



Keegan & Coppin
COMPANY, INC.

FOR LEASE

345 HEALDSBURG AVE.
HEALDSBURG, CA

RESTAURANT OPPORTUNITY



Go beyond broker.

PRESENTED BY:

BRIAN KEEGAN, PARTNER
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RHONDA DERINGER, PARTNER
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PROPERTY DETAILS



345 HEALDSBURG AVE.
HEALDSBURG, CA

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PROPERTY INFORMATION

DESCRIPTION OF PREMISES

Tucked just off the vibrant heart of Healdsburg Plaza, this inviting restaurant space offers an exceptional opportunity to be part of one of wine country's most sought-after dining destinations. Located steps from the Square, the property strikes a perfect balance between visibility and intimacy.

The space benefits from close proximity to convenient public parking, making it easily accessible for both locals and visitors exploring the area's renowned wine country. Large windows and an adaptable layout create a bright, welcoming interior, while a highlight is a charming outdoor seating area—ideal for dining under Sonoma County's beautiful climate.

Surrounded by boutique shops, tasting rooms, and acclaimed restaurants, this location is perfectly suited for a concept that values atmosphere, walkability, and a connection to the local community. Whether envisioned as a casual café, upscale bistro, or beer/wine focused eatery, this space offers the flexibility and setting to bring a compelling dining experience to life.

HIGHLIGHTS

- Approx. 3,830+/- interior SF
- Potential for exterior patio dining
- Adjacent to readily available public parking
- Nearby plaza amenities include a variety of dining and shopping options

LEASE TERMS

Rate

Rental Rate \$2.00 psf NNN

Current NNN Estimate \$1.07 psf

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AREA DESCRIPTION



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DESCRIPTION OF AREA

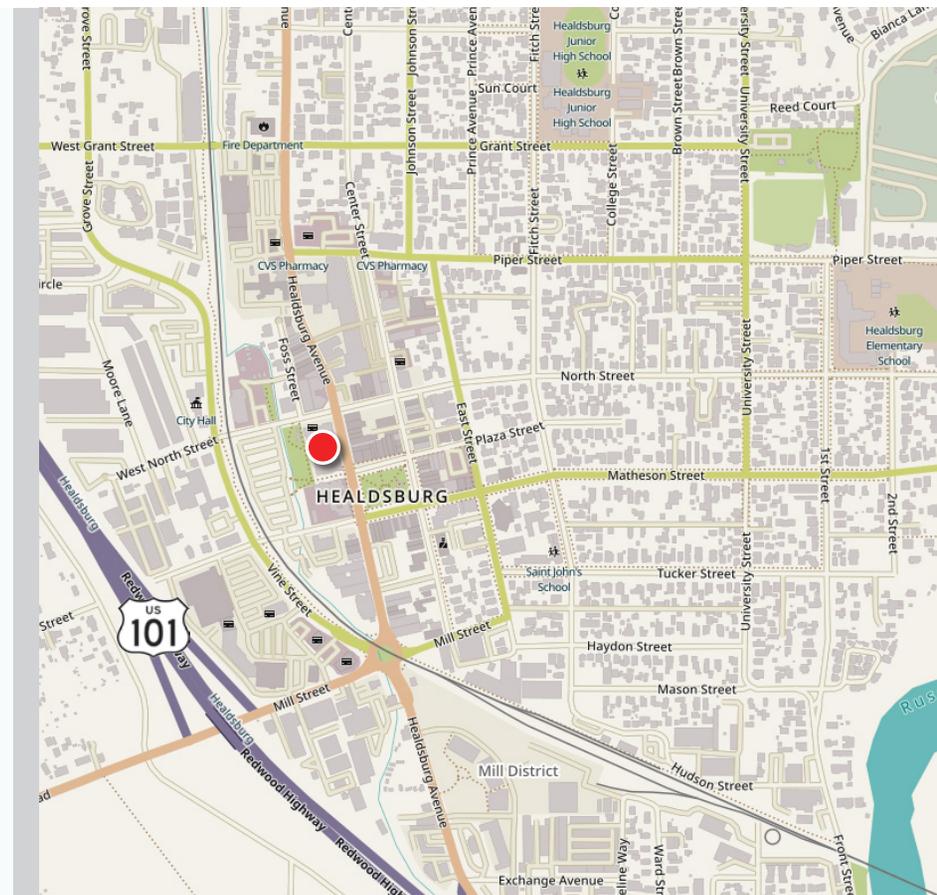
345 Healdsburg Avenue is located in the heart of Sonoma County's wine country. Downtown Healdsburg blends small-town charm with upscale amenities and walkable convenience. The plaza-centered district features boutique retail, acclaimed restaurants, tasting rooms, and a vibrant local culture surrounded by rolling vineyards and heritage architecture.

NEARBY AMENITIES

- Restaurants, cafés, and wine tasting rooms
- Boutique shopping and art galleries
- Hotels and lodging options within walking distance
- Local services: banks, fitness studios, and markets
- Seasonal farmers market and community events on the plaza

TRANSPORTATION ACCESS

- Highway 101 via Healdsburg Avenue
- Healdsburg Transit local bus service
- Regional access to Sonoma County Airport (STS) -15 minutes south
- Walkable downtown streets and pedestrian-friendly grid



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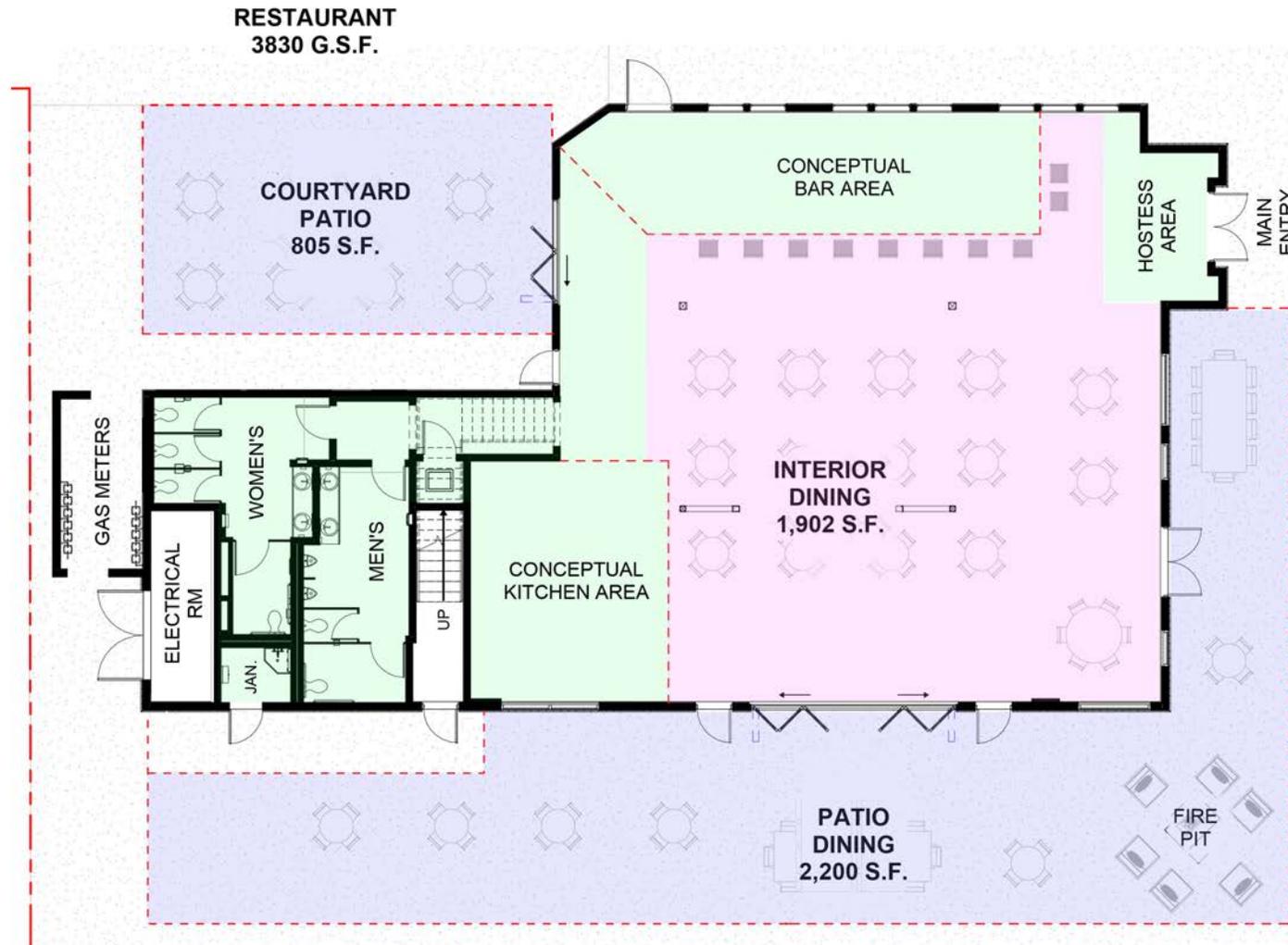
FLOOR PLAN

CONCEPT 1



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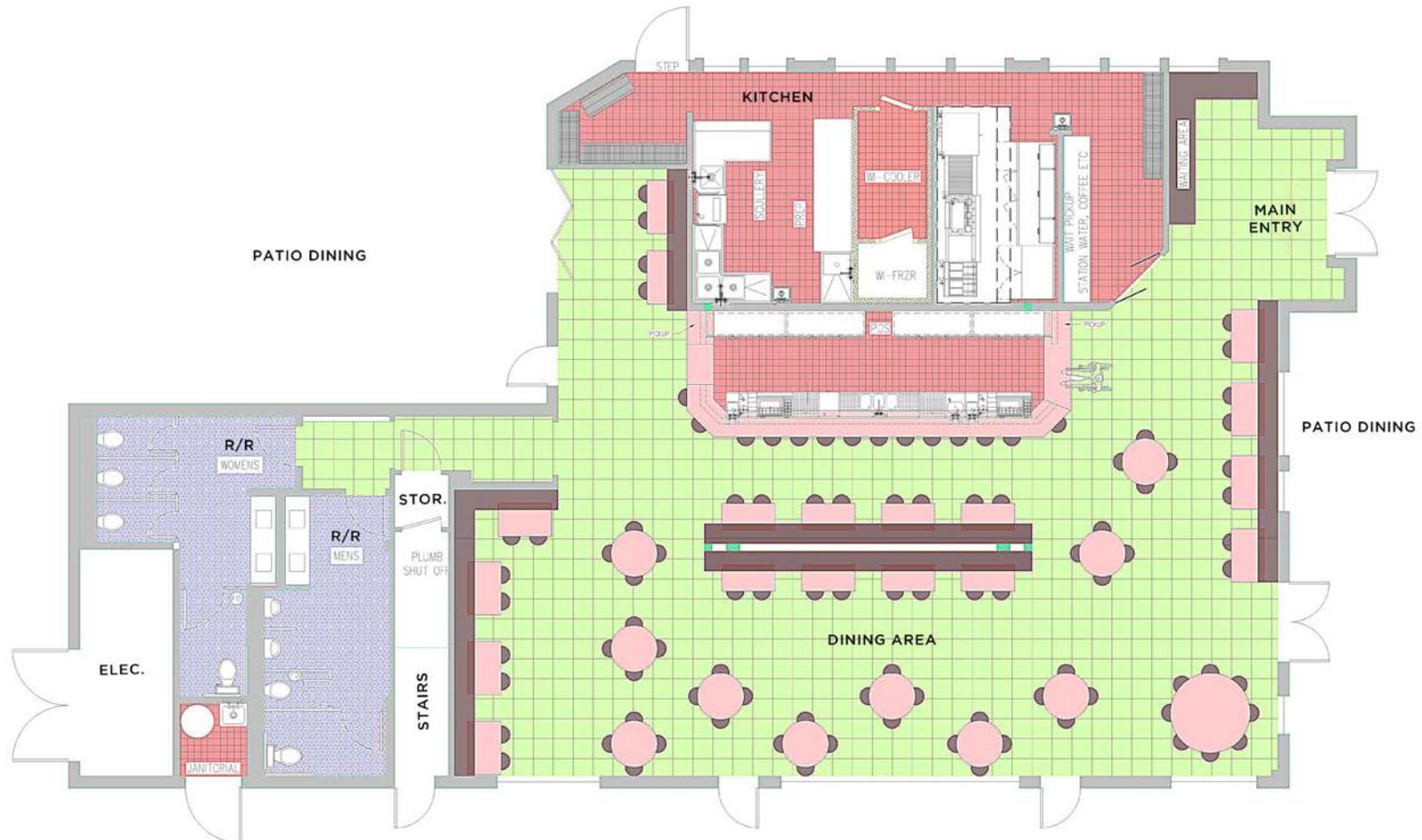


FLOOR PLAN CONCEPT 2



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LOCATION MAP



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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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