



Keegan & Coppin  
COMPANY, INC.

FOR SALE/LEASE

21249 GEYSERVILLE AVENUE  
GEYSERVILLE, CA

THE WINE CAPITAL OF SONOMA  
FREESTANDING BUILDING AVAILABLE



Go beyond broker.

PRESENTED BY:

**ERLINA O. D'ARGENZIO**  
SENIOR REAL ESTATE ADVISOR  
LIC # 01985519 (707) 528-1400, EXT. 241  
[ERLINA.OTHMAN@KEEGANCOPPIN.COM](mailto:ERLINA.OTHMAN@KEEGANCOPPIN.COM)



# EXECUTIVE SUMMARY



21249 GEYSERVILLE AVENUE  
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## FREESTANDING BUILDING FOR SALE/LEASE

### PROPERTY HIGHLIGHTS

- Former Bank of America Branch
- Single tenant retail, service and other businesses
- Opportunity to demise for live-work/short term residential (to be verified)
- Conveniently located a short walk to downtown Geyserville
- 2,256+/- SF on 15,000+/- SF lot
- Unique value added opportunity for an owner user or new investor
- Zoning permits restaurant use; plans completed/approved for kitchen
- 14 on-site parking (6/1000 parking)
- Gated/Fenced lot
- Zoning: Limited Commercial District (LC)

[ZONING LINK](#)

### PROPERTY DESCRIPTION

Located in the picturesque town of Geyserville about 90 minutes north of the Golden Gate Bridge in Sonoma County's Alexander Valley. This freestanding property sits on Geyserville Ave/Highway 128, just a short walk from the heart of downtown.



### SALE OFFERING

Sale Price	<b>\$1,100,000</b>
Price Per SF	<b>\$487.00</b>

### LEASE TERMS

**Rate**  
Call Broker

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# PROPERTY DESCRIPTION & PARCEL MAP

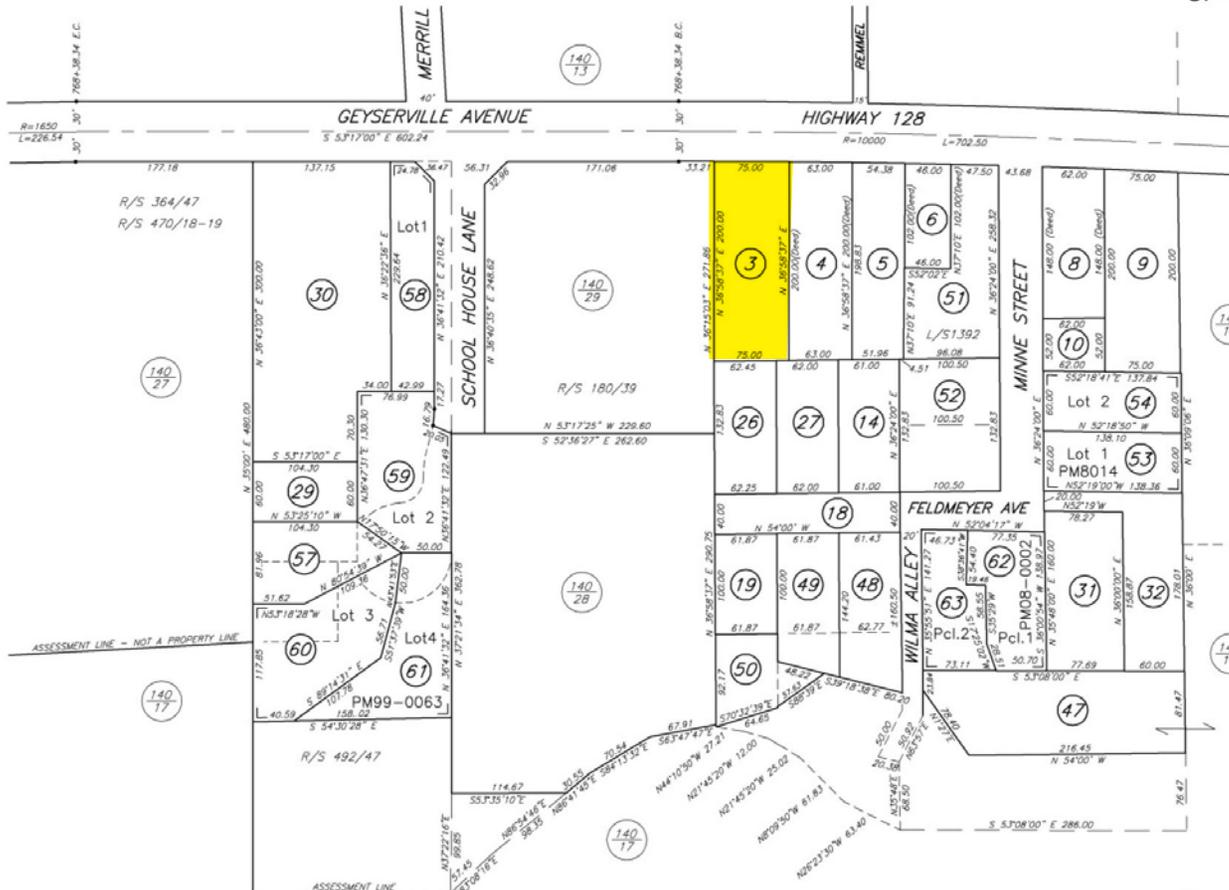


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## COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
87-007



**BUILDING SIZE**  
2,256+/- SF

**LOT SIZE**  
15,000 +/- Acres

**APN**  
140-140-003

**YEAR BUILT**  
1974 (Renovated 2021)

**ZONING**  
LC (Limited Commercial)  
[ZONING LINK](#)

**STORIES**  
1

**PARKING**  
14 On-site parking spaces  
(6/1000)

**HEATING**  
Central

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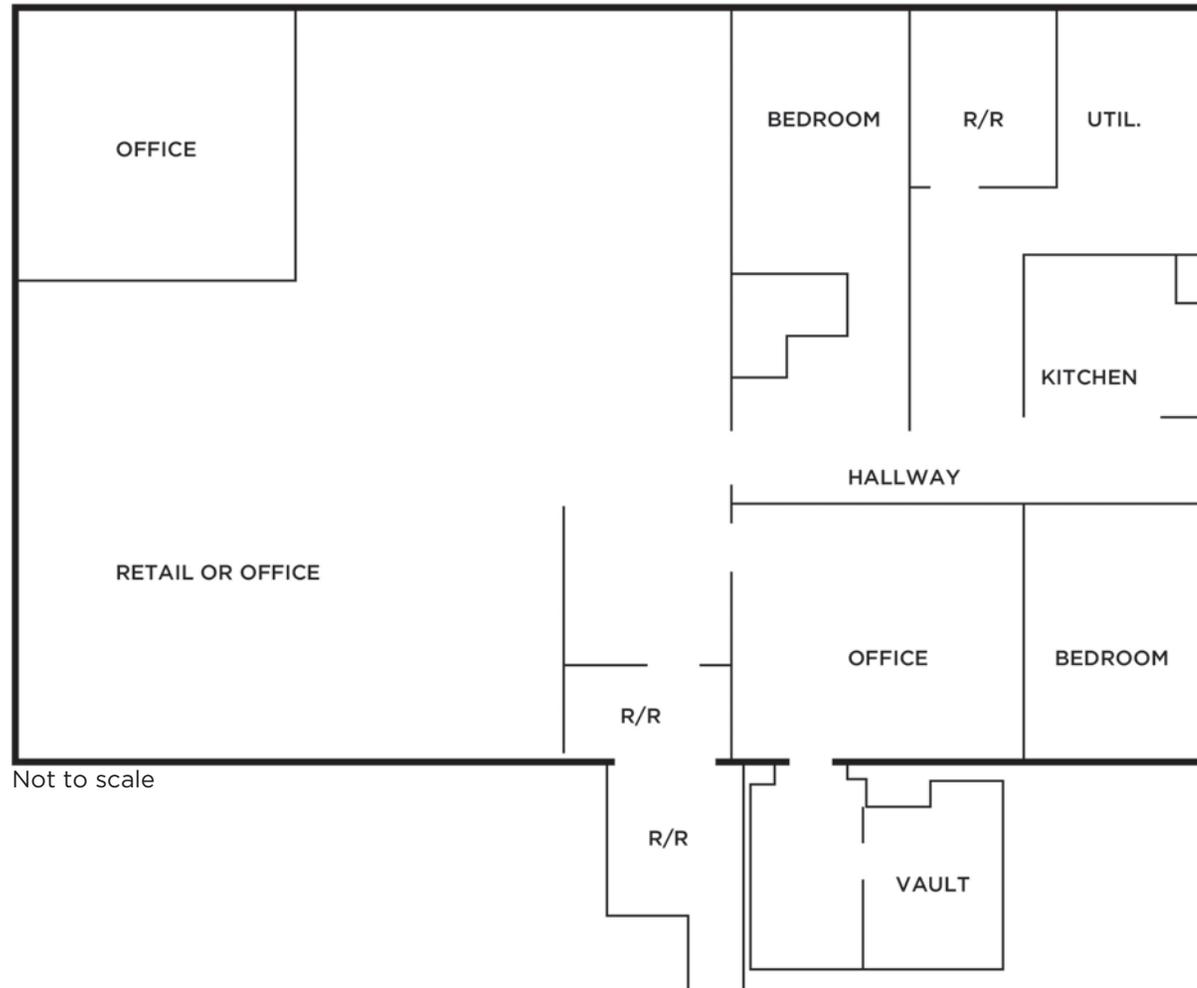


# FLOOR PLAN



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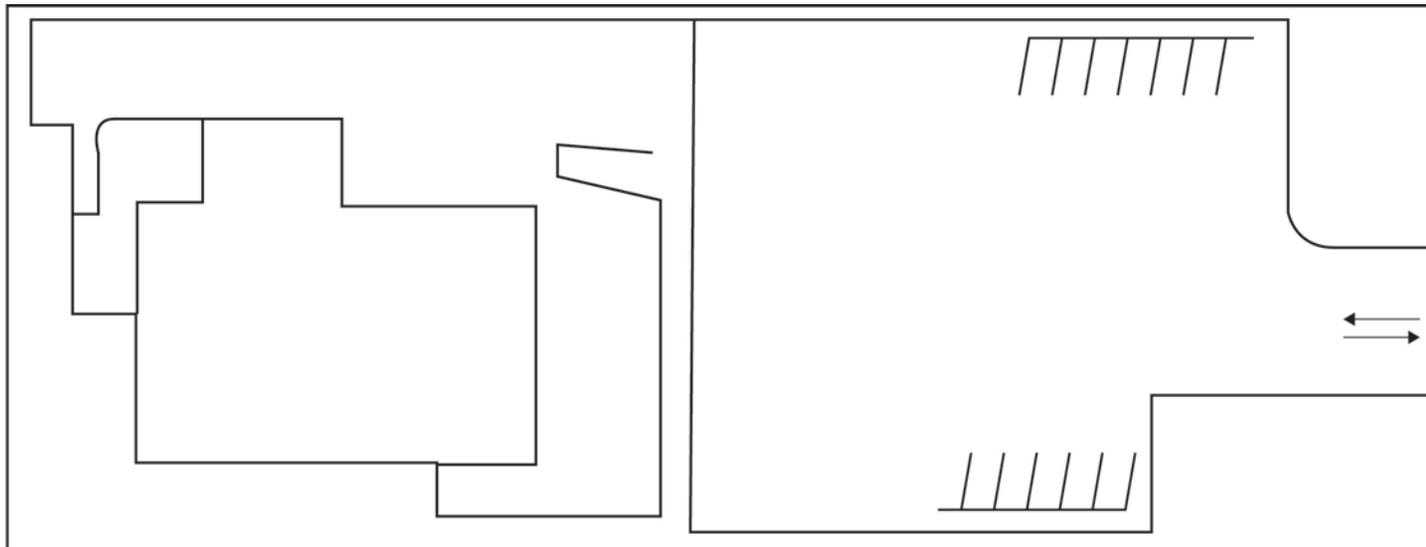


# SITE PLAN



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Not to scale

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# AREA DESCRIPTION



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## DESCRIPTION OF AREA

Geyserville is known for its world class vineyards, wineries, and relaxed rural charm, with a characterful downtown “main street” feel and local shops, tasting rooms, and restaurants. The area draws wine lovers, cyclists, and visitors exploring Sonoma’s Alexander Valley.

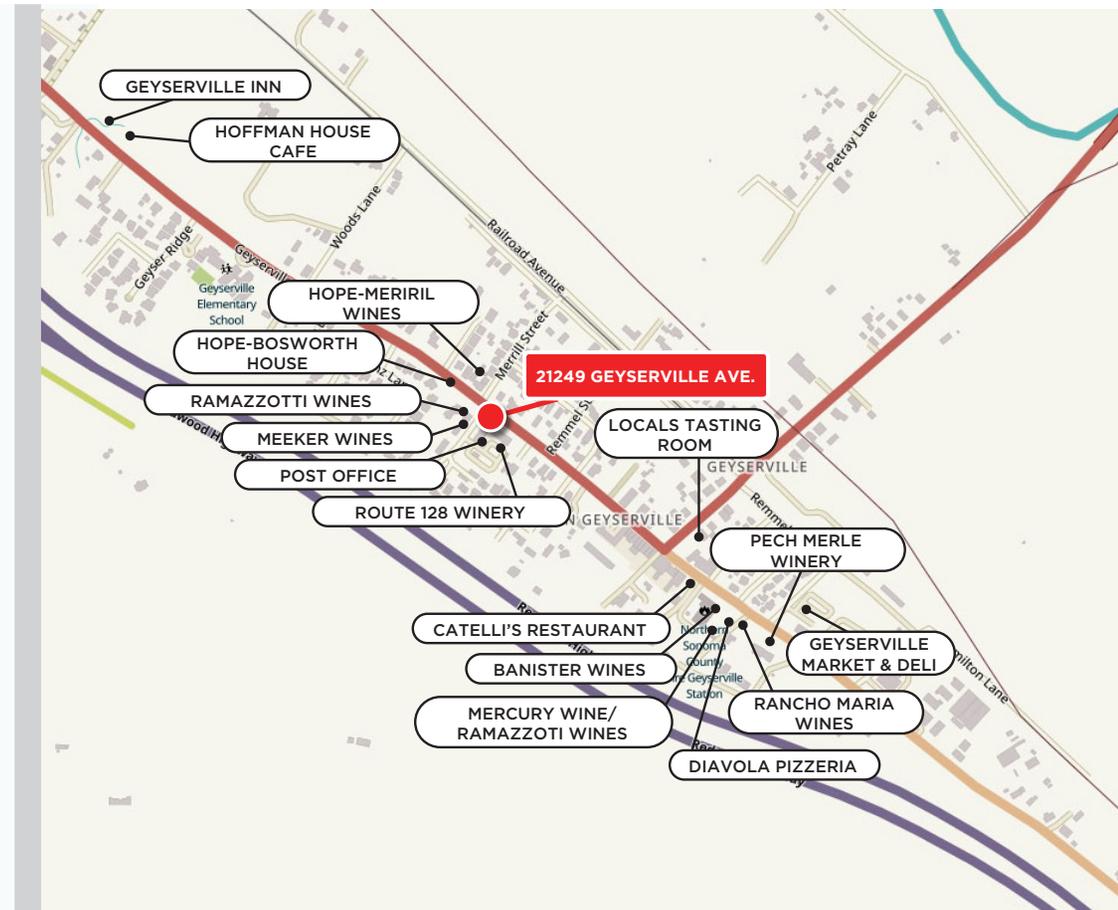
Short walk to US Post office and several restaurants Proximity: walk to downtown Geyserville, 10 minutes to Healdsburg Plaza, 18 minutes to Sonoma County Airport, 63 minutes to Golden Gate Bridge, 9 minutes to Lake Sonoma.

## NEARBY AMENITIES

- Wineries & Tasting Rooms
- Restaurants
- Boutique Shops
- Post office

## TRANSPORTATION ACCESS

- Convenient Highway Access: Geyserville sits along Highway 128 and near US-101
- Airport Proximity: Sonoma County Airport (STS) in Santa Rosa is about a 20-25 minute drive
- Tucked between Healdsburg and Cloverdale



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# PROPERTY PHOTOS



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# MARKET SUMMARY



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## **ECONOMIC DEVELOPMENT**

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure and hospitality sector, August marked the 28th consecutive month of year-over-year increases. Educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis for 38 consecutive months. And business and professional services jobs have increased from a year earlier for 13 consecutive months. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

## **RECREATION**

Sonoma County is renowned for its outstanding wineries, breathtaking vistas of the Pacific Ocean, rolling hills, and friendly atmosphere. The landscape is perfect for spending a day at one of the many spas or wine tasting rooms, mountain biking the various trails and country roads, or kayaking down the majestic rivers. The area is also known for its exquisite cuisine, much of which is cultivated in the orchards, gardens, and fields of Sonoma County.

Whether you are looking for a relaxing weekend getaway, or you feel like exploring the outdoors, Sonoma County has something for everyone. Located in the heartland of Wine Country, Sonoma County has more than 370 local wineries. There is a wide array of guided tours which explore the county's culture and history, and offer tastings of the finest wines in the country. When the sun sets, you can continue your relaxing stay at one of the finer resorts in the area. From day spas to beautiful golf courses, Sonoma County has become synonymous with the elegant and relaxing getaway.

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# LOCATION MAP



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## ABOUT KEEGAN & COPPIN



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# Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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## DISCLAIMER



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

Keegan & Coppin Co., Inc.  
1355 N Dutton Ave.  
Santa Rosa, CA 95401  
[www.keegancoppin.com](http://www.keegancoppin.com)  
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