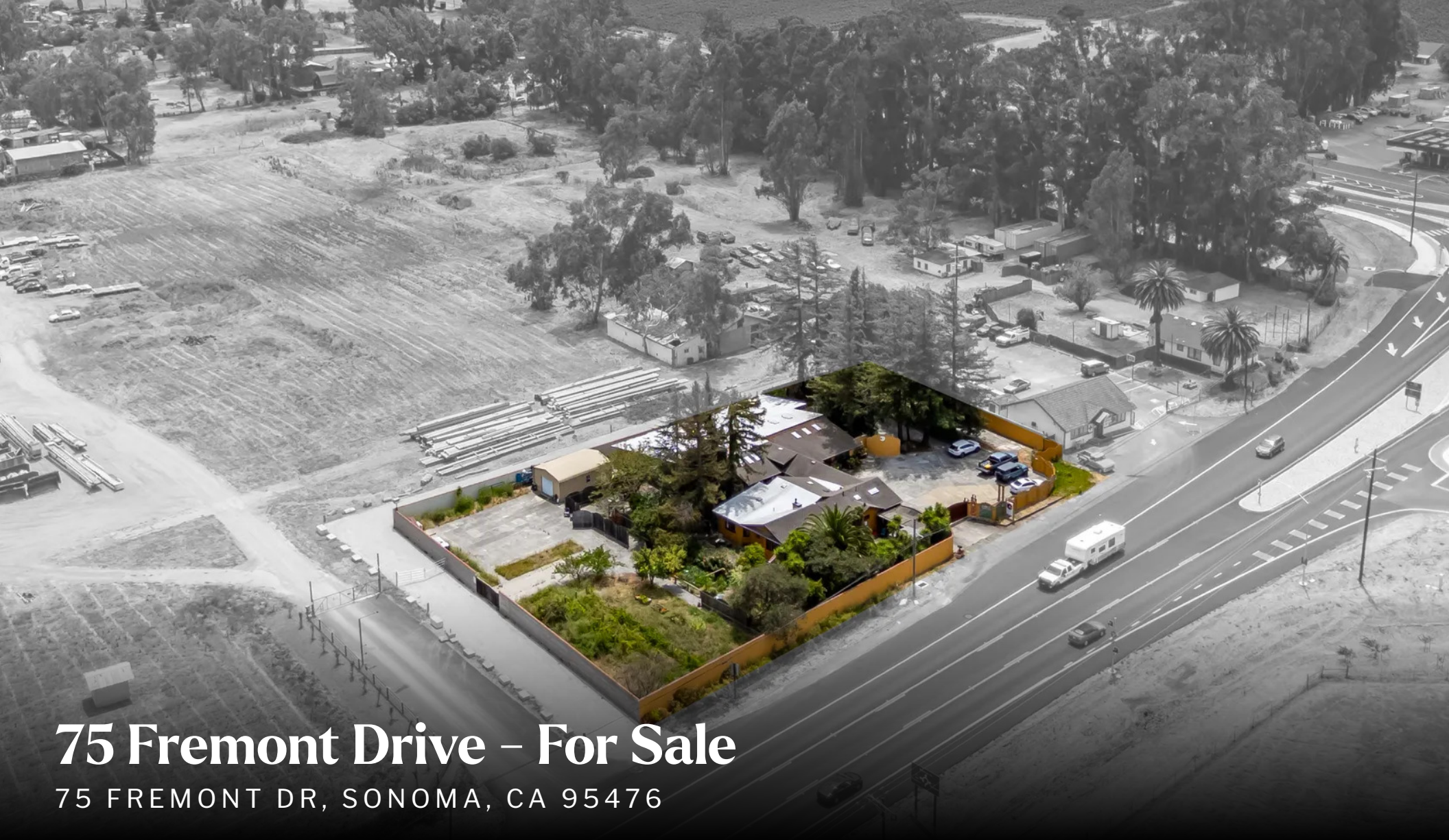




75 Fremont Drive – For Sale

75 FREMONT DR, SONOMA, CA 95476

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Property Summary

75 FREMONT DRIVE | SONOMA

Property Description

Discover an exceptional opportunity to own a distinctive mixed use commercial property in the heart of Sonoma Wine Country. Ideally located just 45 minutes from San Francisco, approximately 30 minutes from Napa, and 15 minutes from Petaluma, 75 Fremont Drive offers a rare combination of accessibility, functionality, and investment potential.

Positioned along a highly traveled corridor with exposure to more than 22,000 vehicles per day, the property offers exceptional visibility and over 100 feet of signage frontage, providing outstanding branding opportunities for businesses seeking a prominent presence.

The property is thoughtfully designed to accommodate a wide range of commercial uses, including retail, boutique, winery, wine tasting, showroom, creative workspace, office, or service oriented businesses. It is also ideally suited for a retreat center, wellness concept, small wedding or event venue, or other destination business. A spacious showroom/great room provides an inviting setting for customer facing operations, while abundant skylights throughout the building fill the interior with natural light, creating a bright and welcoming environment for employees and clients alike.

A residential unit adds valuable income producing or live/work potential, making the property well suited for owner users, investors, or businesses seeking on site accommodations. The grounds are enhanced by mature trees and a charming hobby vineyard, creating a uniquely Sonoma setting that offers character, privacy, and curb appeal rarely found in commercial properties.

Conveniently positioned near major transportation routes, local amenities, and the vibrant downtown Sonoma Plaza, this property presents an outstanding opportunity to establish or expand a business in one of Northern California's most desirable markets.

Property Highlights

- 6350 SF building
- 3 units
- Built in 1946

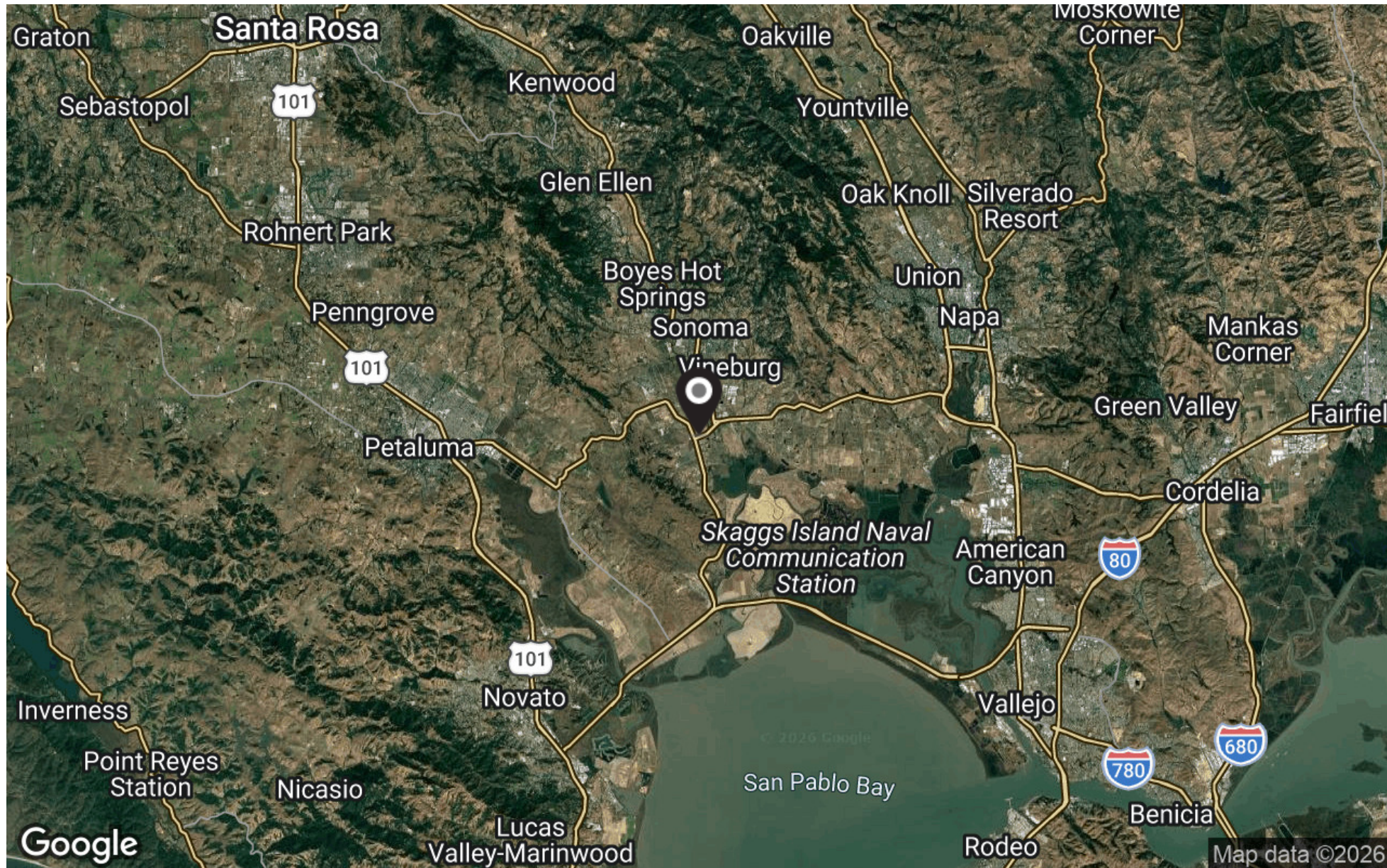


OFFERING SUMMARY

Sale Price:	\$2,495,000
Number of Units:	3
Lot Size:	0.78 Acres
Building Size:	6,350 SF

Location Overview

75 FREMONT DRIVE | SONOMA



Aerial Overview

75 FREMONT DRIVE | SONOMA



Additional Photos

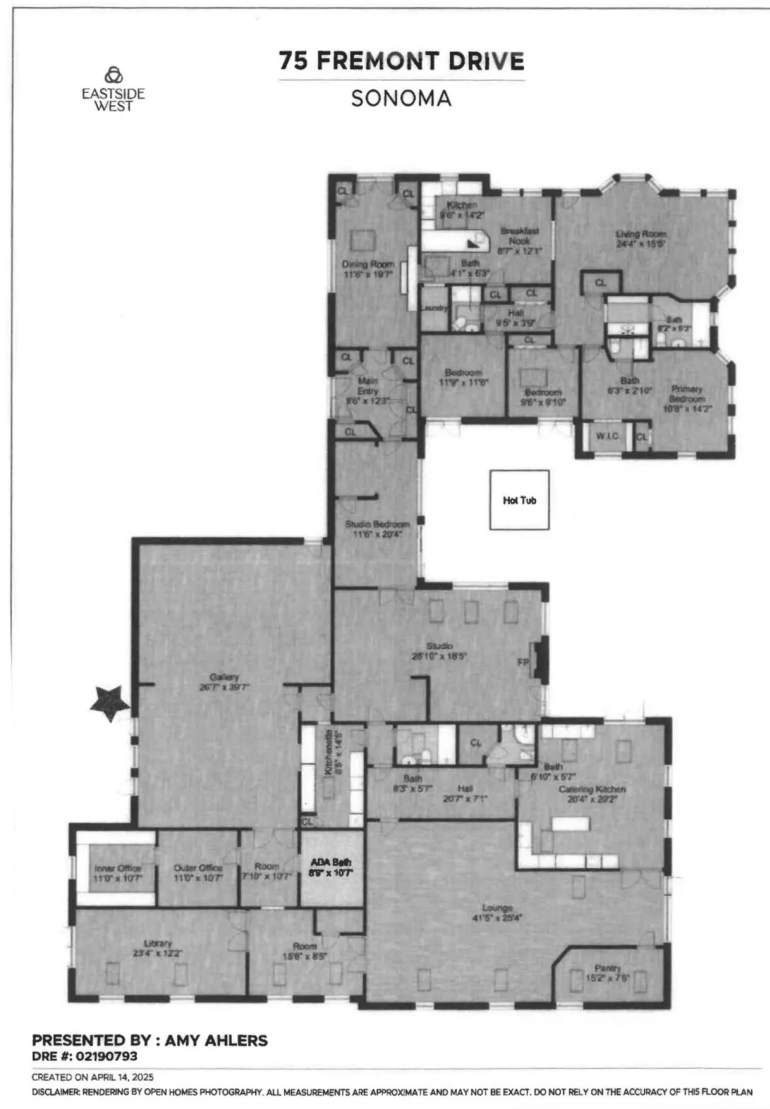
75 FREMONT DRIVE | SONOMA

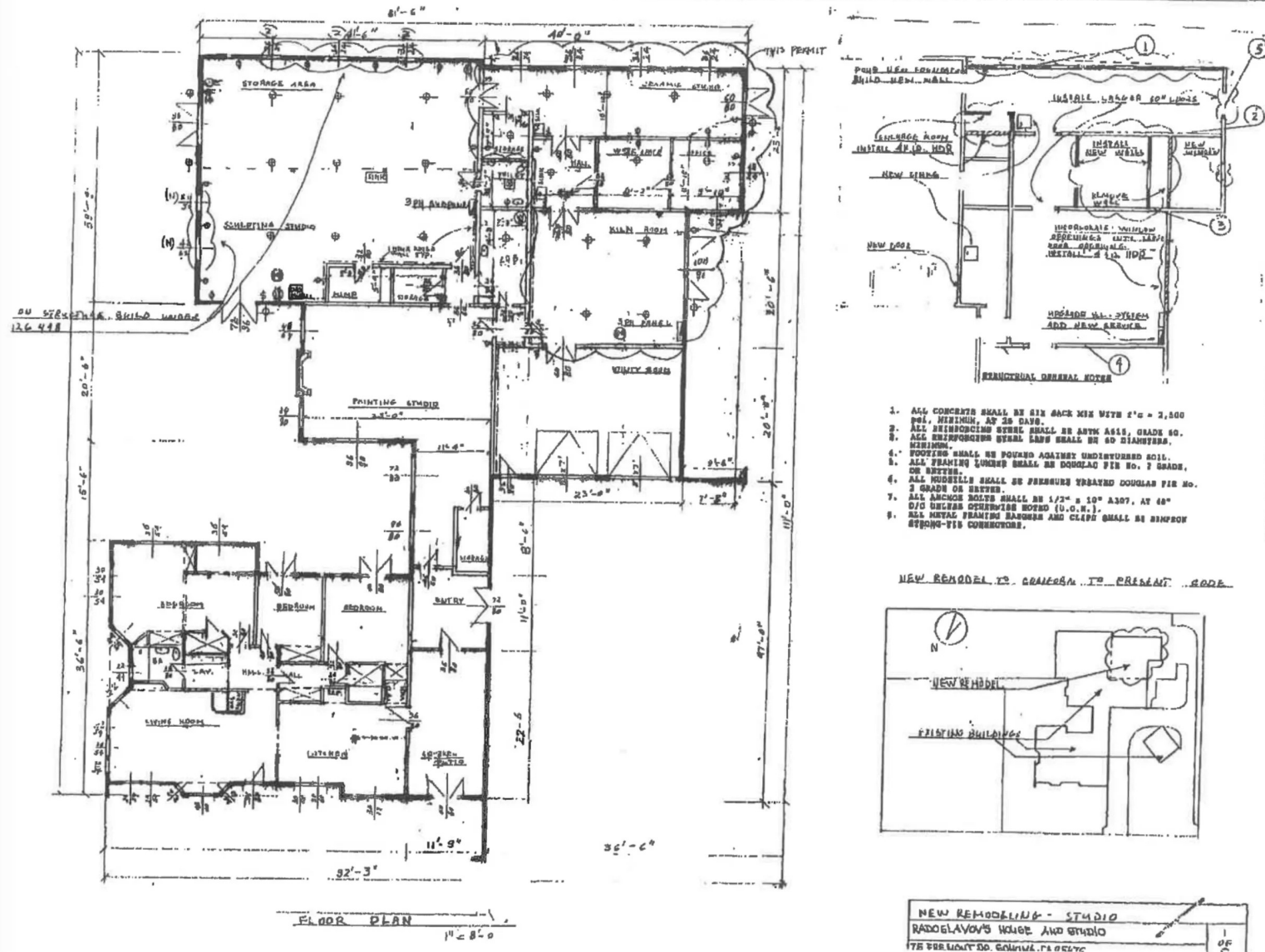


Additional Photos

75 FREMONT DRIVE | SONOMA









About Sonoma

Welcome to Sonoma, CA, a charming town known for its scenic beauty, historic charm, and world-renowned wine country. Just minutes away from the property, you'll find the Sonoma Plaza, a picturesque historic landmark brimming with boutiques, art galleries, and locally-owned shops, making it an attractive destination for retail investors. Indulge in the area's culinary delights at top-rated restaurants or explore nearby renowned wineries, offering visitors a taste of the region's award-winning vintages. With its combination of natural beauty, rich culture, and vibrant retail scene, Sonoma is the perfect location for retail investors looking to be a part of a thriving and idyllic community.

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	19,954	129,901	384,135
Average Age	55.5	46.6	44.5
Average Age (Male)	53.6	45.7	43.5
Average Age (Female)	56.7	47.3	45.5

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	9,096	51,800	147,413
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$155,563	\$149,079	\$143,681
Average House Value	\$1,264,606	\$988,419	\$925,972



About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

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



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