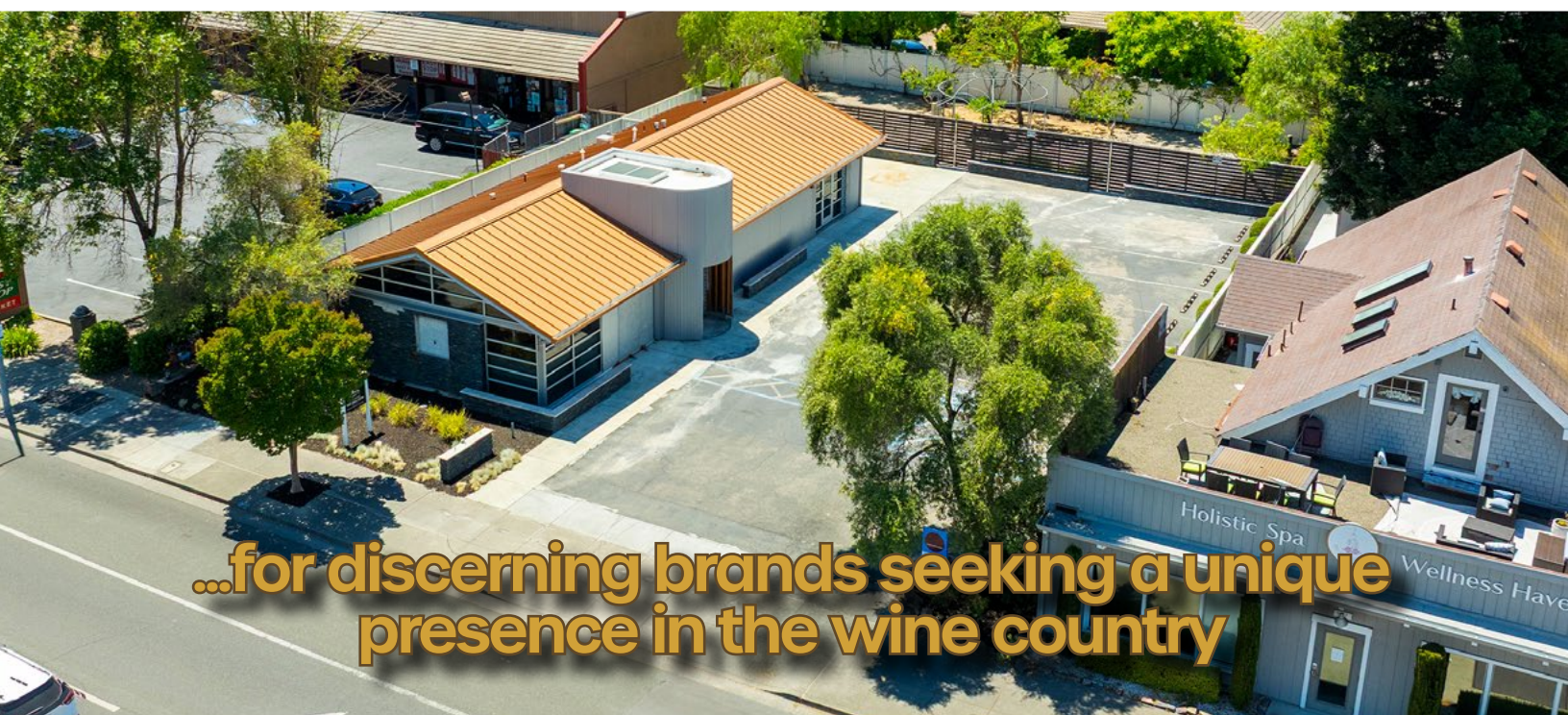


**Exclusive freestanding leasing opportunity in
Sonoma, CA...**



FOR LEASE



CBRE

Property Overview



Located on Broadway (13,289 ADT), a well traveled arterial to/from historic Sonoma Plaza, this building is in a condition that is ready for a business's specific improvements.

921 Broadway fronts one of Sonoma's primary arterial routes, delivering consistent vehicle exposure and easy access for grab-and-go customers, commuters, and destination diners alike.

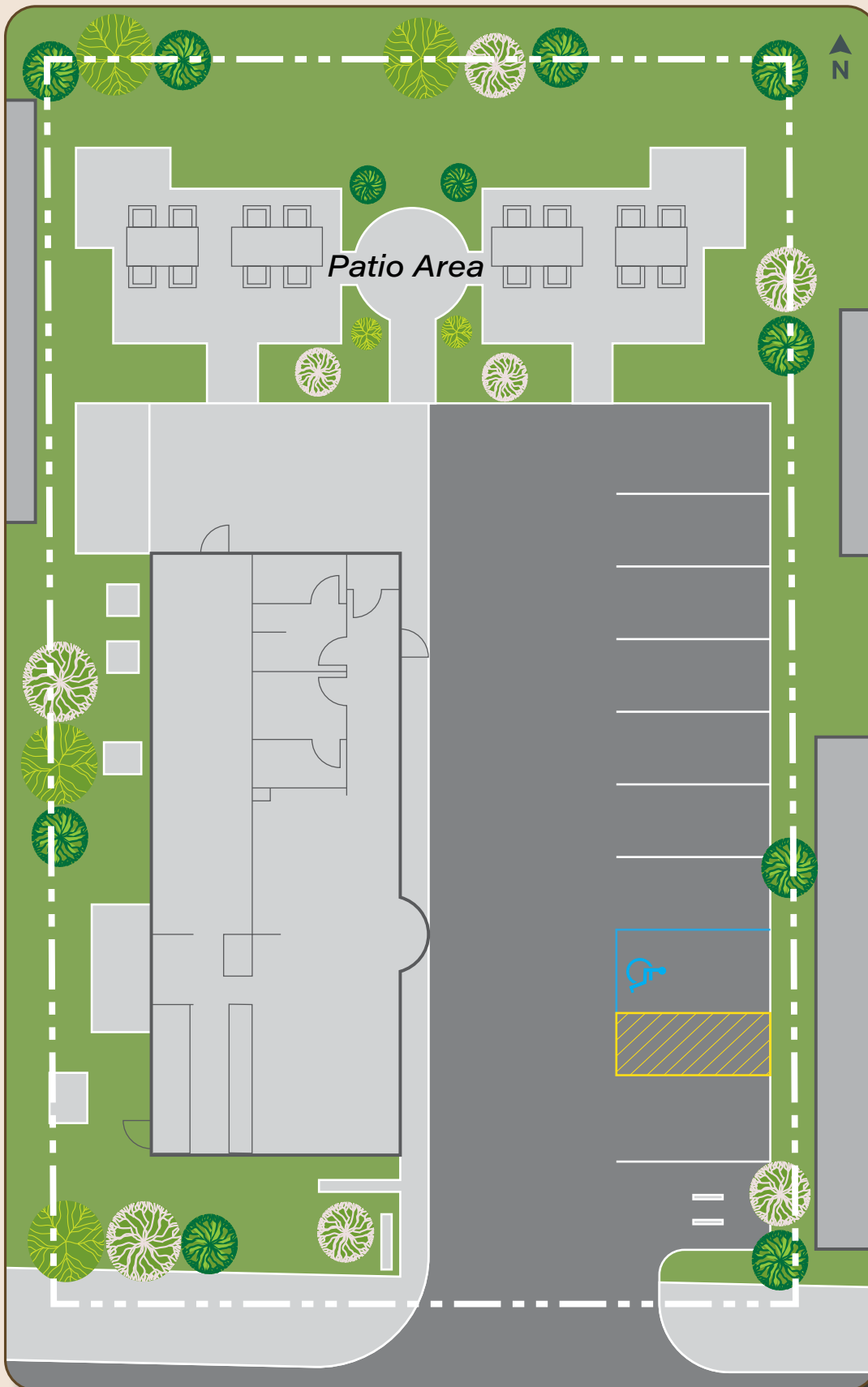
Across the street from Sonoma Valley High School ($\pm 1,071$ students) with constant student walking/vehicle traffic.

In addition to the ample on-street parking directly in front of the property, the site has approximately 11 on-site parking spaces.

Sonoma County is known for its scenic beauty, outdoor recreation, and wine country experiences. In 2024, Sonoma County saw almost 10.5 million visitors.

Previously approved as a restaurant, but currently lacks conditional use permit.

- $\pm 1,930$ SF building
- $\pm 13,050$ SF parcel Space for $\pm 3,000$ SF fenced outdoor dining area
- Monument sign at entrance to lot



Not to scale. All dimensions are approximate. Subject to change.

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◆◆ 921
Broadway

Broadway 13,289 ADT



Estimated Demographics	1 MILE	3 MILES	5 MILES
Population	9,048	28,381	34,493
Daytime Population <i>(Workers + Residents)</i>	12,977	30,470	35,574
Businesses	900	1,768	2,044
Households	4,210	12,361	14,783
Avg. Household Income	\$153,685	\$152,247	\$156,074
Median Age	54.8	50.2	49.6

Source: FastReport

\$2.4B

2024 Total Visitor Spending in Sonoma County

4.6M

Overnight Visitors to Sonoma County in 2024

10.3M

Visits to Sonoma County in 2024

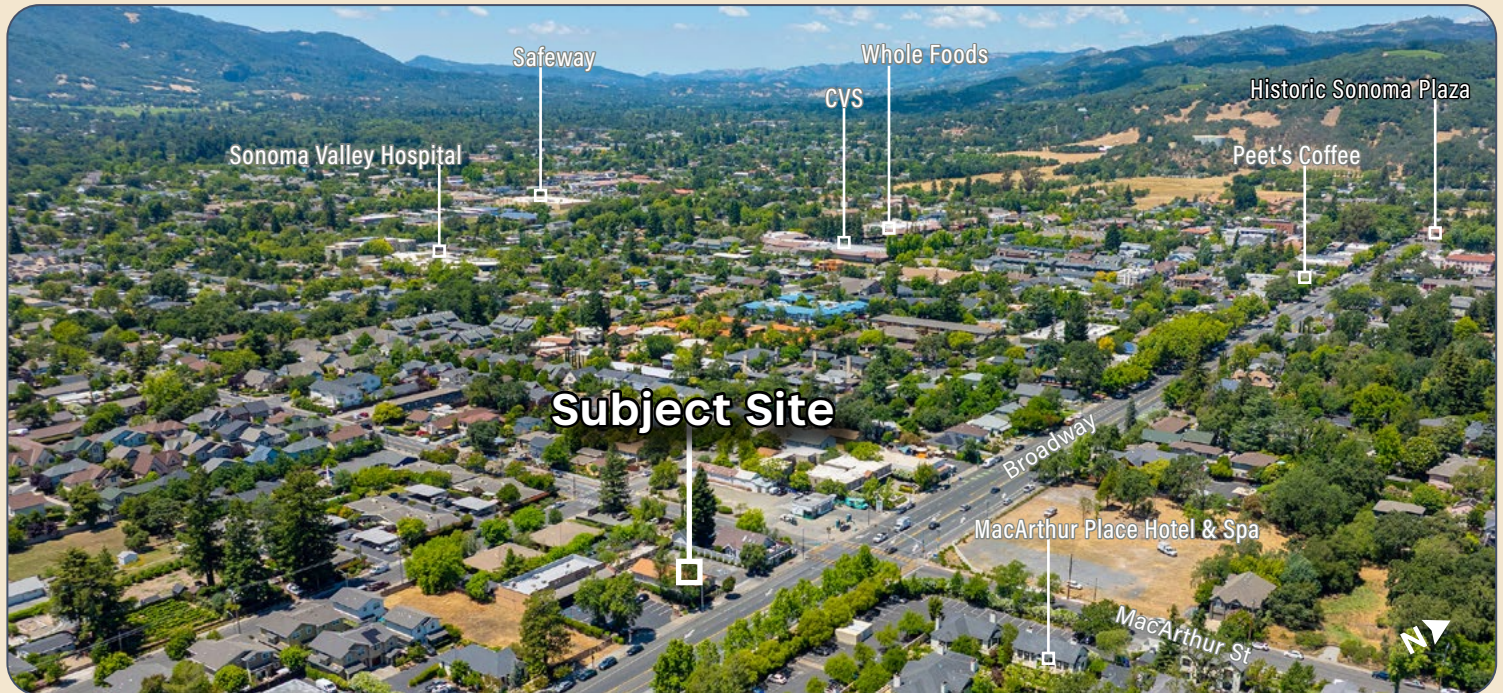


Property Photos





FOR LEASE



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