



# 1260 - 1278 Broadway

SONOMA, CA 95476

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# Property Summary

1260-1278 BROADWAY | SONOMA



## Property Description

Presenting a rare opportunity to own a fully occupied, income-generating mixed-use property in one of Sonoma's most desirable commercial corridors. Located at the gateway to downtown, 1260-1278 Broadway offers strong visibility, consistent cash flow, and long-term upside in the heart of Wine Country. Strategically positioned just minutes from the historic Sonoma Plaza, this property offers an ideal blend of residential and commercial appeal in a high-demand area. Whether you're a seasoned investor or looking to expand your portfolio, 1260-1278 Broadway is a standout asset in a limited market.

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,069	13,982	40,879
Total Population	6,749	32,721	103,478
Average HH Income	\$164,961	\$155,998	\$154,057

## Offering Summary

Sale Price: \$4,550,000

## Property Highlights

- 4 Residential Units
- 6 Commercial Units
- Fully Occupied
- Prime Location
- Ample Parking & 30 Parking Spots

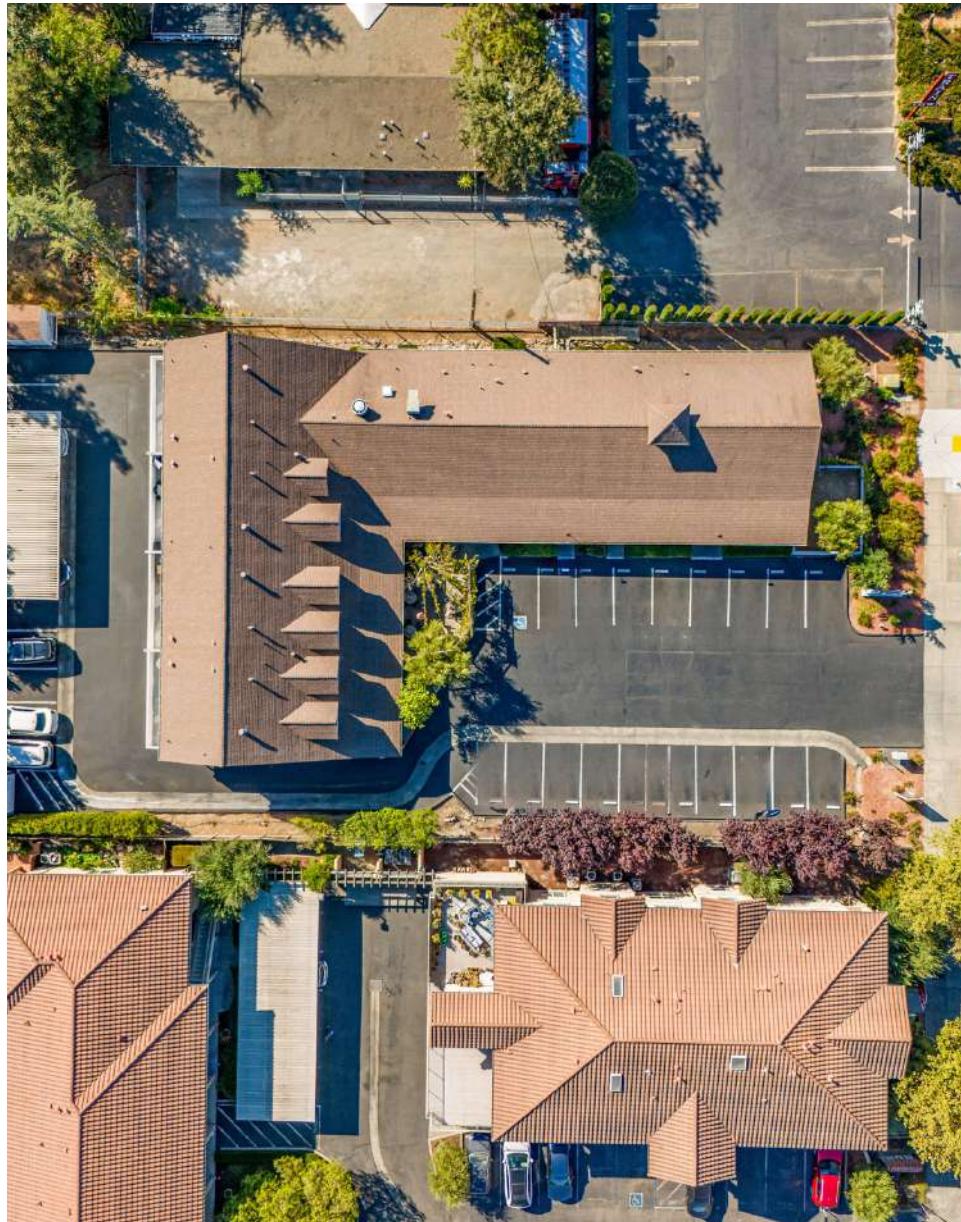
# Location Map

1260-1278 BROADWAY | SONOMA



# Aerial Photos

1260-1278 BROADWAY | SONOMA



# Commercial Units

1260-1278 BROADWAY | SONOMA



# Residential Units

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# Additional Photos

1260-1278 BROADWAY | SONOMA





## 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

Located along one of Sonoma's main thoroughfares, 1260-1278 Broadway offers high visibility and easy access in a vibrant, well-trafficked corridor just minutes from the historic Sonoma Plaza. This central location is surrounded by a mix of local businesses, boutique shops, restaurants, and residential neighborhoods, making it an ideal spot for professional offices, retail, or service-oriented businesses. With convenient street frontage, ample parking nearby, and a steady flow of both locals and visitors, this address combines charm and functionality in the heart of Wine Country. Whether you're starting a new venture or expanding your footprint, 1260-1278 Broadway positions you right where Sonoma lives, works, and explores.

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,749	32,721	103,478
Average Age	51	48	45
Average Age (Male)	49	46	44
Average Age (Female)	53	49	46

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,069	13,982	40,879
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$164,961	\$155,998	\$154,057
Average House Value	\$1,223,038	\$1,049,836	\$1,016,220

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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.