



2200 GRAVENSTEIN HIGHWAY SEBASTOPOL | CA

FOR SALE

\$4,650,000 | \$5.97/SF

17.88 ACRES

±779,449 SQUARE FEET

ZONED

LIMITED COMMERCIAL

NEWMARK

BARRY PALMA

Senior Managing Director

barry.palma@nmrk.com | 707.583.8410

CA DRE #00901364

RONALD REINKING

Managing Director

ronald.reinking@nmrk.com | 707.583.8423

CA DRE #00931004

Property Offering Summary

2200 GRAVENSTEIN HIGHWAY- APN# 063-052-001-000

- Zoned: LC/RR, Limited Commercial and Rural Residential
- ±8.22 Acres
- ±358,229 SF Lot
- Improvements: Paving, gravel, (2 small buildings) and other structures

2250 GRAVENSTEIN HIGHWAY- APN# 063-052-012-000

- Zoned: LC, Limited commercial (Vacant Land)
- ±5.91 Acres
- ±257,461 SF Lot
- Improvements: Paving, gravel

0 GRAVENSTEIN HIGHWAY – APN# 063-052-013

- Zoned: RR, Rural Residential (Vacant Land)
- ±3.72 Acres
- ±163,759 SF
- Improvements: None

Water	Well water
Sanitary	Septic
Electricity	PG&E
Zoning	County of Sonoma (LC- Limited Commercial/ RR-Rural Residential)
Traffic Count	18,000 Average daily traffic count
Zoning link	https://library.municode.com/ca/sonoma_county/codes/code_of_ordinances?nodeId=CH26SOCO-ZORE_ART36L-CLICODI

Property Description



The property is located on State Highway 116 also known as Gravenstein Highway in unincorporated Sonoma County 2.4 miles from downtown Sebastopol and 6.3 miles from Hwy 101 the main Freeway which runs north and south from the Golden Gate Bridge to the Oregon border.

The parcels are configured in Triangle and have over 1,200 feet of frontage and a maximum depth of over 630 feet.

The historic use of the property for over 50 years continues to be the largest weekend Flea-Market in Sonoma County. The current business operation would cease upon transfer of the property. The improvements on the property are not purported to have any value and the asking price is based on land value only.

The majority of the property is zoned LC – (Limited Commercial). This zoning allows many types of uses which makes this a rare opportunity in Sonoma County.

Market Overview

SONOMA COUNTY:

Sonoma County is less than an hour's drive north of San Francisco and is known for its diversity of lifestyle and multiple economic drivers. It is known for its more than 400 wineries, farm fresh produce and acclaimed restaurants to microbreweries and nationally known Lagunitas and Russian River Brewery. With a top junior college and state university. Sonoma County was recently ranked as one of the top 55 metropolitan regions in the United States for most-educated residents". This has attracted firms like Medtronic, Key Sight (a spin-off of Agilent Technologies) and other high tech, biotech, telecommunications and business service companies. This has kept the unemployment rate below 3.5% compared to the state and national average of 5 % and recently ranked as one of the top 100 metropolitan places to live.

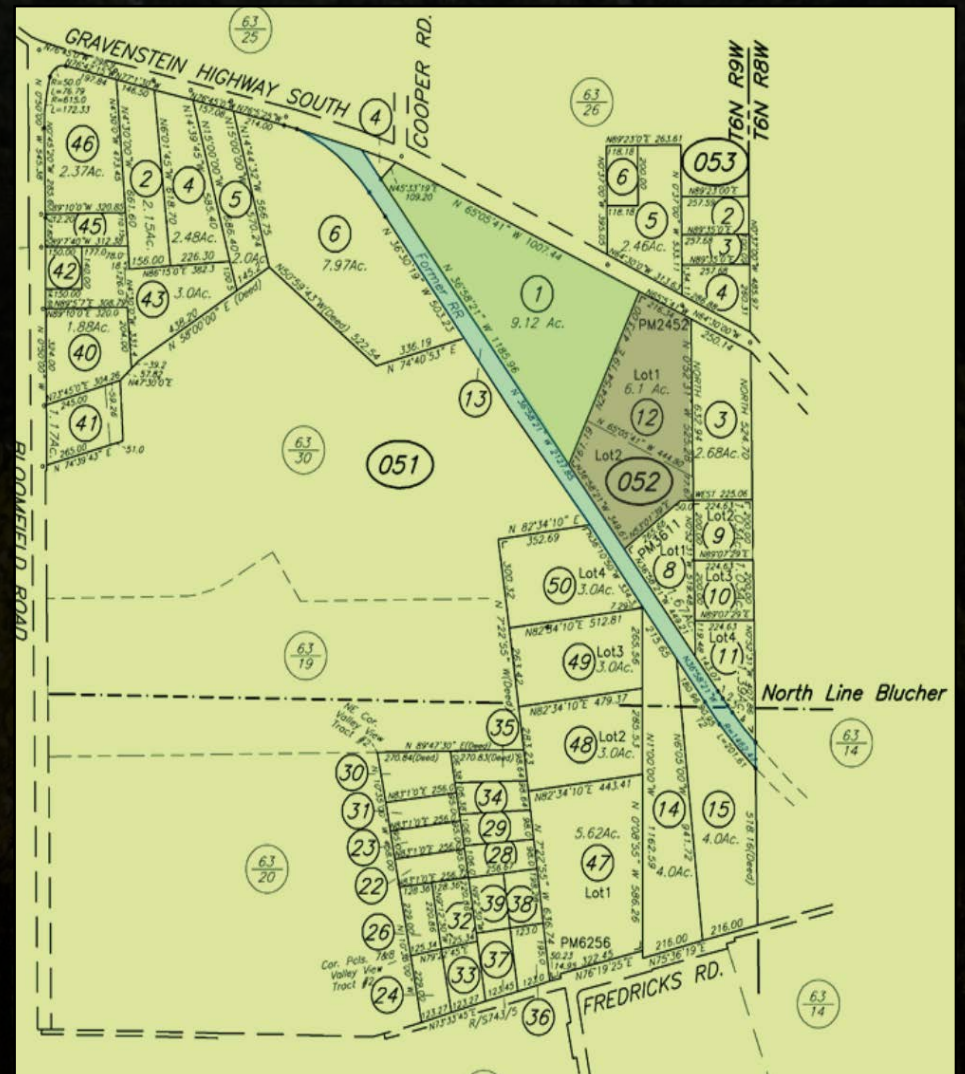
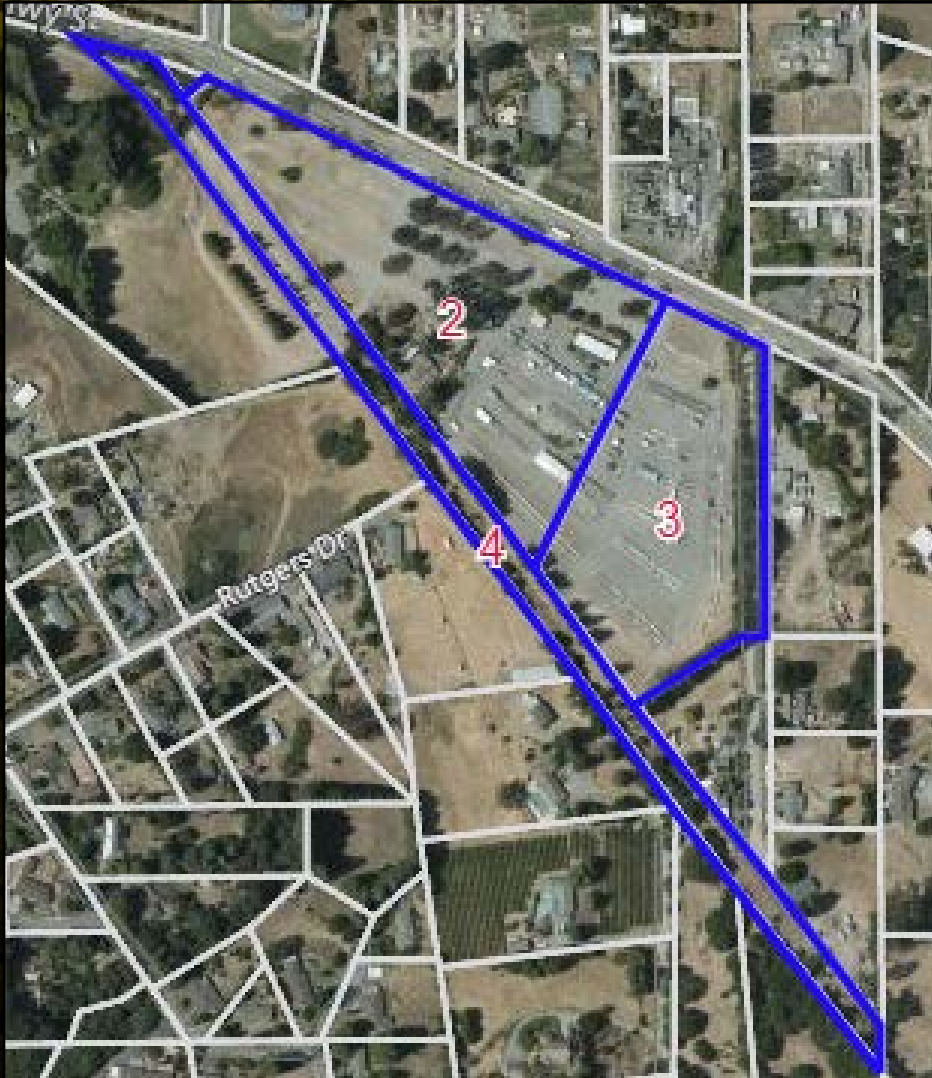
SEBASTOPOL:

The City of Sebastopol has a population of approximately 7,600 and is located in the western portion of Sonoma County. Just seven miles west of Santa Rosa whose population is over 160,000 people. It is the gateway to the Russian River and just 10 miles from the Sonoma coast and coastal towns, which can be reached with a 20-minute drive. Sebastopol serves the West County population of about 50,000 and offers the shopping experiences and services to satisfy all the locals.

Sebastopol is known for its farming community and produces the majority of the world supply of Gravenstein apples and more recently has become a significant grape growing region for high quality wines. Sebastopol offers a small-town lifestyle and semi-urban community. Sebastopol is the location Luther Burbank chose for his Experimental garden at the Gold Ridge Farm where he invented new produce and flowers such as the Russet potato and Shasta Daisy.

Between 2000 and 2016, the median household income in Sebastopol grew by 35% to \$63,270. Looking into 2021, projections show this growth continuing, with median income rising to \$75,287, an increase of 29% from 2016. This growth in median income coincides with a reduction of households earning less than \$75,000 and an increase in household more than \$75,000.

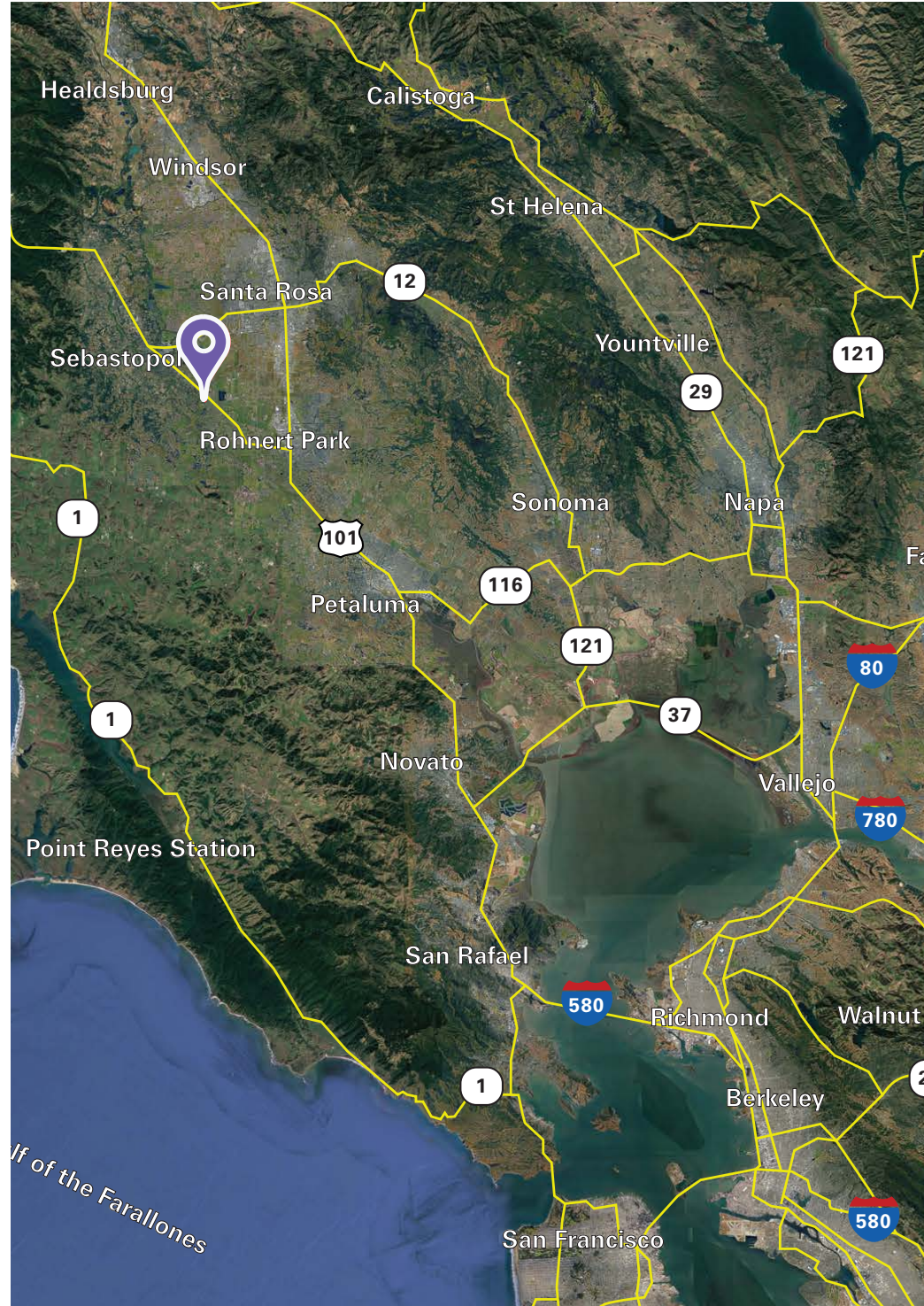
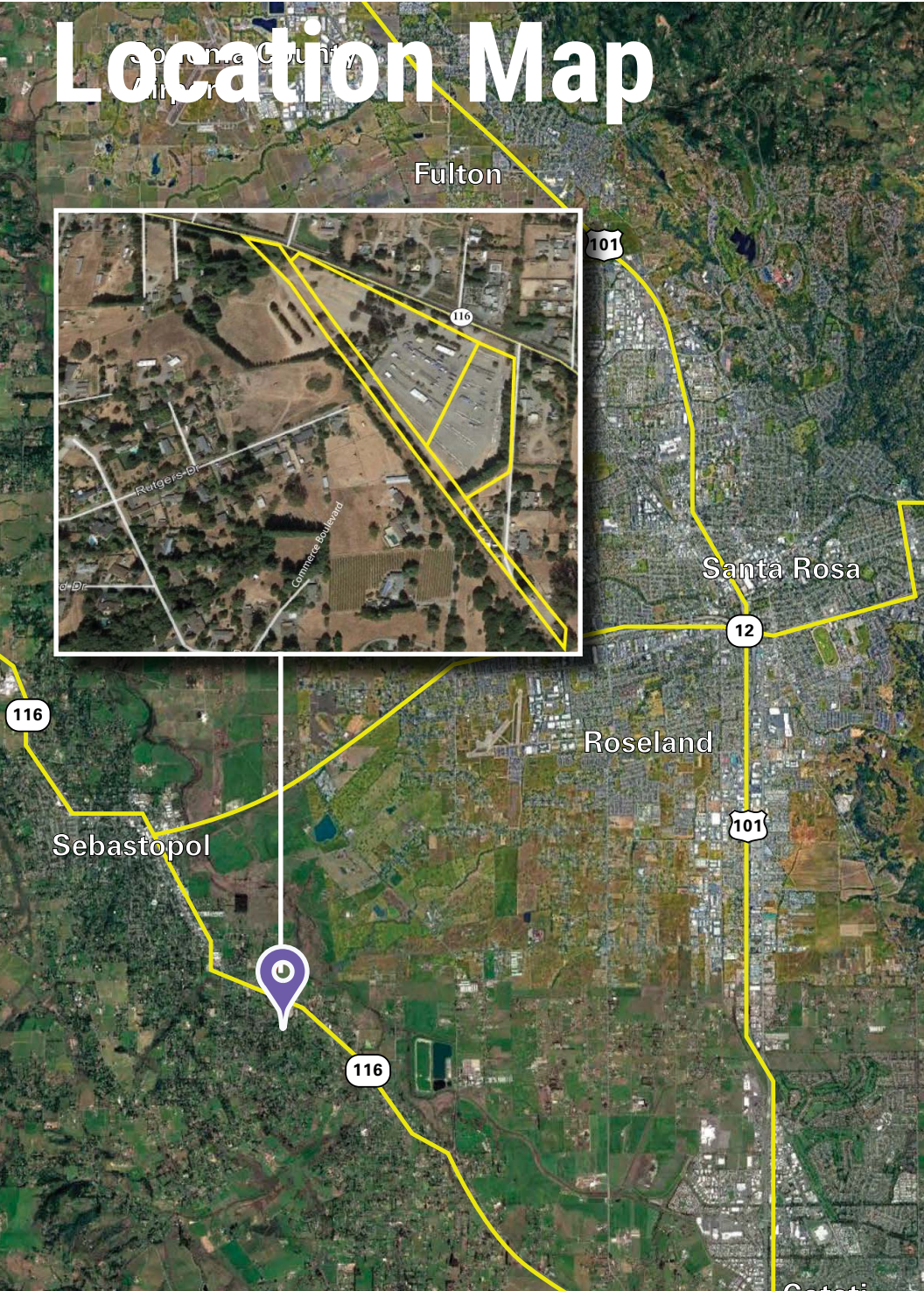
Assessor's Parcel Map



Property Photos



Location Map



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