



Keegan & Coppin
COMPANY, INC.

FOR LEASE

175 PLEASANT HILL AVE. N.
SEBASTOPOL, CA

Sebastopol Center
Retail Space with Food Improvements



Go beyond broker.

REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM



EXECUTIVE SUMMARY



175 PLEASANT HILL AVE N.
SEBASTOPOL, CA

**SEBASTOPOL CENTER
RETAIL SPACE FOR LEASE**

PROPERTY INFORMATION

HIGHLIGHTS

- Food/Beverage Improvements
- Type-2 Hood, 3 Compartment Sink
- Monument Signage
- Flexible Zoning
- Surrounded by Office and Residential
- Join Successful Tenant Mix Including: 7-11, Mi Pueblo, Buddies Pizza and Westside Cafe

LEASE TERMS

RATE

\$2.35 PSF

TERMS

NNN

ZONING

C-O - Office/Commercial

AVAILABILITY

175 PLEASANT HILL AVE N. 1,003+/- SF

DESCRIPTION

Excellent opportunity for tenants seeking 2nd generation food improvements. Currently configured with a small retail area, type-2 hood, 3 compartment sink, 2 compartment sink, hand sink, mop sink, refrigeration, food grade flooring and dry storage plus private restroom. Zoning is flexible and can accommodate a range of retail uses including restaurant/cafés but also personal services such as hair salon and nail salons etc. Bring your creative ideas!

Keegan & Coppin Co., Inc.
1201 N McDowell Boulevard
Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

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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PHOTOS



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AREA DESCRIPTION



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DESCRIPTION OF AREA

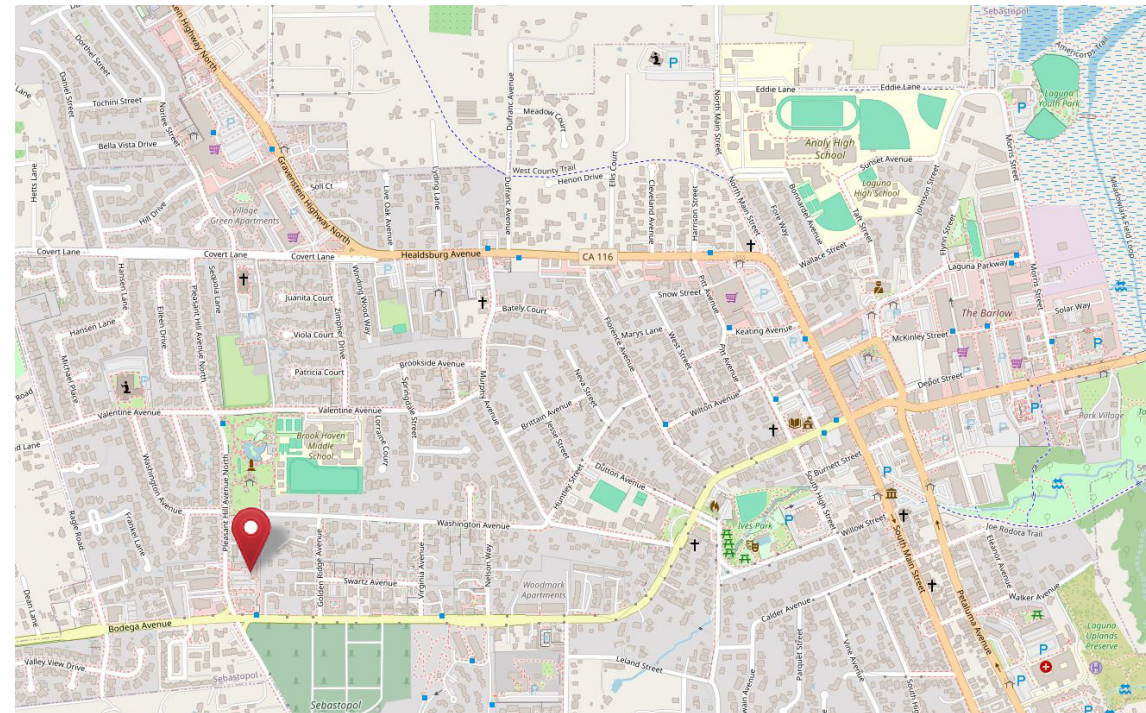
Neighborhood serving center surrounded by a diverse mix of residential, office, retail and nearby schools. Center benefits from both daytime and evening traffic. Only a mile and a half from the Barlow and Downtown Sebastopol with easy access to Hwy 116 and Hwy 12.

NEARBY AMENITIES

- The Barlow
- Downtown Sebastopol
- Brook Haven School

TRANSPORTATION ACCESS

- Public Transportation



Traffic Volume - Sebastopol Center			
Gravenstein Highway N: 22,800			
Gravenstein Highway N. @ Sonoma Ave. S: 18,891			
Healdsburg Ave.: 23,609			
Demographics	1 mile	3 mile	5 mile
2025 Est. Population	7,978	19,261	41,053
2025 Avg. HH Income	\$130,952	\$138,450	\$138,799

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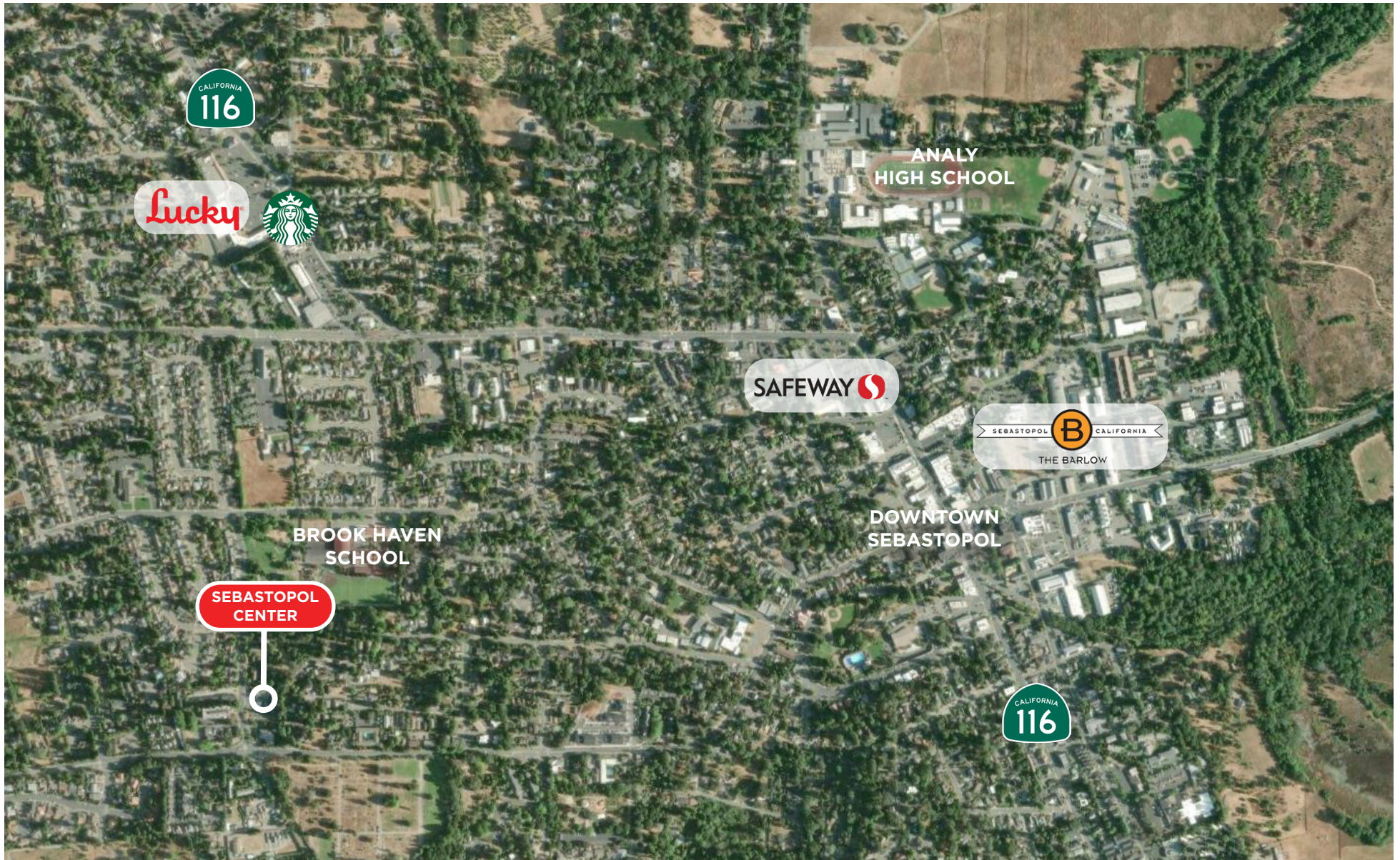


AERIAL MAP



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