



# GROVE STREET PLAZA - HEALDSBURG

501-525 GROVE ST, HEALDSBURG, CA 95448

Presented By:

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Executive Summary



## OFFERING SUMMARY

|                |                         |
|----------------|-------------------------|
| Lease Rate:    | \$1.75 SF/yr (NNN)      |
| Building Size: | 35,704 SF               |
| Available SF:  | 35,704 SF               |
| Lot Size:      | 2.18 Acres              |
| Year Built:    | 2000                    |
| Zoning:        | Industrial - Office/R&D |
| Market:        | North Bay               |

## PROPERTY OVERVIEW

501 Grove street sits in a mixed neighborhood of both high end commercial and residential buildings. Just minutes away you are in walking distance of the Healdsburg Plaza that includes many restaraunts and other business related amenities In addition to walking distance to Healdsburg Plaza you are also able to walk over to Parkpoint Health club and the U.S Postal Office. This 35,704 sf concrete tilt up building has been highly maintained and includes 124 private parking spaces that service the building.

## PROPERTY HIGHLIGHTS

- Rooftop Solar installed in 2011
- Concrete Tilt-up
- 124 Parking Spaces
- 19 new HVAC units installed in 2022 & 2023
- Outside Patio / lunch area

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Lease Spaces



## LEASE INFORMATION

|              |                   |             |                  |
|--------------|-------------------|-------------|------------------|
| Lease Type:  | NNN               | Lease Term: | 36 to 120 months |
| Total Space: | 5,000 - 35,704 SF | Lease Rate: | \$1.75 SF/yr     |

## AVAILABLE SPACES

| SUITE            | TENANT    | SIZE (SF)         | LEASE TYPE | LEASE RATE   | DESCRIPTION   |
|------------------|-----------|-------------------|------------|--------------|---|
| 501 Grove street | Available | 6,000 - 35,704 SF | NNN        | \$1.75 SF/yr | Introducing an exceptional leasing opportunity in Healdsburg, CA. This property at 501-525 Grove St offers a versatile space for lease, featuring multiple ground floor entrances, an elevator, 2 roll-up doors in the rear, and showers and bathrooms in multiple locations to accommodate various business needs. The building's 19 rooftop HVAC units were recently replaced with new, highly efficient units, ensuring a comfortable and conducive environment for tenants. Owners with extensive real estate experience are eager to collaborate with tenants, offering flexible lease terms and rates tailored to individual requirements. Take advantage of this prime space to establish or expand your business in the vibrant North Bay area. |

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Additional Photos



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[Additional Photos](#)



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## Property Description



### LOCATION DESCRIPTION

Nestled in the heart of Healdsburg, California, this modern workplace combines the charm of Wine Country with the convenience of urban amenities. Surrounded by rolling vineyards and lush greenery, the area offers employees a serene environment for work and relaxation.

#### Outdoor Activities:

Step outside the office doors into a landscape dotted with vineyards and scenic trails. Employees can take rejuvenating walks or bike rides during breaks, soaking in the picturesque views of the Russian River and nearby redwood forests. For those who enjoy a more active lifestyle, nearby parks offer hiking, kayaking, and even hot air balloon rides over the breathtaking Sonoma County landscape.

#### Transportation:

Commuting is seamless with convenient access to major highways and public transportation options such as US 101 and Sonoma County airport (STS). The building provides ample parking for cars and bicycles, encouraging eco-friendly commuting. Healdsburg's central location within Sonoma County ensures easy access to neighboring towns and cities, making it convenient for employees and visitors alike.

#### Employee Amenities:

Inside the building, thoughtful amenities cater to the needs of employees. Spacious common areas foster collaboration and relaxation, with comfortable lounges and outdoor patios ideal for informal meetings or enjoying lunch alfresco. Wellness is a priority with ParkPoint Health Club and other nearby fitness facilities within walking distance. Additionally, local cafes and restaurants offer a variety of dining options, perfect for team lunches or after-work socializing.

Whether employees seek a peaceful retreat amidst nature or vibrant community connections, this Healdsburg location strikes the perfect balance, enhancing both work productivity and quality of life.

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Regional Map



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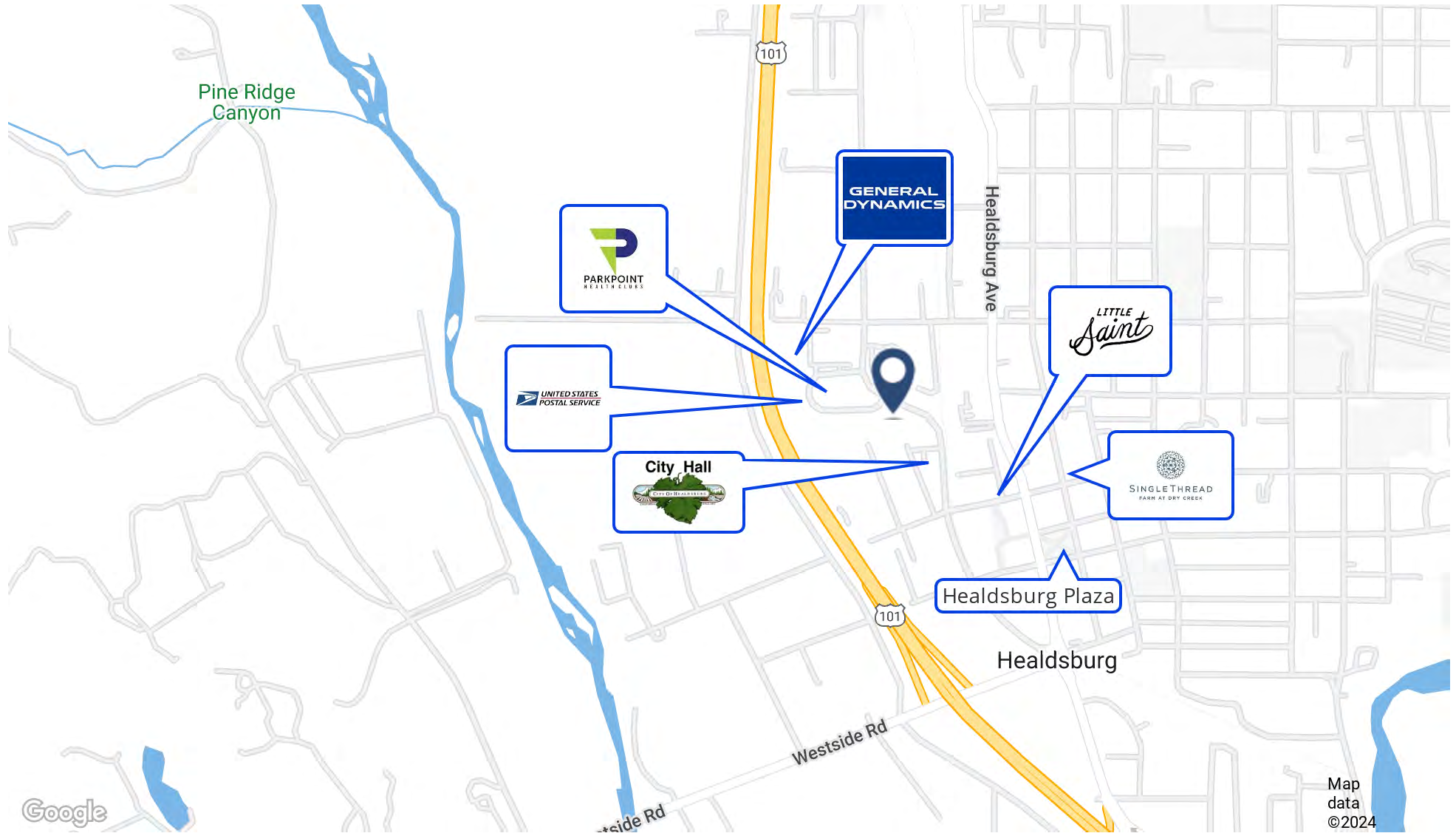
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# Grove Street Plaza

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Location Map



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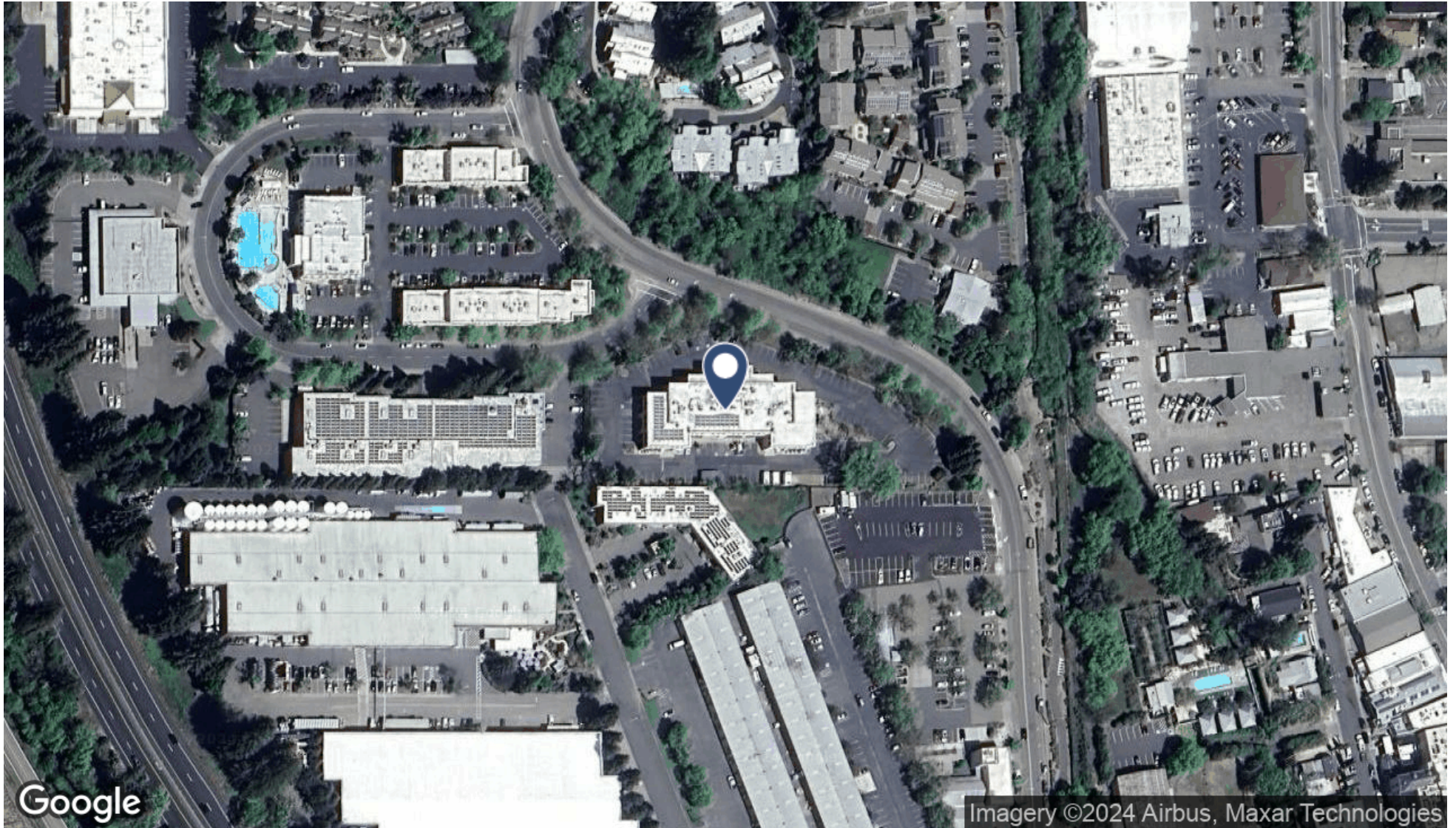
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Aerial Map



Google

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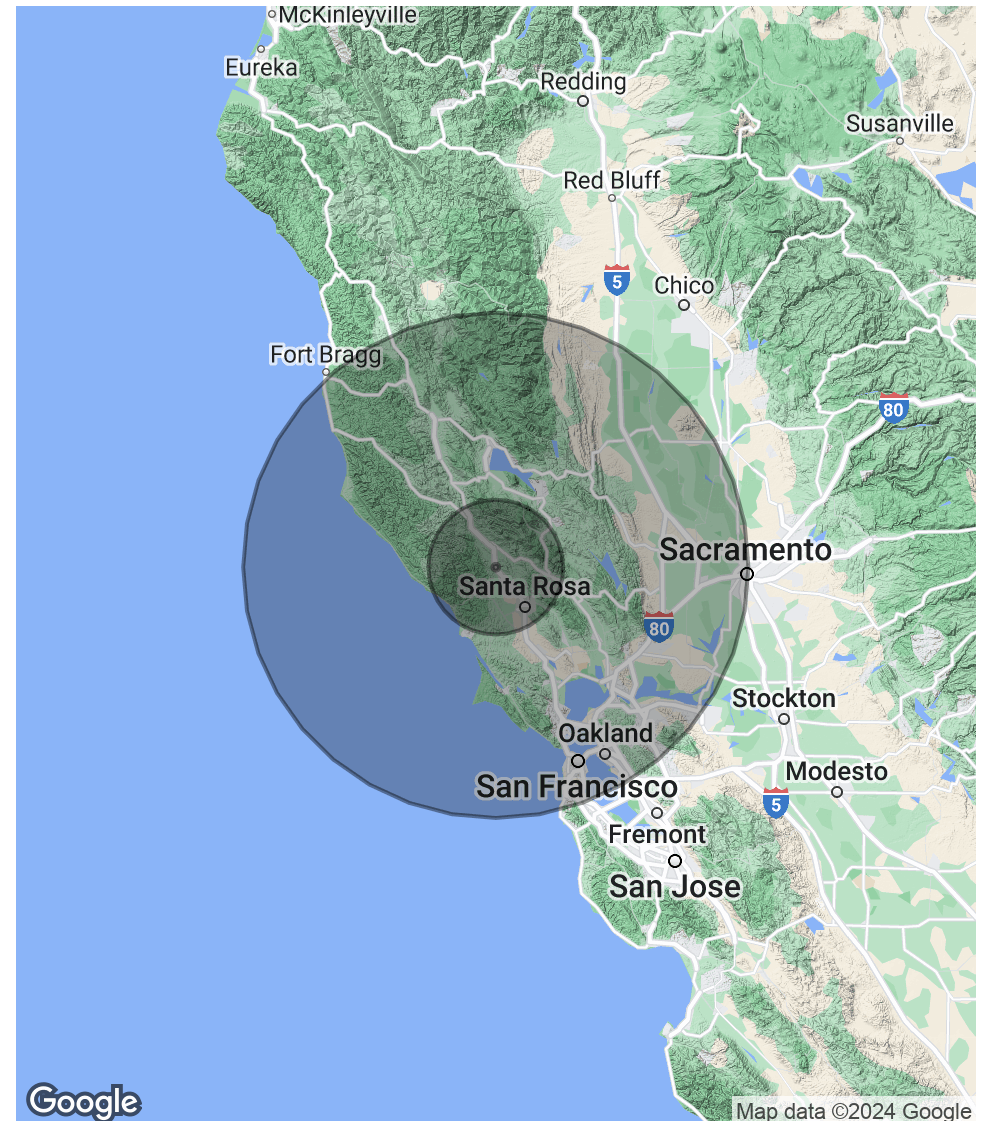
Demographics Map & Report

| POPULATION           | 1 MILE | 20 MILES | 75 MILES  |
|----------------------|--------|----------|-----------|
| Total Population     | 6,908  | 317,261  | 6,290,419 |
| Average Age          | 44     | 43       | 41        |
| Average Age (Male)   | 43     | 42       | 40        |
| Average Age (Female) | 45     | 44       | 42        |

| HOUSEHOLDS & INCOME | 1 MILE      | 20 MILES  | 75 MILES  |
|---------------------|-------------|-----------|-----------|
| Total Households    | 2,749       | 119,744   | 2,325,992 |
| # of Persons per HH | 2.5         | 2.6       | 2.7       |
| Average HH Income   | \$162,059   | \$137,268 | \$153,839 |
| Average House Value | \$1,152,763 | \$838,431 | \$960,012 |

Demographics data derived from AlphaMap



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