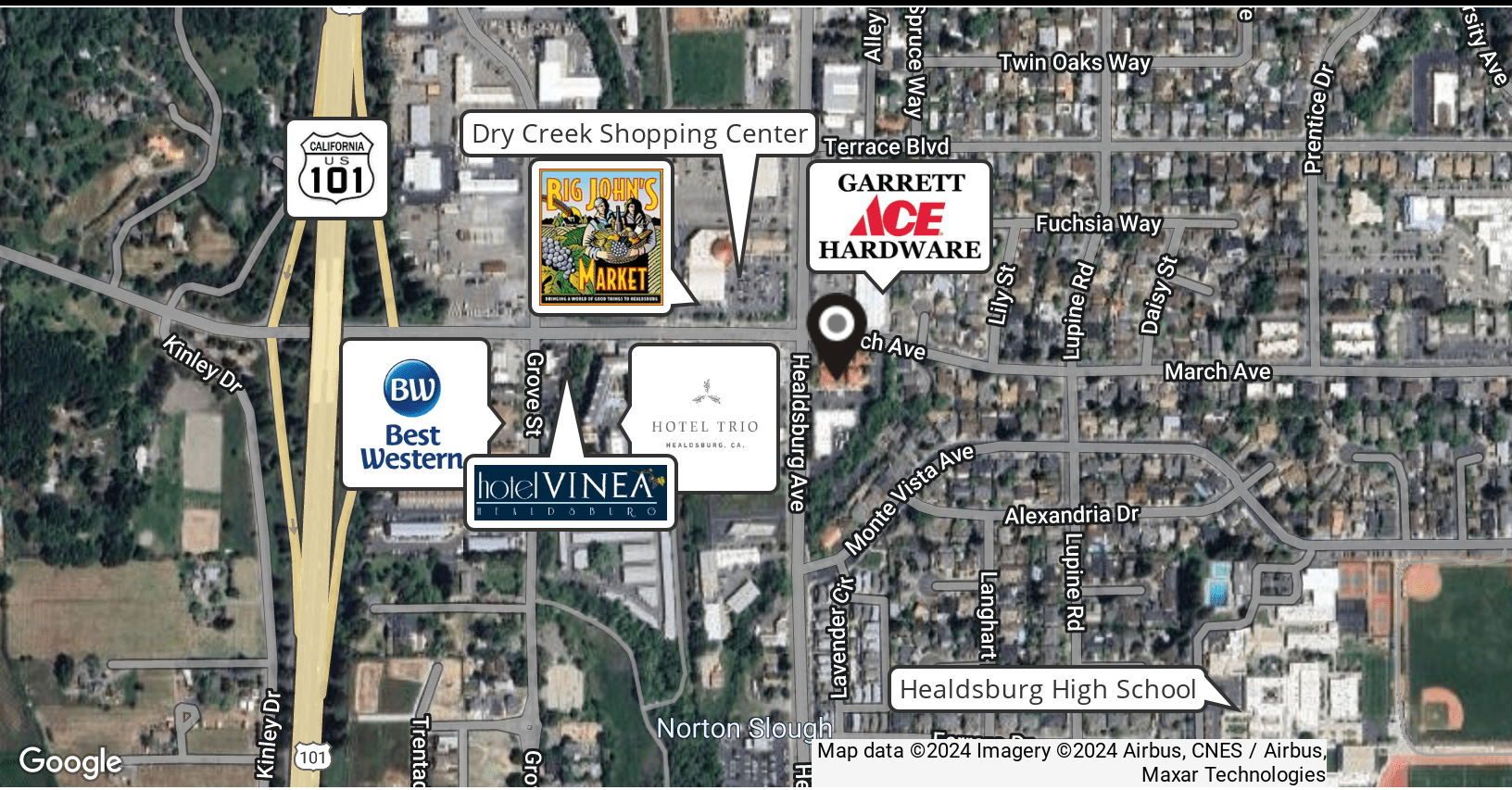


Google

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Population	0.5 Miles	1 Mile	1.5 Miles
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Total Population	2,205	6,149	10,229
Average Age	40.2	43.2	44.2
Average Age (Male)	43.6	43.8	44.3
Average Age (Female)	39.0	42.9	43.7

Households & Income	0.5 Miles	1 Mile	1.5 Miles
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Total Households	828	2,674	4,560
# of Persons per HH	2.7	2.3	2.2
Average HH Income	\$106,727	\$105,210	\$110,740
Average House Value	\$717,080	\$795,125	\$876,682

* Demographic data derived from 2020 ACS - US Census



Population

6,149



Median Home Value

\$795,125



Average Household Income

\$105,210



Average Age

43.2

