

FOR SALE \$1,100,000

CAP 5.28%



12060 Hwy 116, Guerneville, CA 95446

3+ Acres | Mixed Use



Freddy Rouhana

831-419-8847

Freddy@Rouhana-cre.com

Lic # 02292802

The above information, while not guaranteed, has been secured from sources we believe to be reliable. An interested party should verify the status of the property and the information herein.

ABOUT

A FULLY OCCUPIED MIXED USE INVESTMENT OPPORTUNITY

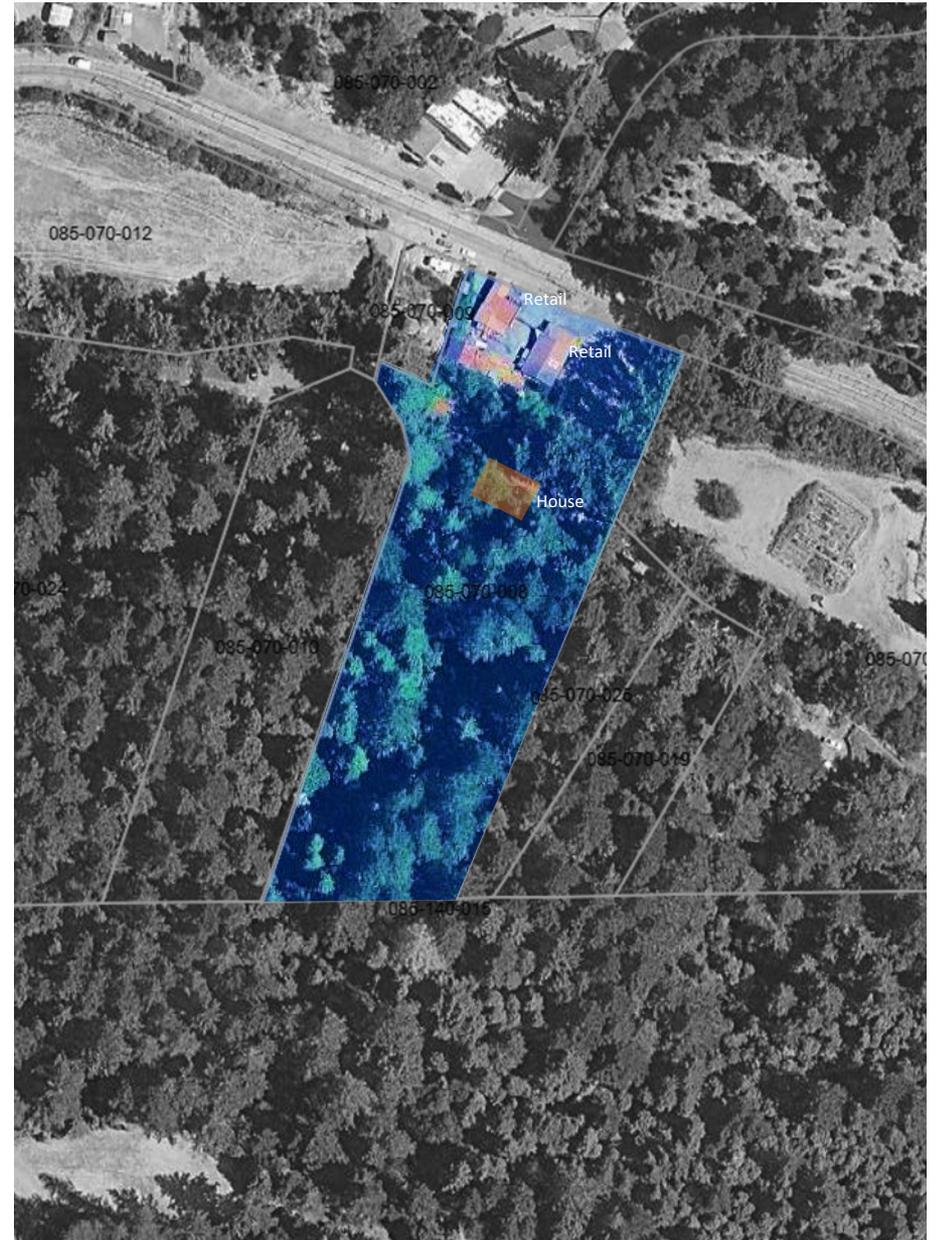
The property consists of three structures: two retail buildings and a single-family residence. The retail spaces are leased to an artist and a gift shop that is licensed to sell beer and wine.

The residence is a three-story structure. The ground level contains a garage that is used as a workshop. The second level includes two rooms, one utilized as a laundry area and the other outfitted as an office, den, or guest room. This level also features a large patio with exterior stairs leading to the upper floor. The top level is an updated two-bedroom, one bath flat with attractive views, a functional layout, and a wood burning fireplace.

The grounds between the retail buildings and the residence include an outdoor stage area used for small gatherings, artist showcases, and community events. This shared space enhances the overall character and appeal of the property. There is a recently updated bridge that goes over the creek to serve the back house.

The property operates on well and septic systems. Each unit has separate gas and electric meters, and both septic systems have been upgraded. The electrical systems serving the retail buildings have also been recently updated.

This offering is suitable for either an investor or an owner occupant. The residence can be occupied while the retail units provide supporting income, or an owner can operate a business on site while benefiting from the rental income.



HIGHLIGHTS

- ❑ APN 085-070-008
- ❑ Lot Size 3.05 Acres
- ❑ TTL Sq.ft.* 3,915
- ❑ Year built 1938
- ❑ Year remodeled 2018
- ❑ Zoning LC
- ❑ Occupancy 100%
- ❑ CAP (Actual) 5.28%
- ❑ Price PSF \$280

* Sq.ft. is obtained from property owner



RETAIL TENANTS

12050B Hwy 116

John Haines – Artist

<https://www.johnhaines.org/>

Rent \$ 1700/mo.

John has been in this location over 12 years, he's is a renowned Bay Area artist and sculptor whose work is shaped by early studies in Los Angeles, years of artistic exploration throughout Europe, and decades of craftsmanship in metal and stone. He has been creating his art here at this location for over a decade at his immaculate studio.



12060 Hwy 116

Local...ish

<https://localish-here.com/>

Rent \$2500/mo.



Local...ish is a curated re-fillery and sustainable goods shop offering refillable household essentials and artisan-made products from across Sonoma County. The building is also home to the iconic mural of environmental activist Julia Butterfly Hill, created by celebrated artist Amandalynn. Rooted in community, sustainability, and local craftsmanship, Local...ish has become a beloved stop in Pocket Canyon.



Single Family Residence

12050 Hwy 116

- ❑ Tri-level Structure
- ❑ 2bd/1b + Den
- ❑ 1084 Sq.ft.
- ❑ Wood burning fireplace
- ❑ Beautiful views
- ❑ Large patio
- ❑ Nicley updated
- ❑ Plenty of parking
- ❑ dual pane windows
- ❑ Updated kitchen & bathroom
- ❑ One car garage



Single Family Residence 12050 Hwy 116

Second Floor



First floor



Ground Level



FINANCIAL SUMMARY

Sale Price \$1,100,000

CAP Rate 5.28%

Financing Information (proposed)					
price					\$ 1,100,000
Down Payment	50%				\$ 550,000
Loan Amount				\$ 550,000	
loan fees	1.0%				\$ 5,500
Closing fees	0.5%				\$ 5,500
Total Cash Down					\$ 561,000
Rent roll					
Address:	Unit Mix	sq.ft.	SF/mo	monthly	Yearly
12060 - Old gas Station		1174	\$ 2.13	\$ 2,500	\$ 30,000
12050-B - Artist studio		1657	\$ 1.03	\$ 1,700	\$ 20,400
12050 - House		1084	\$ 2.57	\$ 2,781	\$ 33,372
Water neighbor 1				\$ 53	\$ 630
Water neighbor 2				\$ 58	\$ 690
Potential Income:				\$ 7,091	\$ 85,092
Vacancy factor:					
Effective Gross inc./TTL		3915		\$ 7,091	\$ 85,092
Expenses					
			% of rent	monthly	Yearly
Insurance				\$ 965	\$ 11,583
Water/Sewer (well & septic)				\$ -	\$ -
Trash			Tenant pays	\$ -	\$ -
Management				\$ -	\$ -
Electricity & Gas			Tenant pays	\$ -	\$ -
Maintenance/repairs			2.0%	\$ 142	\$ 1,702
Prop. tax (% of purchase price)			1.25%	\$ 1,146	\$ 13,750
Total Operating expenses				\$ 2,253	\$ 27,035
Net operating income (NOI)				\$ 4,838	\$ 58,057
Debt Servicing (loan information)					
Loan Amount			\$ 550,000		
Interest rate			6.00%		
Amortization years			30		
Principle & Interest pmt				\$3,298	\$39,570
Net Cash Flow				\$ 1,541	\$18,487



ABOUT Guerneville, CA



Located along the Russian River and surrounded by towering redwoods, Guerneville is one of Sonoma County's most iconic and beloved river towns. Known for its artistic spirit, natural beauty, and laid-back culture, the town blends small-town charm with boutique shops, eclectic eateries, wine-tasting rooms, and year-round outdoor recreation.

Just minutes from Armstrong Redwoods and numerous acclaimed wineries, Guerneville serves as a gateway to both Wine Country and the Sonoma Coast. Residents and visitors enjoy kayaking, hiking, exploring local art studios, and attending the festivals and community events that define the town's vibrant character.

Home to just under 5,000 people, Guerneville attracts those who value creativity, connection, and nature. Its economy is supported by hospitality, retail, the arts, and small local businesses, offering a warm, welcoming quality of life that continues to draw people from across California and beyond.



Guerneville Demographics

- **Population:** ~4,800 residents
- **Median age:** ~45–47 years
- **Gender:** Approximately 52% male, 48% female
- **Households:** Around 2,000 households
- **Average household size:** 2.1 people
- **Foreign-born residents:** ~10–12%
- **Median household income:** Approximately **\$60,000–\$65,000**
- **Per capita income:** Around **\$35,000**
- **Poverty rate:** ~15–17%
- **Primary economic sectors:** Tourism, retail, hospitality, arts, wine industry
- **Character:** Strong artist community, LGBTQ+ inclusive, eco-focused, and known for outdoor recreation