

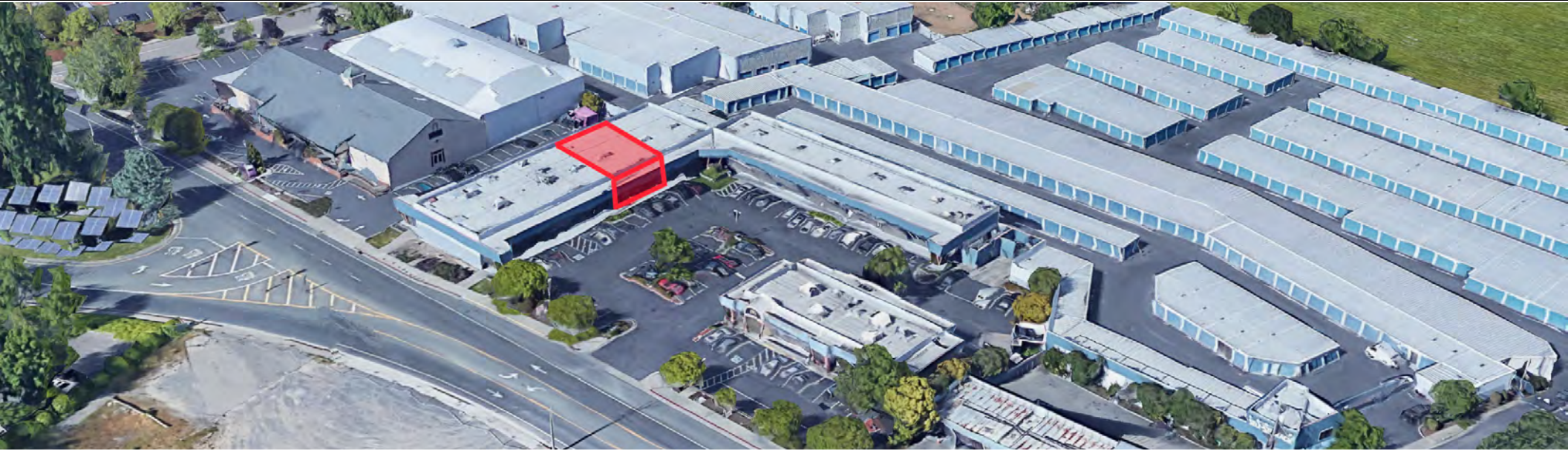
779-781 Gravenstein Highway South

Sebastopol, CA 95472



RETAIL SPACE • FOR SUBLEASE





Property Description

W Commercial presents a sublease opportunity for a 2100 SF retail space at 779-781 Gravenstein Hwy. Located in the prominent Southpoint Shopping Center, this inline unit provides excellent visibility and ample parking. With Starbucks Coffee, Round Table Pizza, AT&T, and Solful Dispensary as co-tenants, this location provides steady foot traffic. Ideal location for any retail operation or service-based user looking for space in a popular shopping center.

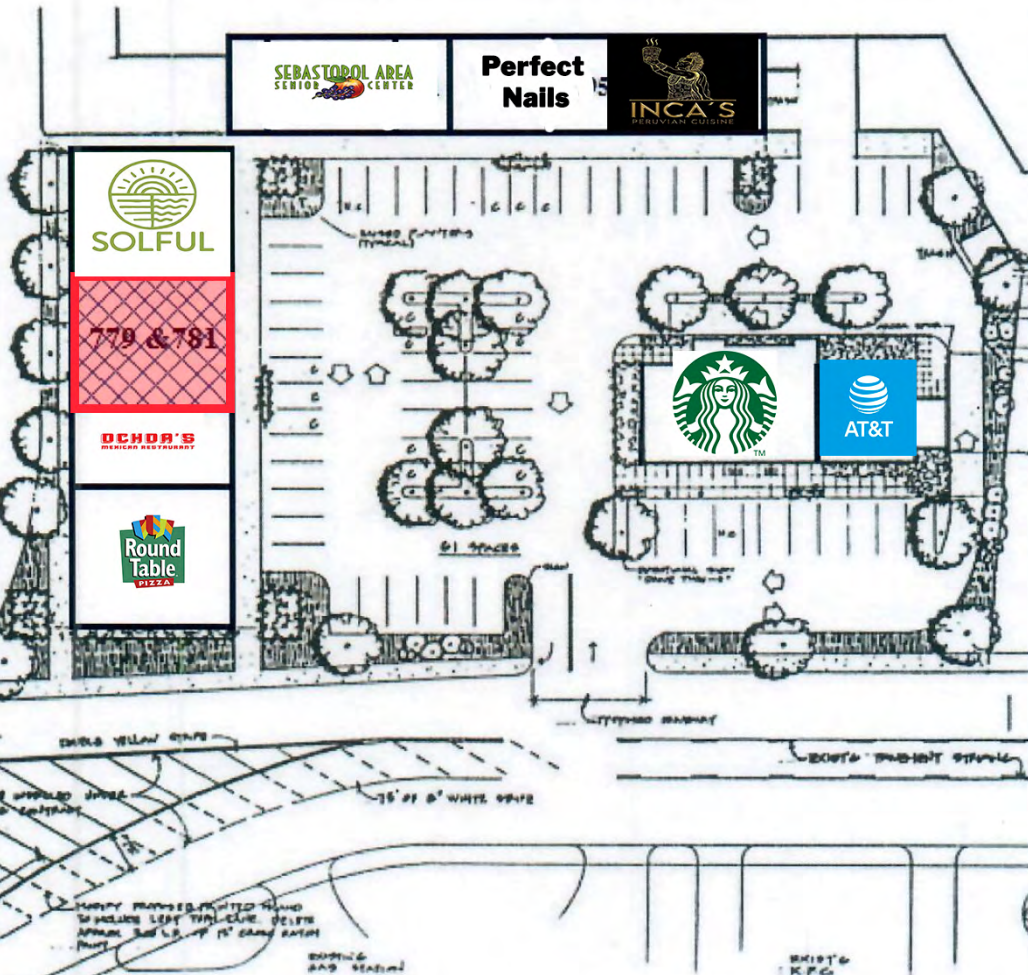
Offering Summary

Lease Rate:	\$1.75 SF/month (NNN)
Available SF:	2,100 SF
Building Size:	12,980 SF
APN:	004-111-018
Zoning:	CG: General Commercial
Parking Ratio:	4.4 : 1,000 SF
Available:	Now

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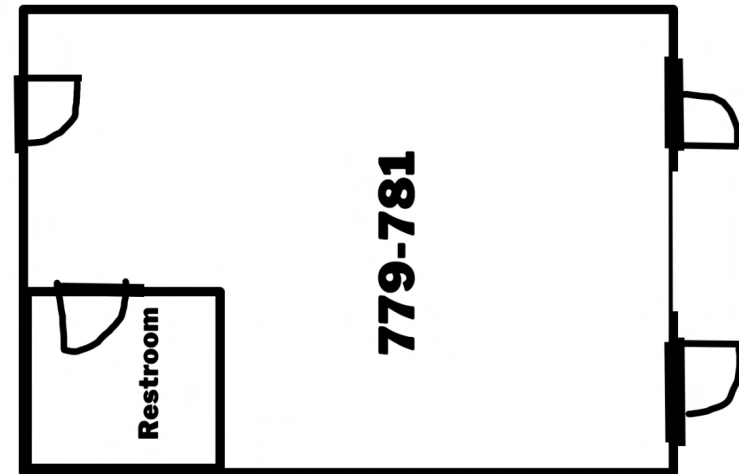
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Bullets Headline

- South Point Shopping Center
- General Commercial Zoning (CG)
- APN: 004-111-018
- Traffic Count: Gravenstein Hwy S | 25,737
- Inline Space
- Warm Vanilla Shell
- ADA Restroom
- 2 Front Doors
- Sublease Term: 2-3 Years



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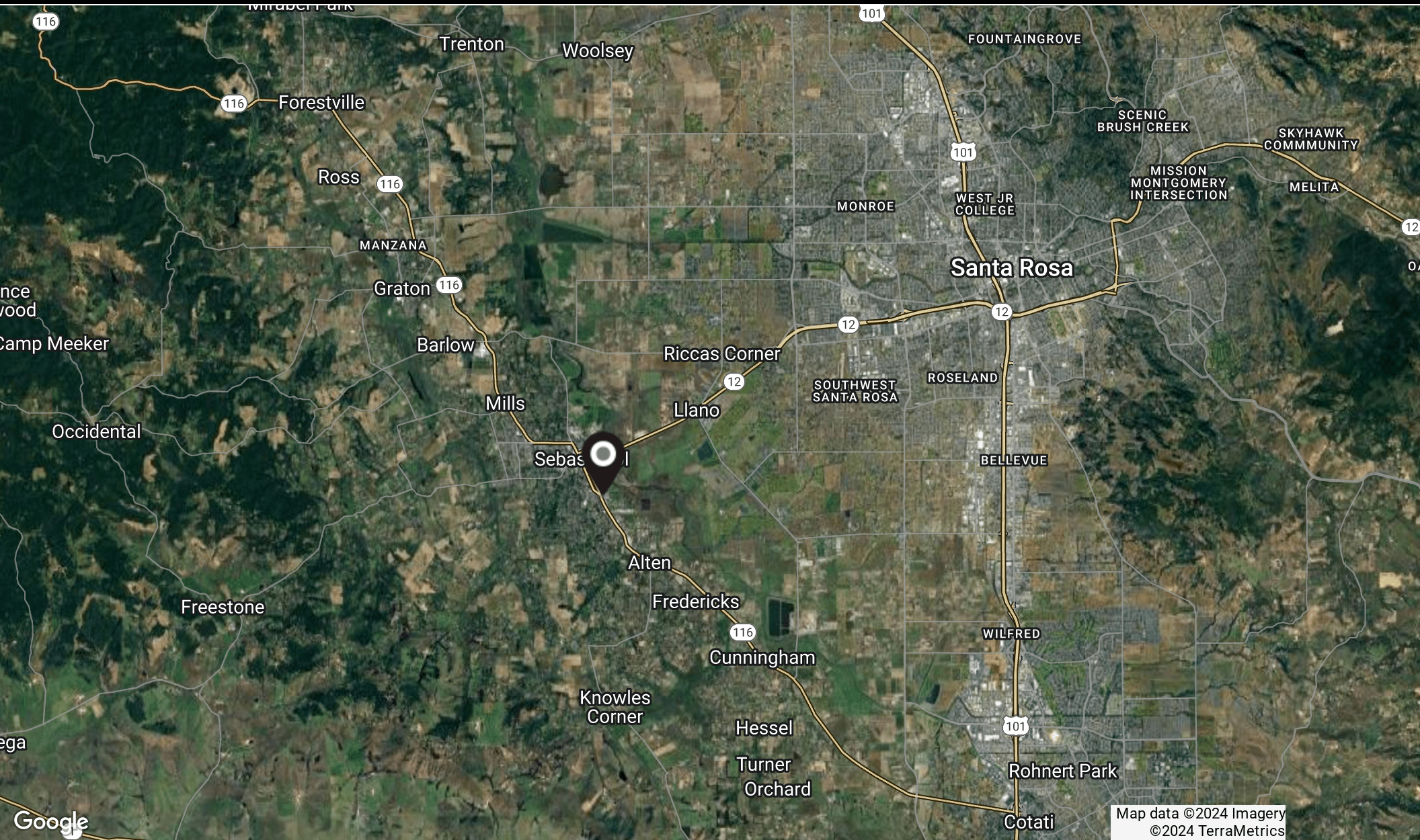




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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,616	5,707	9,255
Average Age	52.3	47.3	48.2
Average Age (Male)	51.9	45.7	48.0
Average Age (Female)	52.8	49.7	49.5

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	816	2,567	4,120
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$109,453	\$102,949	\$100,809
Average House Value	\$697,879	\$709,023	\$729,515



Population
5,707



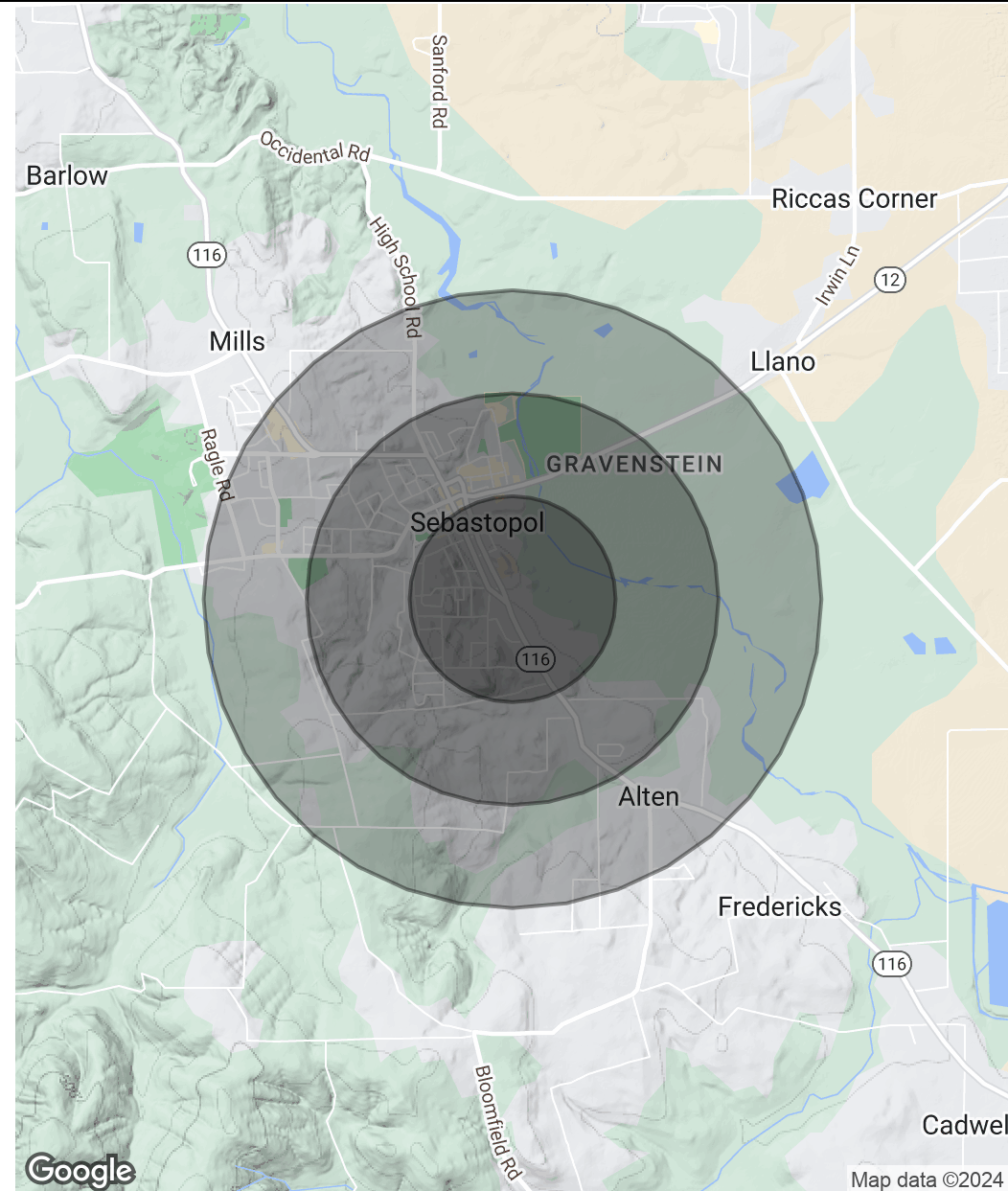
Average Household Income
\$102,949



Median Home Value
\$709,023



Average Age
47.3





SEBASTOPOL, CALIFORNIA

Sebastopol, California is a small town located in Sonoma County, with a population of around 8,000 residents. The town is known for its strong sense of community and its vibrant downtown area. Commercial real estate in Sebastopol is a mix of retail, office, and industrial properties, with a focus on local businesses and sustainable development.

The retail sector in Sebastopol is centered around the downtown area, which is home to a variety of small, locally-owned shops and restaurants. The town has a strong commitment to sustainability, and many of these businesses focus on eco-friendly products and practices. The demand for retail space in Sebastopol is high, with limited availability in the downtown area.

Office space in Sebastopol is primarily located in the downtown area, with some additional options in nearby business parks. Many of these spaces are occupied by small businesses and non-profits, with a focus on collaborative work environments and community engagement. The demand for office space in Sebastopol is moderate, with some options for new construction and redevelopment.

Industrial properties in Sebastopol are primarily located in nearby business parks and along major transportation corridors. These properties are typically occupied by light manufacturing and distribution companies, as well as some specialty food and beverage producers. The demand for industrial space in Sebastopol is low to moderate, with some opportunities for new construction and redevelopment.

Overall, commercial real estate in Sebastopol is a mix of traditional and innovative development, with a strong focus on sustainability and community engagement. The town's limited availability of space and high demand for retail and office properties make it an attractive location for investors and developers looking to invest in the local community.



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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