



Jones Lang LaSalle Brokerage, Inc.
CA Real Estate License #01856260

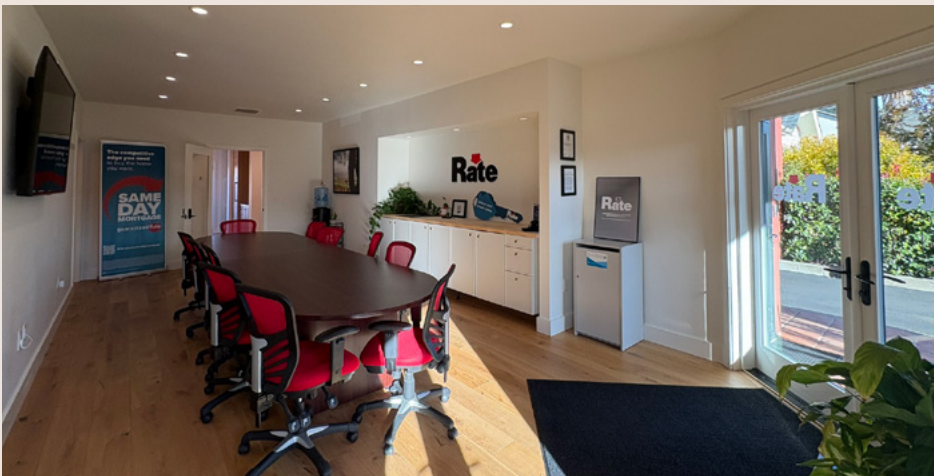


RARE INVESTMENT OPPORTUNITY - STEPS AWAY FROM DOWNTOWN SONOMA PLAZA
±3,328 SF TWO-STORY BUILDING FOR SALE - 190 WEST NAPA STREET, SONOMA, CA

PROPERTY

HIGHLIGHTS

- Three (3) highly efficient office suites on floor 1, four (4) suites on floor 2
- Shared amenities on each floor (2 kitchenettes and 2 restrooms total)
- Create diversified income potential by converting floor 2 to residential use (2 apartments or place condo map on property)
- Incredible signage opportunity (Avg. daily traffic count: $\pm 13,092$ vehicles)
- Private balconies and hardwood floors throughout
- Private parking lot with nine (9) parking stalls
- Three (3) separate PG&E meters in building
- ADA accessibility on lower level
- Situated just steps from Sonoma Plaza's abundant retail amenities



Small, upgraded move-in ready spaces - minimal lease-up costs to fully stabilize asset.

Ideal for end-user - seeking quality space for employees and excellent downtown location.

Seller financing available, please inquire with Broker for more details.

INVESTMENT

OVERVIEW

190 WEST NAPA STREET | SONOMA, CA

Just steps from Sonoma's Historic Plaza, **190 West Napa Street** represents a rare opportunity to gain ownership of a fully remodeled commercial building, in one of Wine Country's highly coveted downtown locations.

The two-story property was originally constructed in 1986 and meticulously renovated in 2023 using high-quality materials and finishes throughout. Seven (7) small and highly functional office suites were created, with convenient access to shared kitchens and restroom facilities.

Flexible zoning (R1/H) accommodates existing office use on both floors, and residential use on the second floor is also permitted, offering the potential for a mixed-use configuration and diversified income stream.

New development in Sonoma has generally been extremely limited, with no new office projects constructed in the last decade and none in development pipeline. In addition, Victorian-era properties surround much of the downtown business core, often impeding local business' path to leasing quality space and ownership opportunities, due to restrictive renovation costs. Inventory for well-located assets with quality construction like 190 West Napa Street will remain incredibly limited in the Sonoma market for the foreseeable future.

EXISTING INCOME IN PLACE. PLEASE INQUIRE WITH BROKER FOR MORE DETAILS.



IDEAL

LOCATION

190 WEST NAPA STREET | SONOMA, CA

190 West Napa Street is located just a short walking distance away (2 mins / 0.2 miles) from **Sonoma's Historic Downtown Plaza**. Excellent visibility and signage opportunities available on West Napa Street.



SONOMA'S HISTORIC DOWNTOWN PLAZA

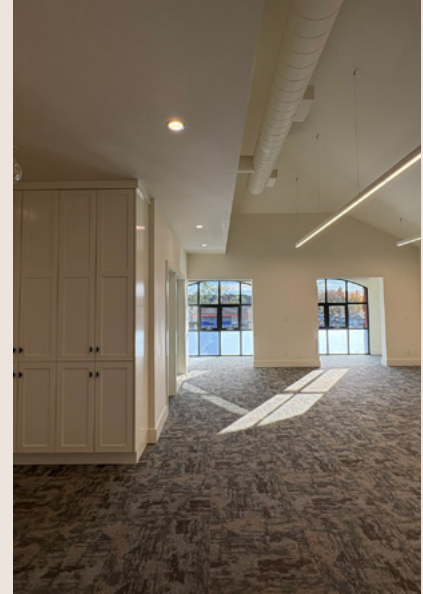
0.2 miles away



- 30+ Wine Tasting Rooms
- 25+ Restaurants
- Variety of Retail Stores
- Children's Park, Picnic Area
- Seasonal Farmers Markets
- Year-Round Concerts/Events

INTERIOR PHOTOS

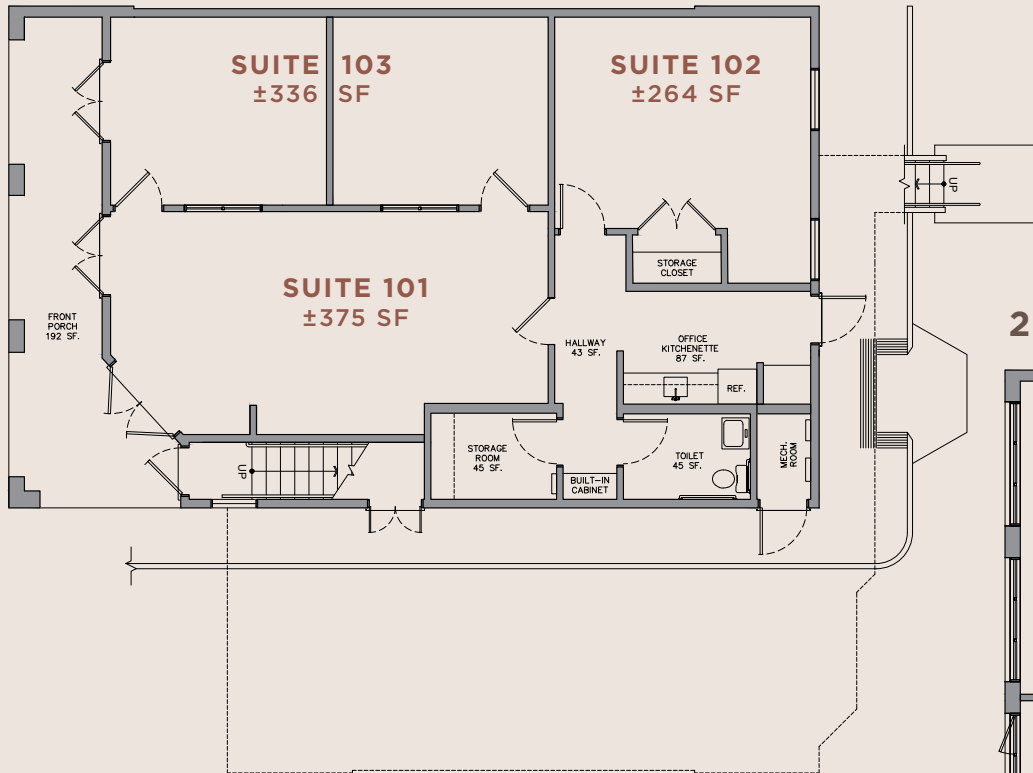
190 WEST NAPA STREET | SONOMA, CA



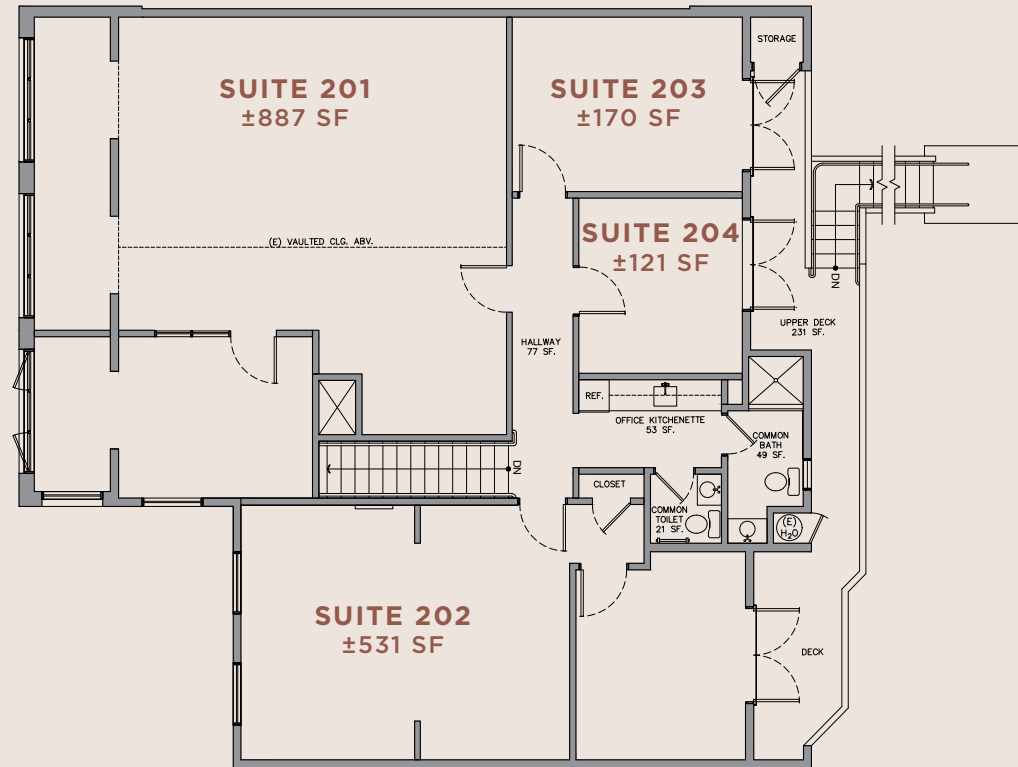
1ST & 2ND FLOOR

EXISTING FLOOR PLANS

1ST FLOOR:



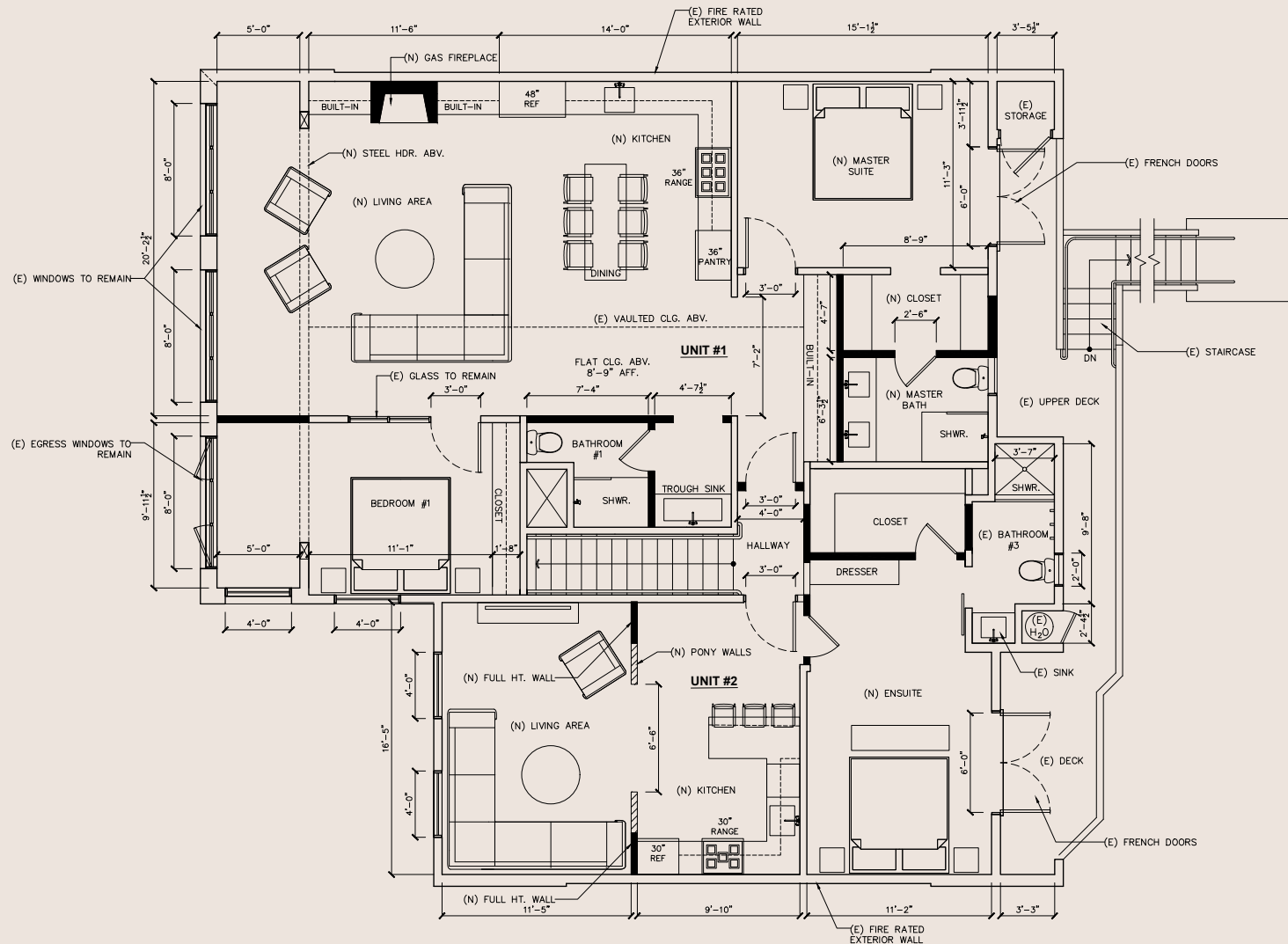
2ND FLOOR:



2ND FLOOR

CONCEPTUAL RESIDENTIAL FLOOR PLAN

Flexible zoning accommodates diverse uses - second-floor residential conversion opportunity (potential for 2-bedroom / 2-bath, and 1-bedroom / 1-bath apartments.) Condo-mapping opportunities also available. Click [HERE](#) for more details.



HIGHLIGHTS

SONOMA VALLEY

Sonoma Valley, a 17-mile stretch of California paradise just 45 miles north of San Francisco, offers an ideal blend of business opportunity and quality of life. Nestled between picturesque mountains, this region boasts over 100 wineries and a diverse economy that fosters innovation across sectors. Businesses benefit from strategic accessibility, modern amenities, and a skilled workforce, all set against a backdrop of natural beauty. The area's rich history, exemplified by the iconic Sonoma Plaza, complements its forward-thinking business culture. Beyond work, Sonoma Valley offers farm-to-table cuisine, outdoor adventures, and a vibrant arts scene.



REGIONAL ACCESS

Just under an hour's drive from San Francisco, the East Bay, and the spectacular California coastline, Sonoma Valley continues to attract a growing number of white-collar professionals seeking the high quality of life this suburban North Bay gem has to offer.

Santa Rosa	21 miles
Petaluma	12 miles
Napa	11 miles
Vacaville	33 miles
Vallejo	21 miles
Novato	22 miles
San Rafael	27 miles
Oakland	47 miles
San Francisco	45 miles
Sacramento	67 miles



DEMOGRAPHICS

	10 MILE	20 MILES	30 MILES
2025 POPULATION	150,281	720,919	1,640,093
MEDIAN HOUSEHOLD INCOME	\$111,001	\$106,961	\$113,576
HOUSEHOLDS EARNING \$200K+	22.9%	21.9%	24.5%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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For more information, please contact:

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