



# 20080 Arnold Dr – For Sale/Lease

SONOMA, CA 95476

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## Property Description

20080 Arnold Dr offers a rare combination of existing utility and future development upside, featuring an 800 sq ft veterinary clinic on the front of a 1.31-acre mixed-use zoned lot. The back portion of the property is largely undeveloped and ideal for a custom buildout—whether for additional commercial space, live/work units, or residential development—with the added benefit of expansive west-facing valley views that enhance the appeal for future occupants or customers. With flexible zoning, scenic potential, and a strategic location, this site is ideal for developers, investors, or owner-users looking to maximize value.

## BUILDING INFORMATION

Building Type: Office

Year Built: 1965

## OFFERING SUMMARY

Sale Price: \$1,150,000

Lease Rate: \$4,000.00 per month (Gross)

Available SF: 810 SF

Lot Size: 59,404 SF

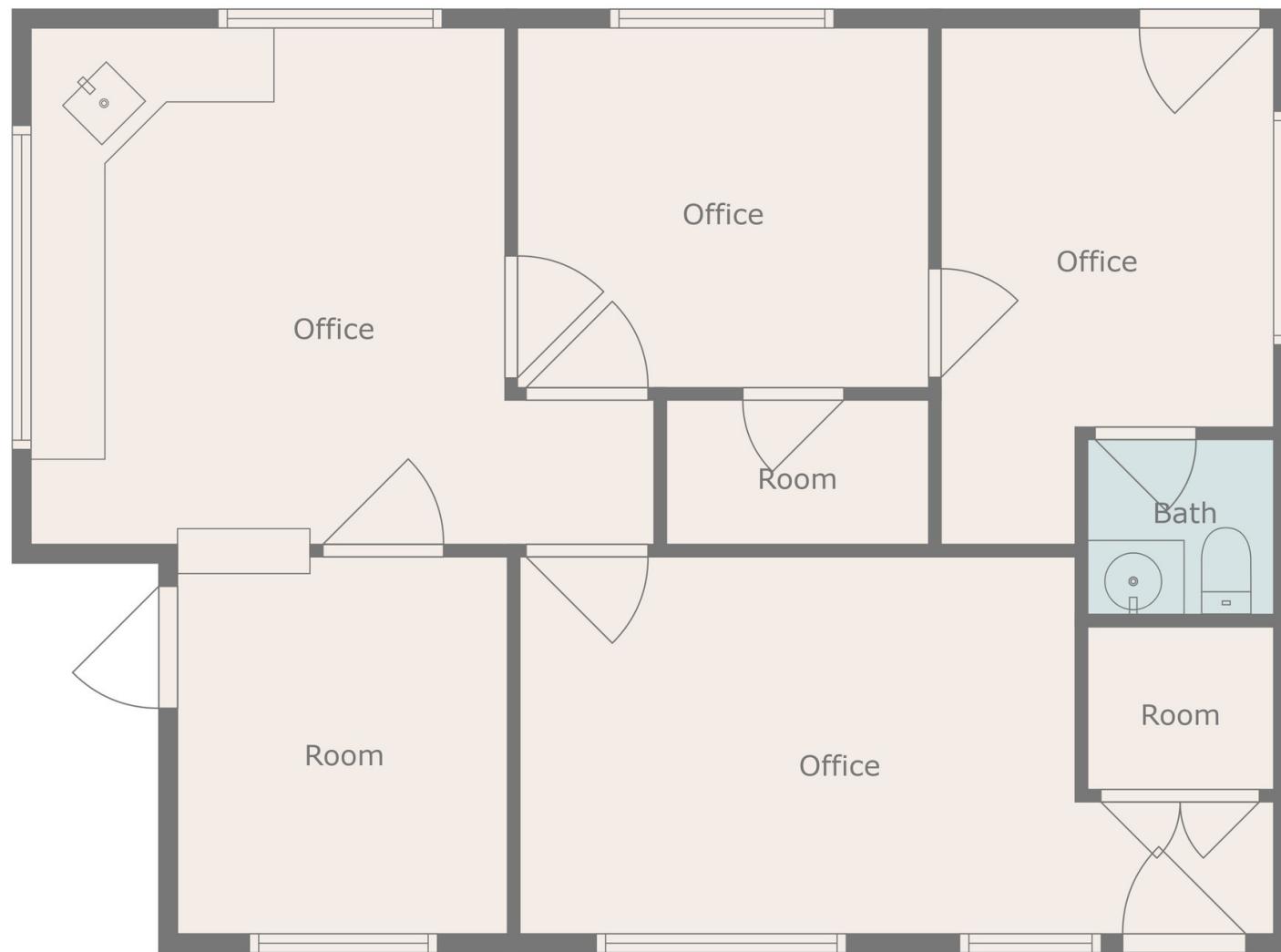
Building Size: 810 SF

Zoning: AR

APN: 142024009000

# Floor Plan

20080 ARNOLD DR | SONOMA



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.







## About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

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## About Sonoma

Sonoma, California is a charming and historic town nestled in the heart of Sonoma Valley, known for its world-class wineries, scenic vineyards, and laid-back wine country lifestyle. Just an hour north of San Francisco, Sonoma offers a unique blend of small-town charm, rich history, and natural beauty. The town is centered around the Sonoma Plaza, a vibrant hub filled with boutique shops, farm-to-table restaurants, tasting rooms, and historic landmarks like the Mission San Francisco Solano. Surrounded by rolling hills and vineyards, Sonoma is a favorite destination for wine lovers, outdoor enthusiasts, and those seeking a relaxed yet refined experience.

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	34,037	118,187	389,898
Average Age	48	45	44
Average Age (Male)	46	44	42
Average Age (Female)	49	47	45

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	14,540	47,499	146,855
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$159,396	\$161,411	\$149,389
Average House Value	\$1,060,362	\$992,839	\$918,239



SONOMA VALLEY  
PET CLINIC  
20080

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## DISCLAIMER

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 property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

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