

REDWOOD MARKETPLACE

788 GRAVENSTEIN HWY. N., SEBASTOPOL, CA 95472



o|c
ORUM CAPITAL

ZENSHI
HANDCRAFTED SUSHI

MOMBO'S
PIZZA

SEBASTOPOL
HARDWARE

ACE
Hardware

verizon

O'Reilly
AUTO PARTS

Lucky

SUBWAY

SITE

TACO BELL

FOR LEASE



Keegan & Coppin
COMPANY, INC.

KEVIN FLAHERTY | (707) 528-1400 Ext - 246
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PROPERTY OVERVIEW

Address	788 Gravenstein Hwy. N, Sebastopol, CA
Size	±26,278 SF
History	Former Longs/CVS Corporate. Property under active, independent ownership and leasing
Land	0.69 AC 30,056 SF
Loading	1 Dock
Signage	Monument Signage on Gravenstein Highway N.
Parking Spaces	225 Surface Parks
Co-Tenants	Lucky Supermarket, O'Reilly Auto, Starbucks
Zoning	CG (Commercial General)
Ideal Uses	<ul style="list-style-type: none"> • Large Speciality / Lifestyle Retail • Furniture / Home Furnishing / Design Showroom • Wellness Anchor (Large Format) • Experiential / Entertainment Retail • Medical / Wellness (Non-Pharmacy) • Call Center / Office-Showroom Hybrid • Education / Institutional Light Use

1 MILE	3 MILES	5 MILES
6,536	17,960	43,471

POPULATION



1 MILE	3 MILES	5 MILES
2,843	7,570	17,057

ESTIMATED HOUSEHOLDS



1 MILE	3 MILES	5 MILES
\$135,723	\$151,686	\$154,940

ESTIMATED AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$1.67 M	\$1.95 M	\$1.88 M

ESTIMATED AVERAGE HOUSEHOLD NET WORTH



1 MILE	3 MILES	5 MILES
50.9%	50.7%	43.2%

COLLEGE DEGREE BACHELOR DEGREE OR HIGHER



1 MILE	3 MILES	5 MILES
\$157.9 M	\$440.6 M	\$1.01 B

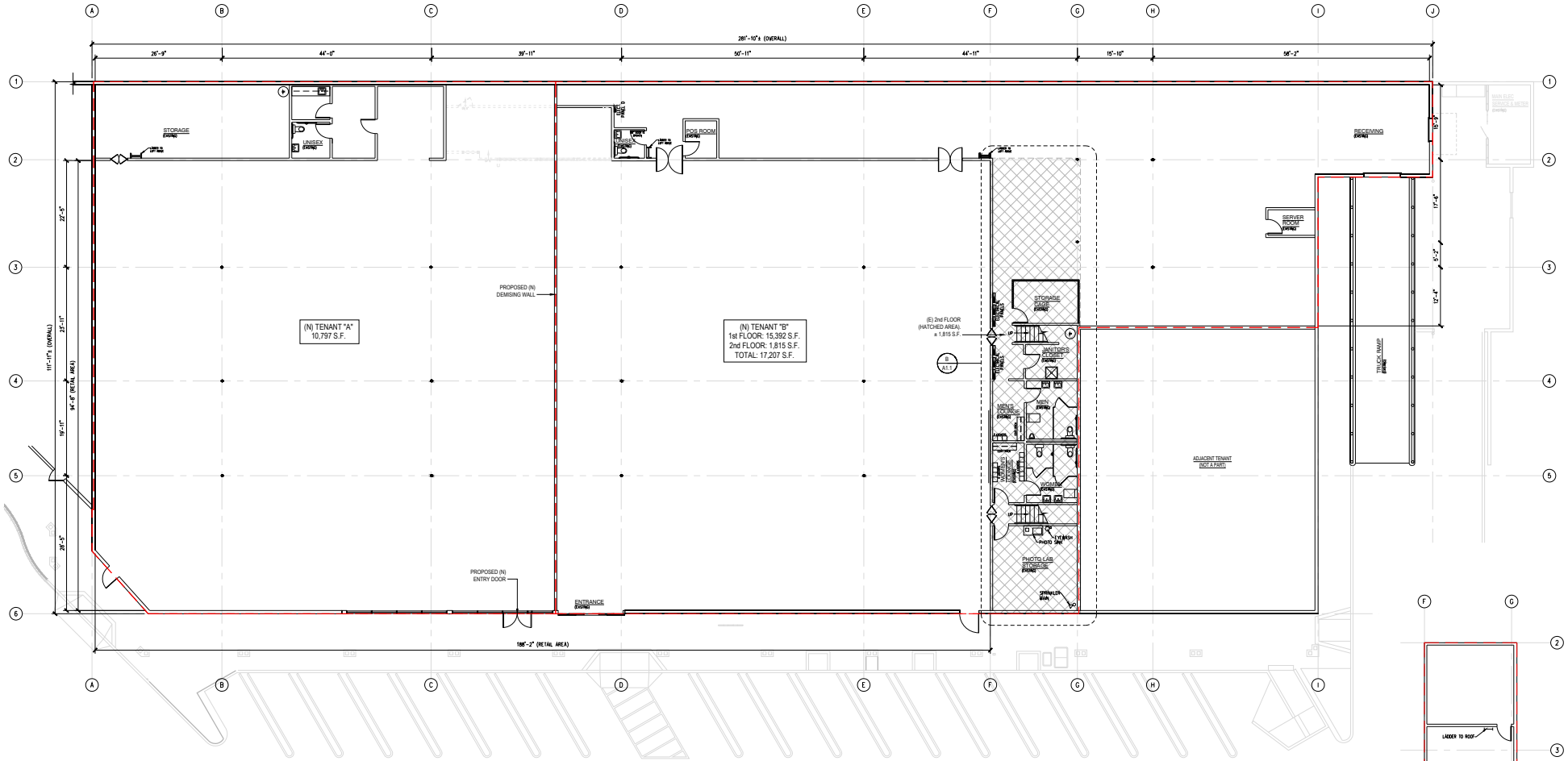
TOTAL RETAIL EXPENDITURES



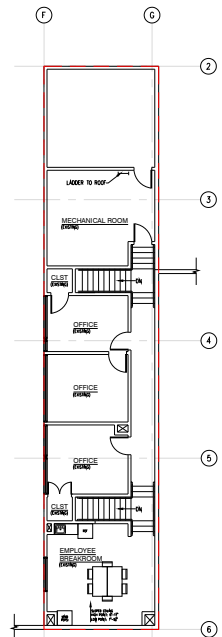
*Demographics Source: Regis Sites USA 09/16/25

DEMISING PLAN

788 Gravenstein Hwy. N, Sebastopol, CA

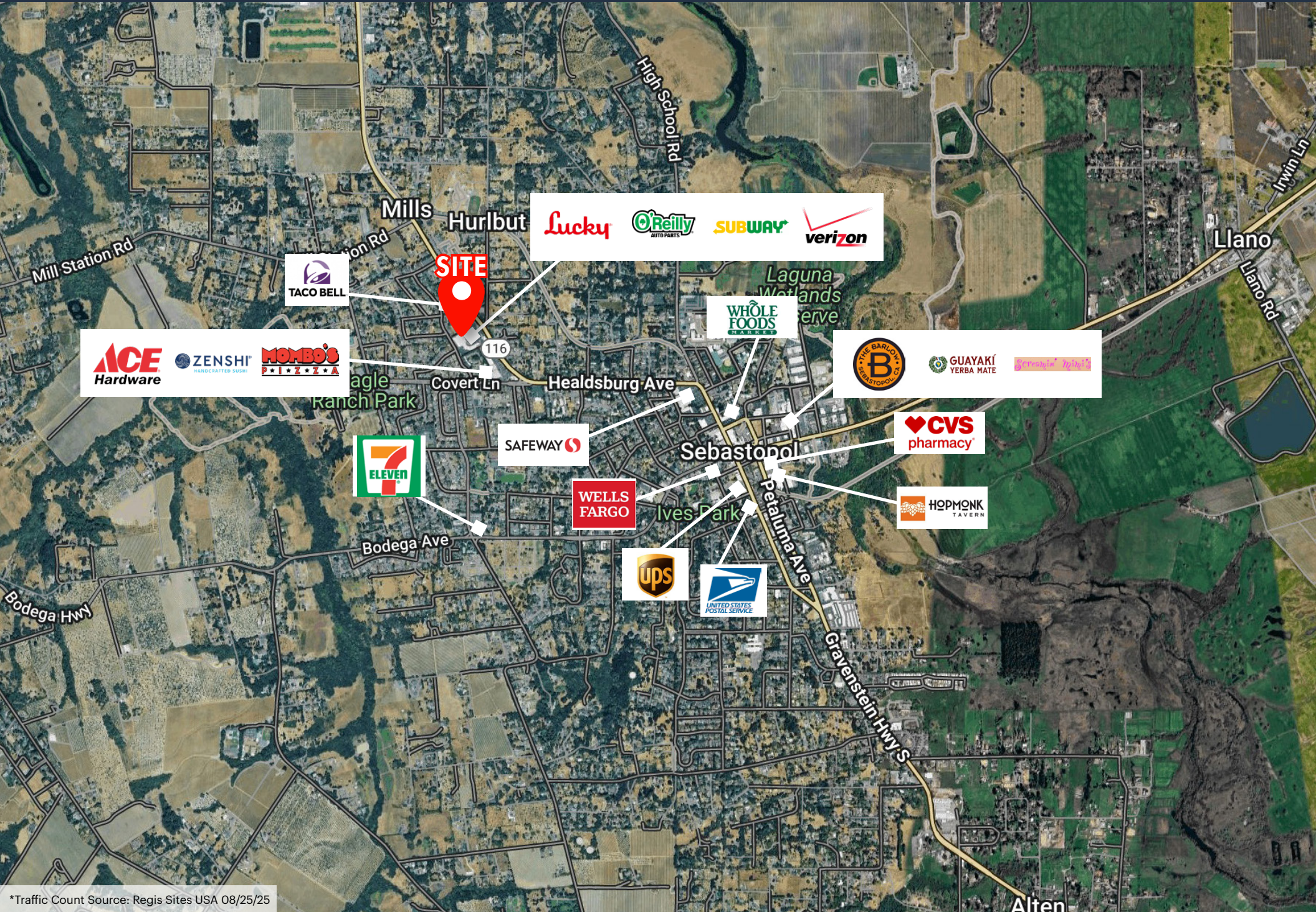


OPTION #2



MARKET AERIAL

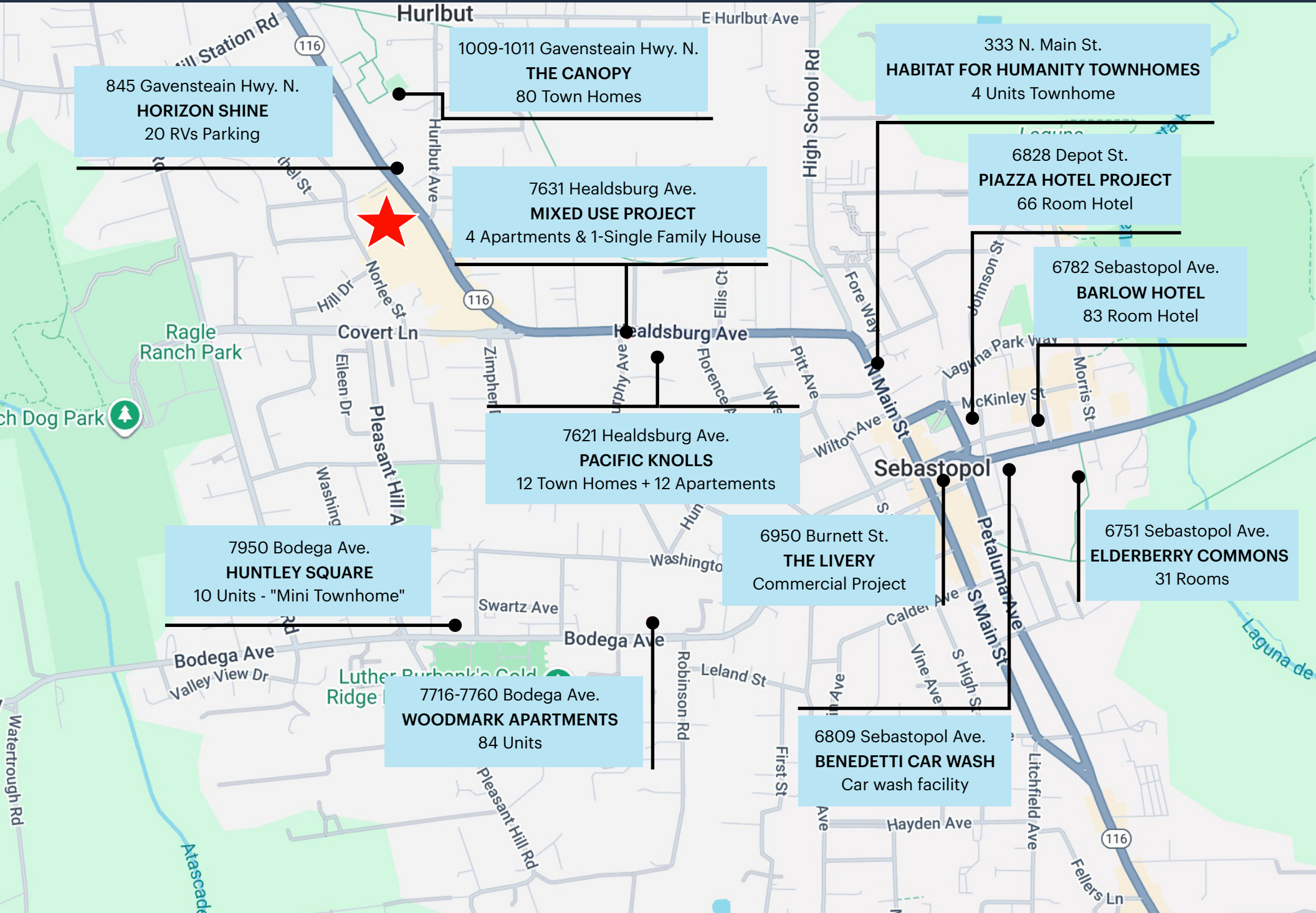
788 Gravenstein Hwy. N, Sebastopol, CA



*Traffic Count Source: Regis Sites USA 08/25/25

APPROVED DEVELOPMENTS

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