

# 1270 Broadway

1270 Broadway, Sonoma, CA 95476



FOR LEASE • BROCHURE



WCOMMERCIALRE.COM

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## Property Description

Discover a prime commercial opportunity located at the gateway to Sonoma Valley. This versatile space, approximately 1,350 square feet includes its own private restroom and offers endless possibilities for various business ventures. Situated on the west south side of the building within the shopping center. This space is ideal ensuring high visibility. The property features a charming patio, perfect for outdoor dining, coffee or customer engagement. Ample parking for convenience.

Water, garbage and parking are included.

Whether you're looking to create a retail shop, restaurant, or office space, this property is ready to accommodate your vision. Don't miss out on this fantastic opportunity!

## Offering Summary

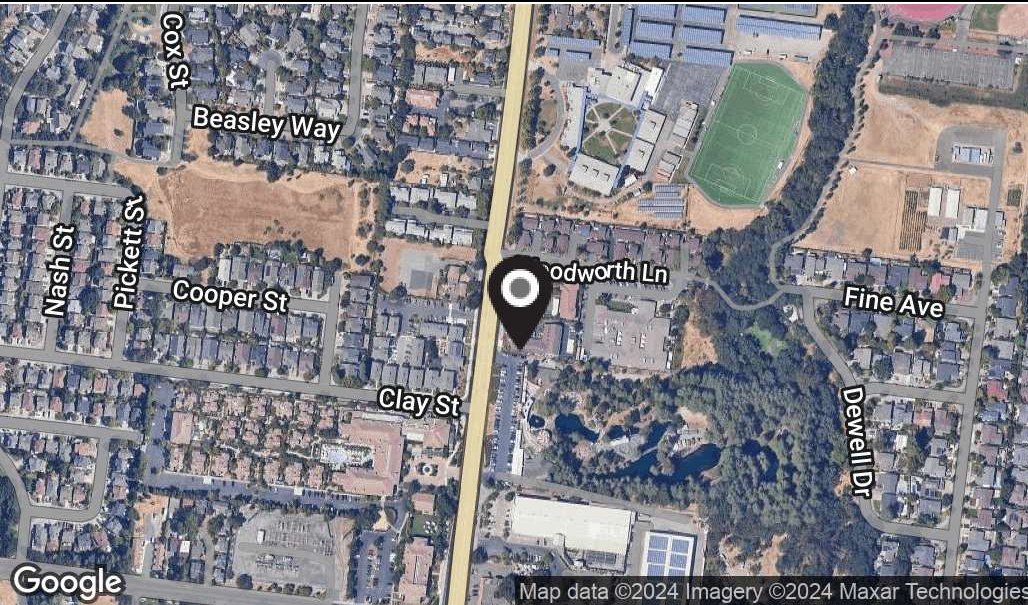
Lease Rate:	Negotiable
Number of Units:	9
Available SF:	
Lot Size:	0.61 Acres
Building Size:	8,810 SF

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Building Name	1270 Broadway
Property Type	Office
Property Subtype	Office Building
APN	023-060-024
Building Size	8,810 SF
Lot Size	0.61 Acres
Building Class	C
Year Built	1990
Number of Floors	2

- Approximately 1350 sqft.
- \$3595/mo. Gross
- Prime location
- High Visibility
- Water & Garbage are included
- Private Bathroom
- Ample parking
- Available now

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Population	1 Mile	2 Miles	3 Miles
Total Population	6,628	15,461	25,781
Average Age	51	51	49
Average Age (Male)	49	49	47
Average Age (Female)	53	53	50

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	3,020	7,178	11,302
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$164,079	\$160,796	\$154,895
Average House Value	\$1,218,210	\$1,126,723	\$1,051,901

*\* Demographic data derived from 2020 ACS - US Census*



Population  
**15,461**



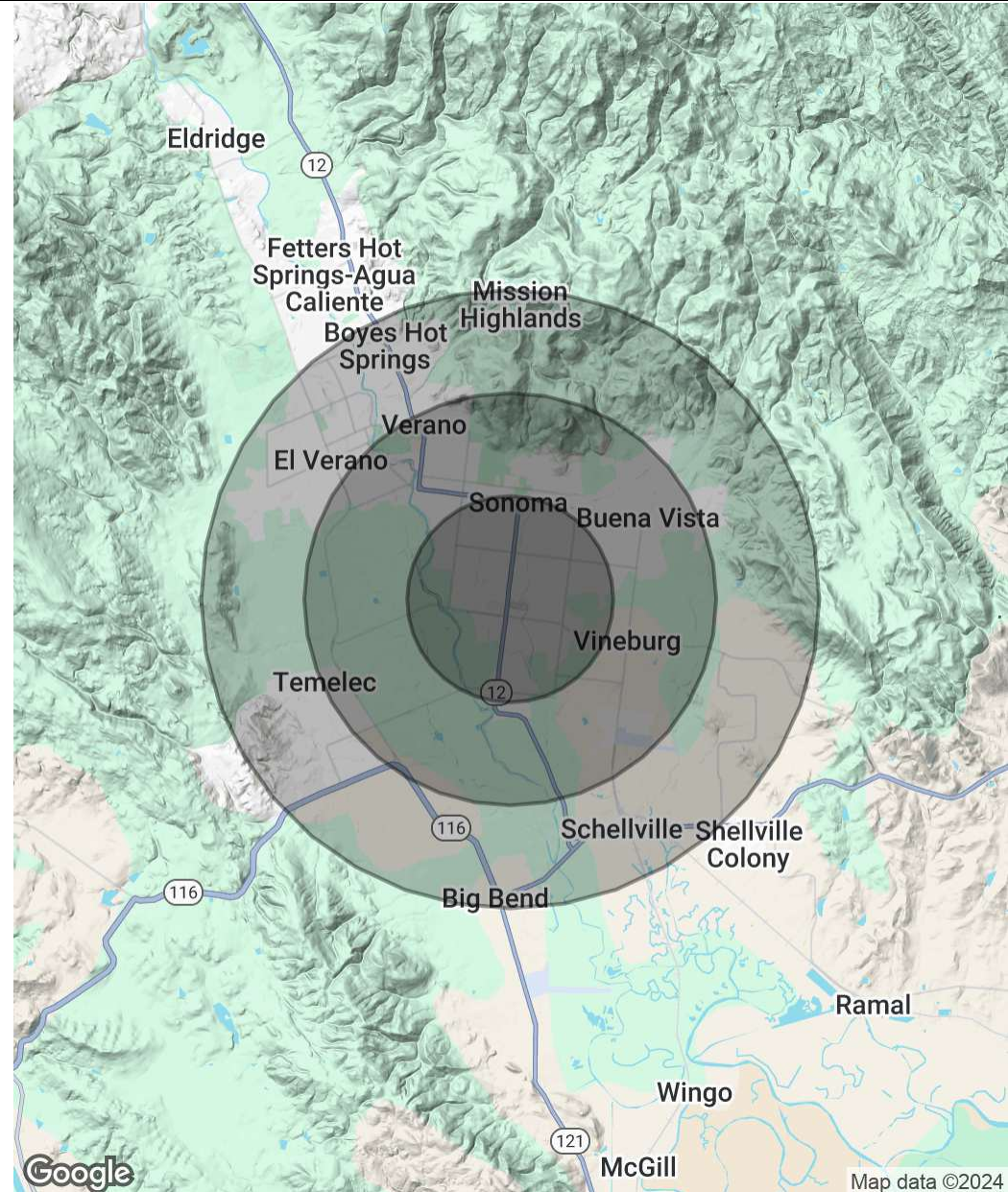
Median Home Value  
**\$1,126,723**



Average Household Income  
**\$160,796**



Average Age  
**51**







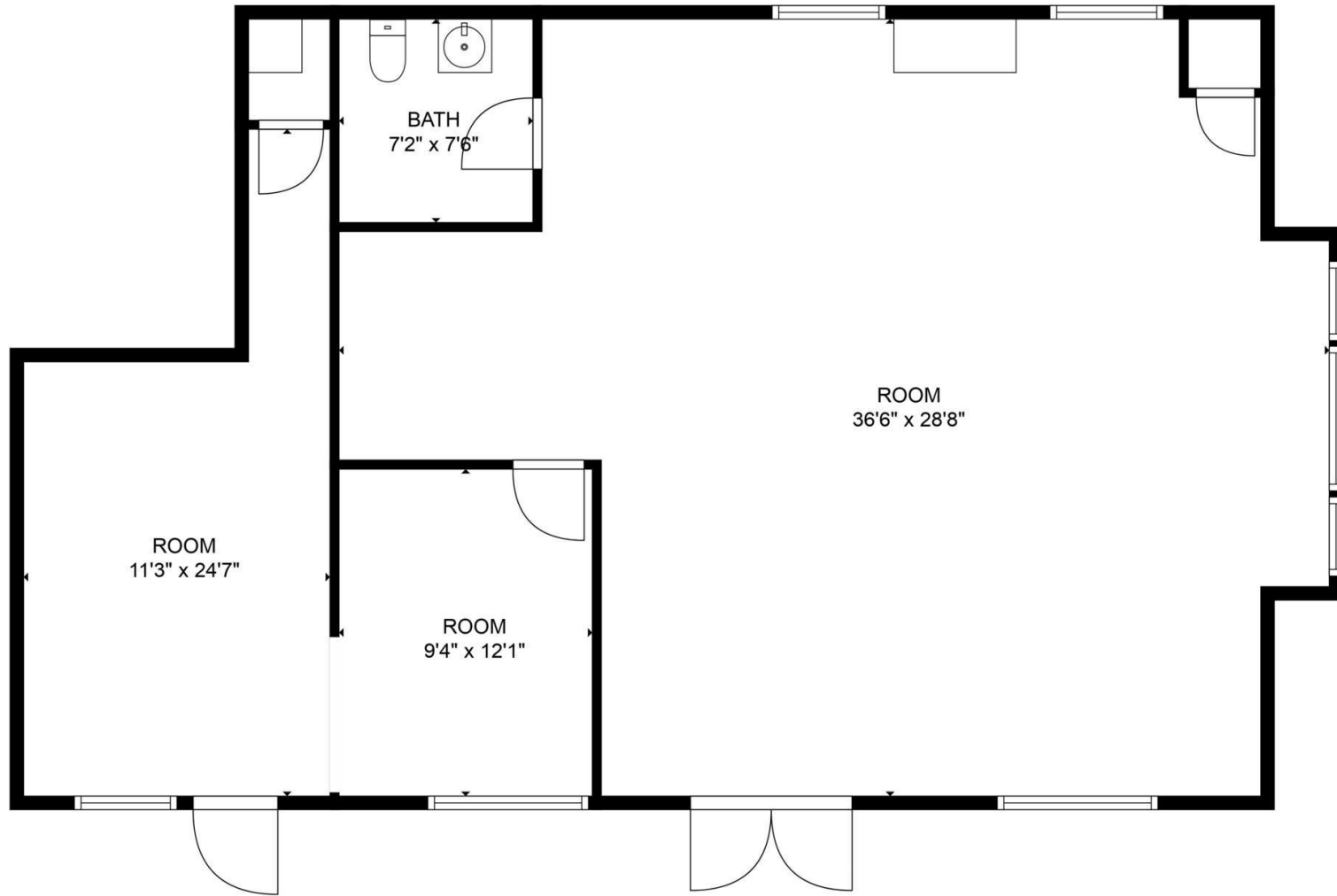
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**TOTAL: 61 sq. ft**  
FLOOR 1: 61 sq. ft  
EXCLUDED AREAS: ROOM: 1162 sq. ft, UNDEFINED: 11 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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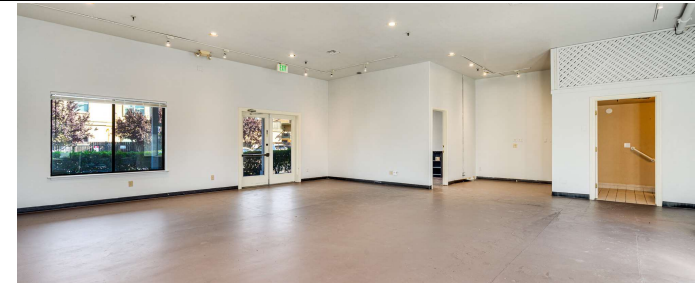
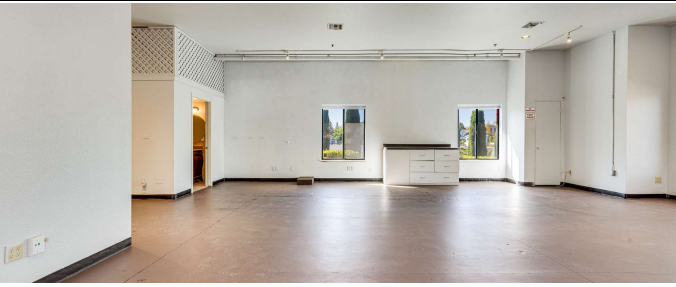


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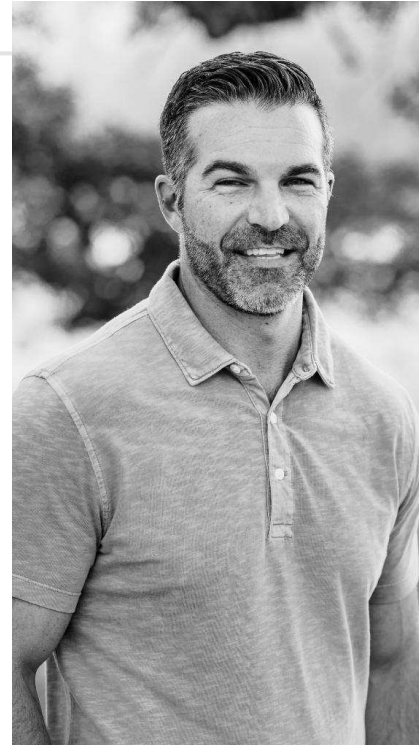


**Tina DeMartini**

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