

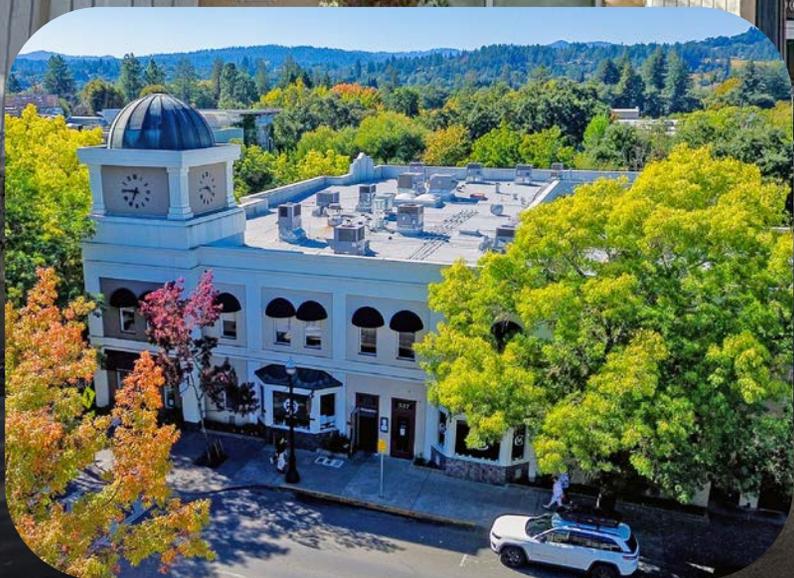


Keegan & Coppin
COMPANY, INC.

FOR LEASE

331/349/375 HEALDSBURG AVE.
HEALDSBURG, CA

MIXED USE OFFICE/RETAIL/SERVICE
SPACES AT HEALDSBURG PLAZA



Go
beyond
broker.

PRESENTED BY:

BRIAN KEEGAN, PARTNER
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RHONDA DERINGER, PARTNER
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PROPERTY DETAILS



331/349/375 HEALDSBURG AVE.
HEALDSBURG, CA

HEALDSBURG PLAZA MIXED USE SPACES

PROPERTY INFORMATION

HIGHLIGHTS

- Best office location in town, in the Healdsburg Plaza
- 2nd floor office space in two buildings
- Modern, well maintained buildings with professional appeal
- Flexible floorplans with a variety of configurations
- Elevator served
- Common area restrooms
- Adjacent to readily available public parking
- Nearby plaza amenities include a variety of dining and shopping options

Zoning

Mix of PR (Plaza Retail) and CD (Downtown Commercial) suitable for a wide variety of compatible uses including professional office, personal services, and retail.

LEASE TERMS

Rate

\$2.25 psf Modified Full Service

Terms

3-5 Years Preferred

349 Healdsburg Ave. Suite 349-A

- 4,061 +/- RSF
- 7 Private Offices
- Conference Room
- Kitchen
- Open Bullpen Area

375 Healdsburg Ave. Suite 260

- 5,177 +/- RSF
- 9 Private Office
- Conference Room
- Kitchen

375 Healdsburg Ave. Suite 220

- 4,134 +/- RSF
- 4 Private Offices
- Conference Room
- Open Bullpen Area

375 Healdsburg Ave. Suite 280

- 1,734 +/- RSF
- 1 Private Office
- Open Bullpen Area

375 Healdsburg Ave. Suite 240

- 902 +/- RSF

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AREA DESCRIPTION



331/349/375 HEALDSBURG AVE.
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DESCRIPTION OF AREA

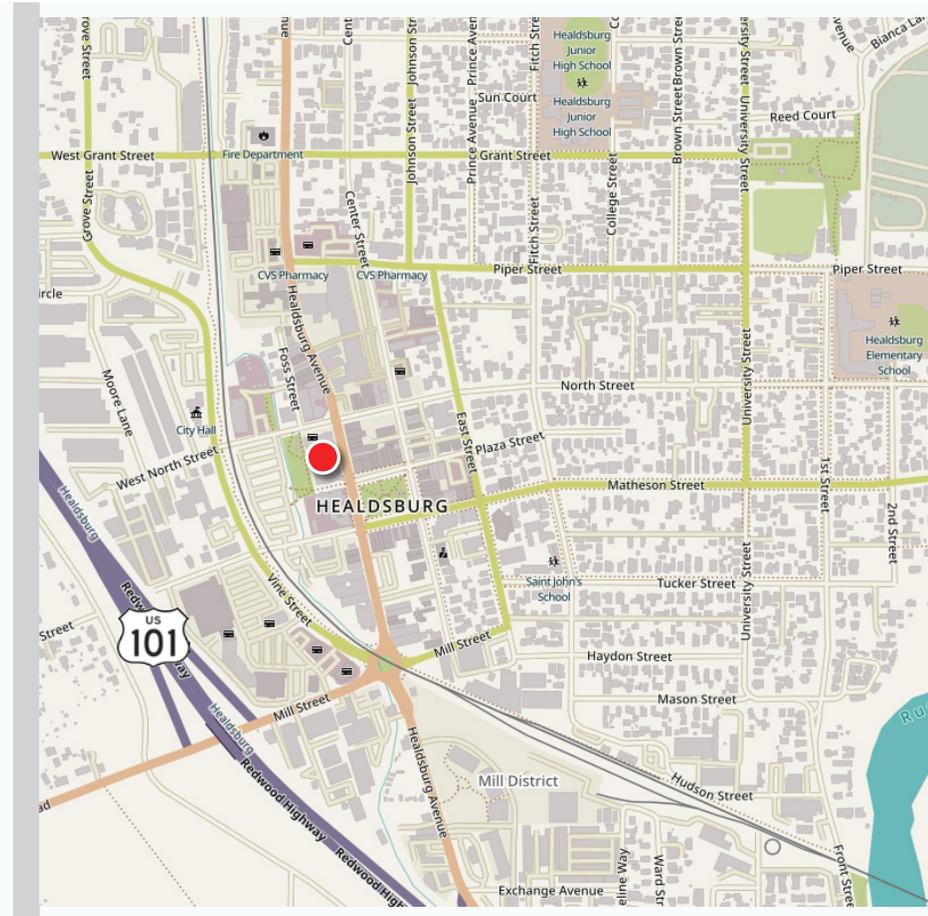
331-375 Healdsburg Avenue is located in the heart of Sonoma County's wine country. Downtown Healdsburg blends small-town charm with upscale amenities and walkable convenience. The plaza-centered district features boutique retail, acclaimed restaurants, tasting rooms, and a vibrant local culture surrounded by rolling vineyards and heritage architecture.

NEARBY AMENITIES

- Restaurants, cafés, and wine tasting rooms
- Boutique shopping and art galleries
- Hotels and lodging options within walking distance
- Local services: banks, fitness studios, and markets
- Seasonal farmers market and community events on the plaza

TRANSPORTATION ACCESS

- Highway 101 via Healdsburg Avenue
- Healdsburg Transit local bus service
- Regional access to Sonoma County Airport (STS) ~15 minutes south
- Walkable downtown streets and pedestrian-friendly grid



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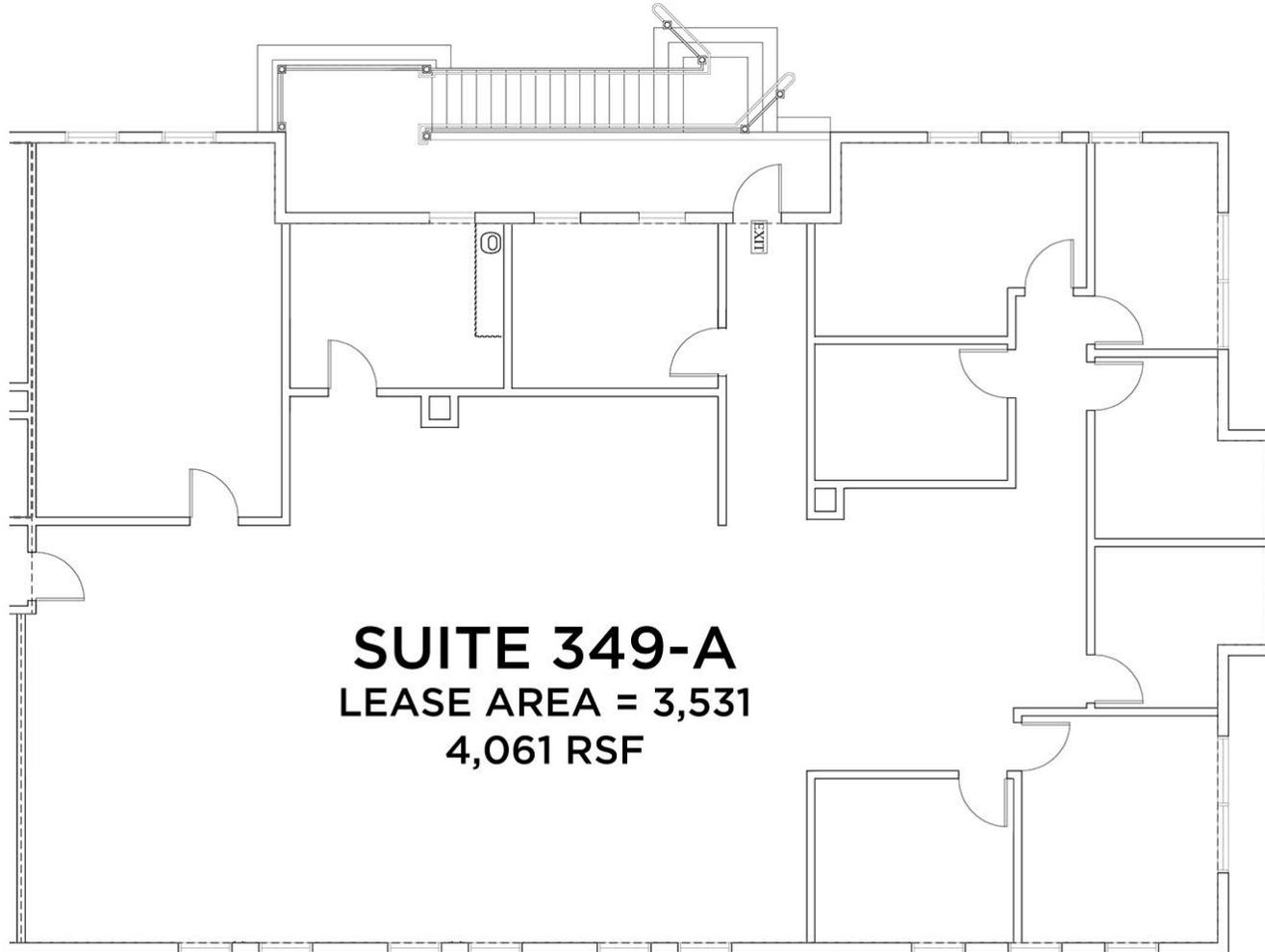
FLOOR PLAN

349 HEALDSBURG AVE.



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PROPERTY PHOTOS

SUITE 349-A



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HEALDSBURG, CA

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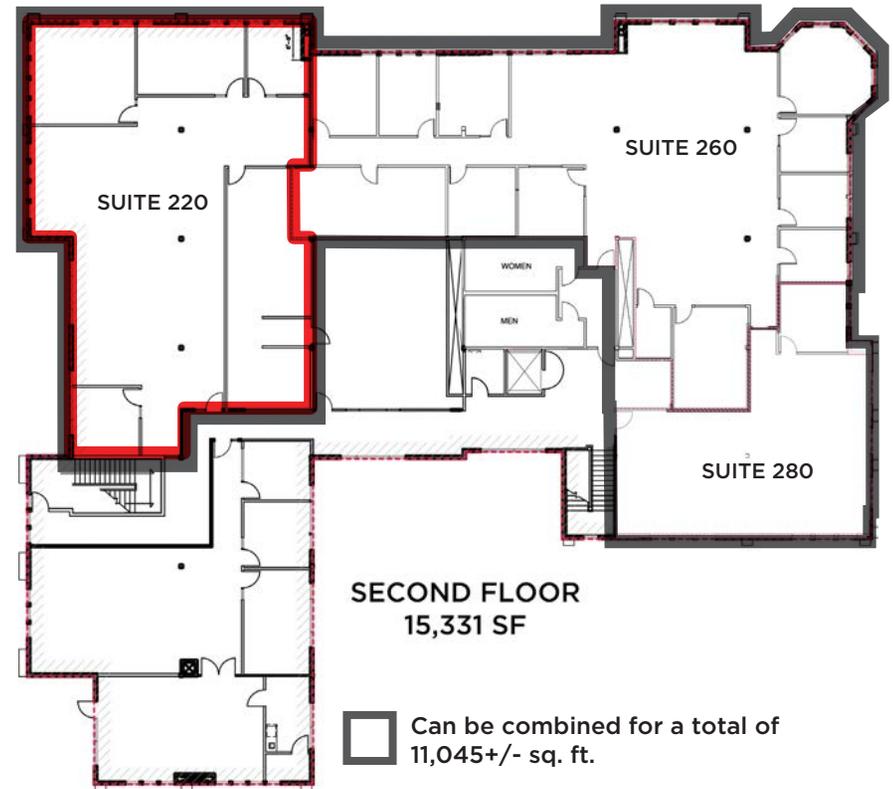
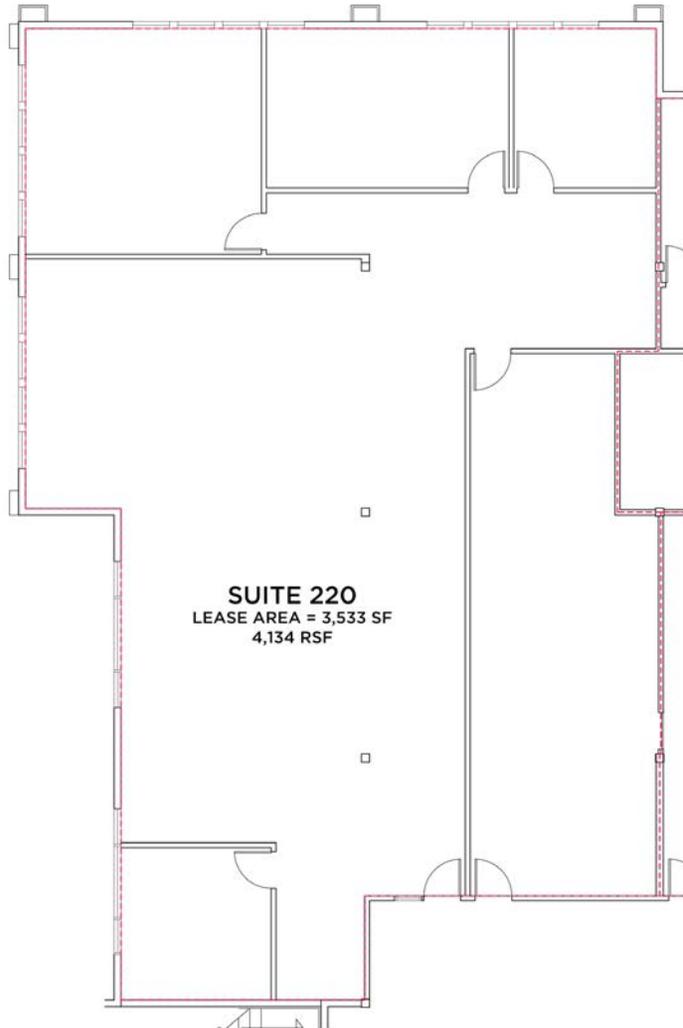
SUITE 220 FLOOR PLAN

375 HEALDSBURG AVE.



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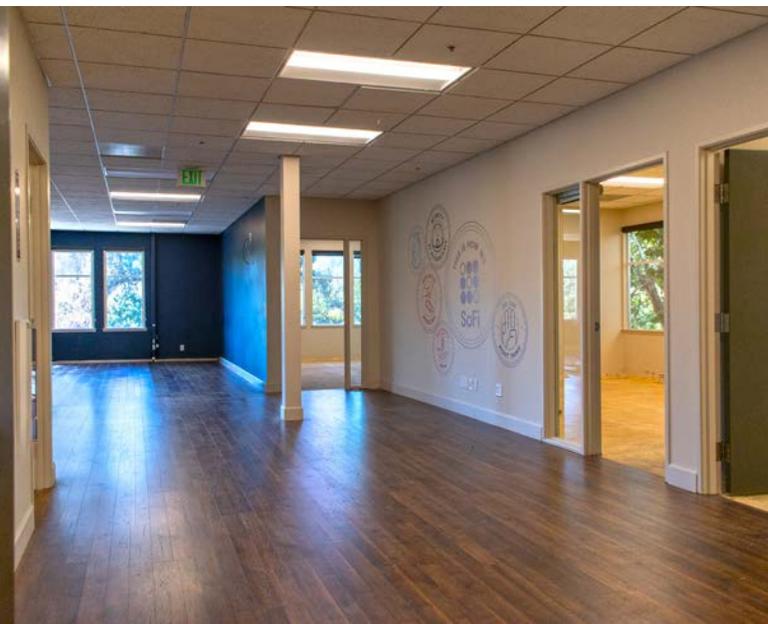
PROPERTY PHOTOS

SUITE 220



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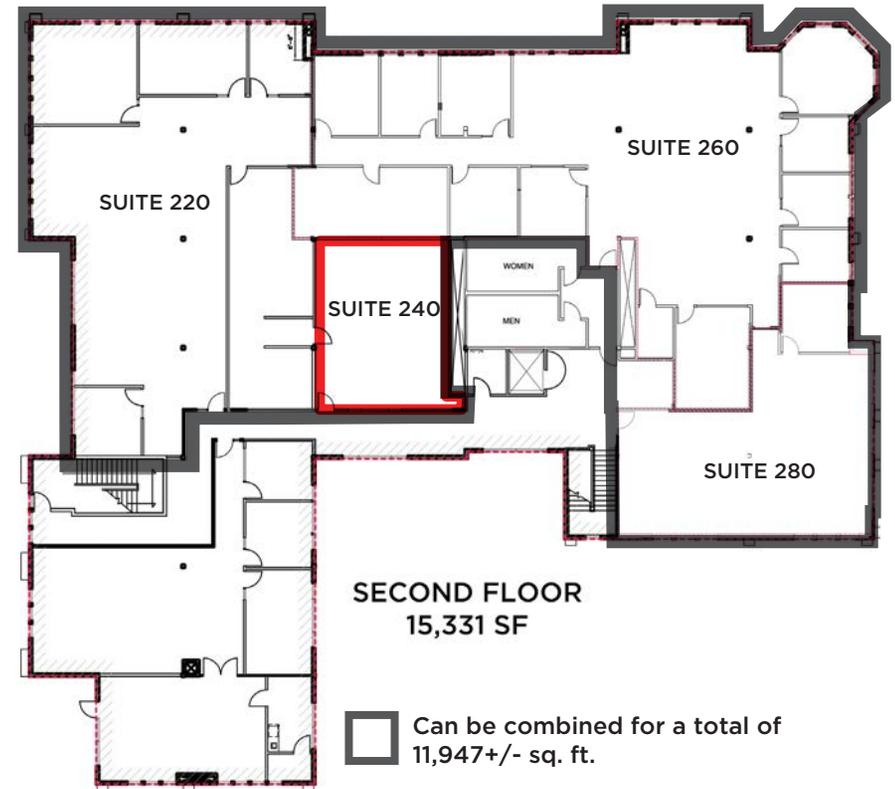
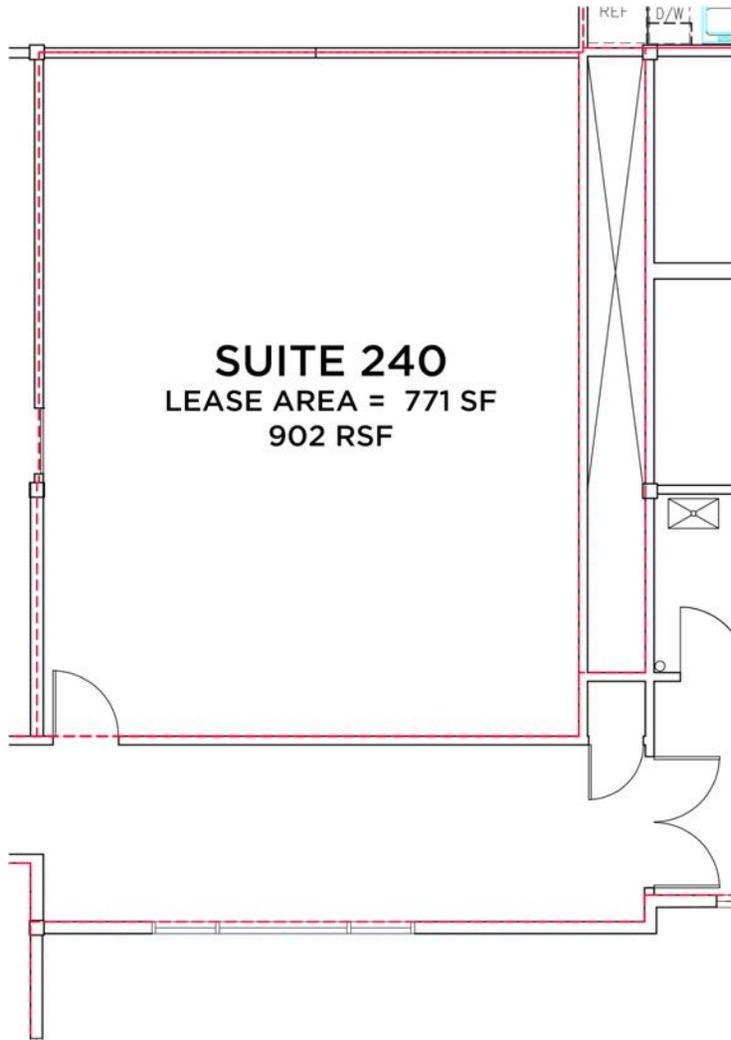
SUITE 240 FLOOR PLAN

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PROPERTY PHOTOS

SUITE 240



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HALLWAY APPROACH





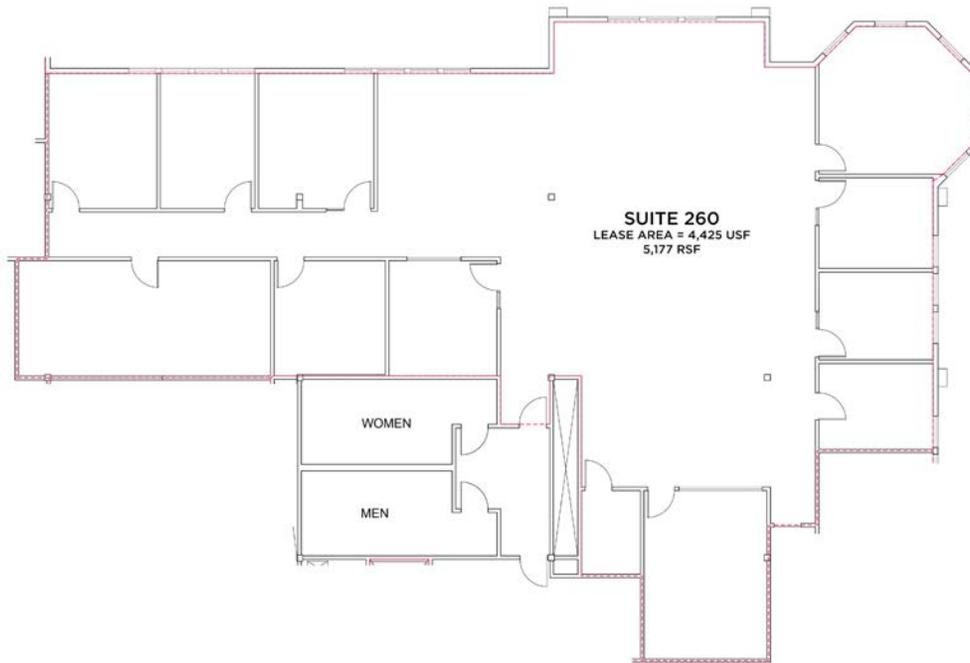
SUITE 260 FLOOR PLAN

375 HEALDSBURG AVE.



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PROPERTY PHOTOS

SUITE 260



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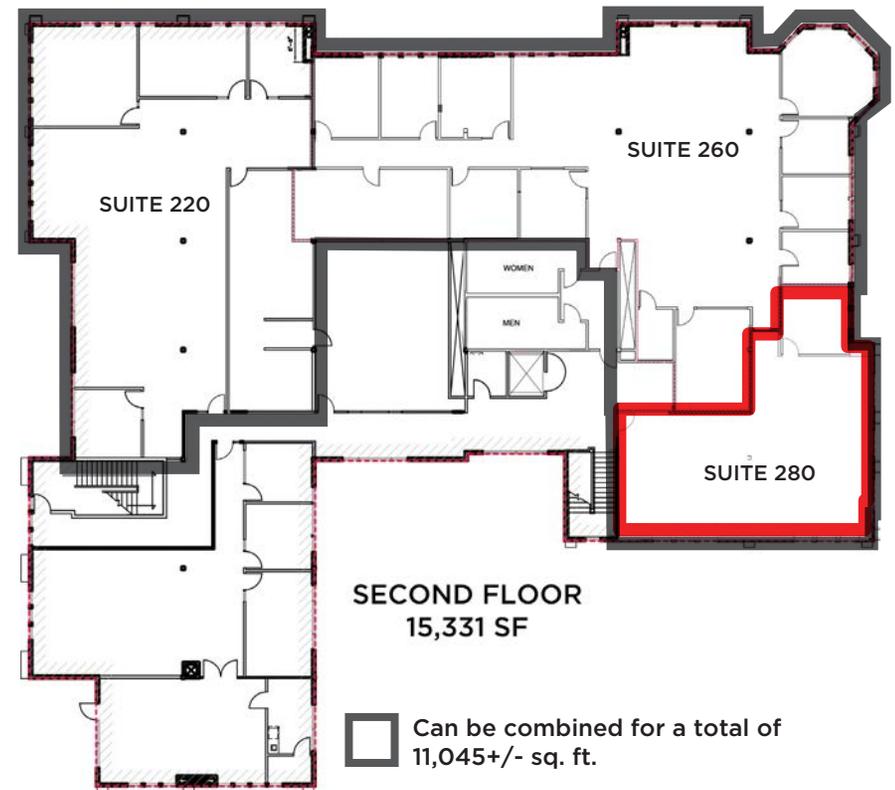
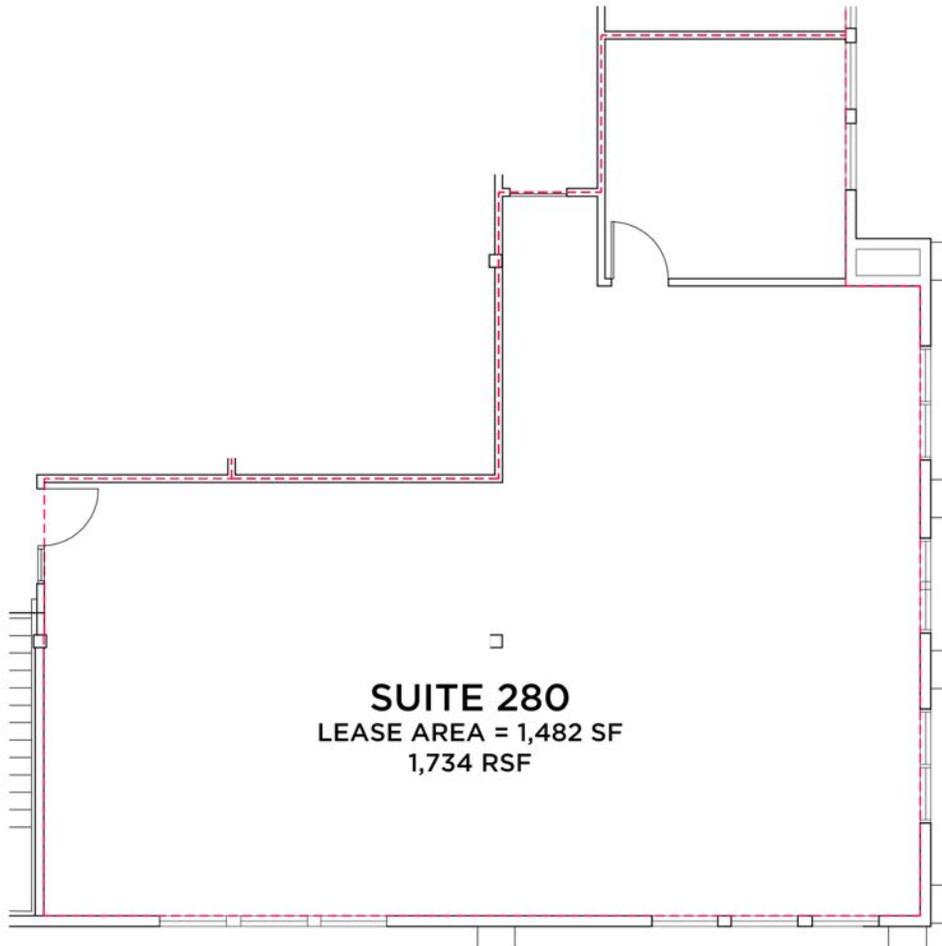
SUITE 280 FLOOR PLAN

375 HEALDSBURG AVE.



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PROPERTY PHOTOS

SUITE 280



331/349/375 HEALDSBURG AVE.
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MARKET SUMMARY



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HEALDSBURG SUMMARY

Healdsburg, California is one of Sonoma County’s most distinctive communities. It is a vibrant small city known for its balance of historic charm, natural beauty, and thriving local economy. Located at the northern end of Sonoma County’s Wine Country, Healdsburg is surrounded by three of the region’s most famous appellations — the Alexander Valley, Dry Creek Valley, and Russian River Valley — which together create one of California’s most celebrated destinations.

As a leading city in northern Sonoma County, Healdsburg serves as both a tourism destination and a growing center for business and community life. The local economy is anchored by strong sectors in hospitality, retail, agriculture, and professional services. Boutique hotels, restaurants, tasting rooms, and shops surround the central plaza, creating a walkable downtown that attracts steady foot traffic year-round. Employers benefit from a talented and service-oriented workforce, while residents enjoy an exceptional quality of life supported by excellent schools, active civic engagement, and abundant recreational opportunities.

The City of Healdsburg is committed to supporting thoughtful growth and long-term economic vitality. City staff provide streamlined permitting and easy access to economic development and community planning services. Collaborative partnerships with the Healdsburg Chamber of Commerce, Sonoma County

Tourism, and regional business organizations help ensure that new investment aligns with community values and supports sustainable development.

Healdsburg is conveniently located along Highway 101, approximately 16 miles north of Santa Rosa and 70 miles north of San Francisco. The city offers easy access to nearby communities including Windsor, Cloverdale, Geyserville, and Sebastopol, and serves as a gateway for visitors traveling through northern Sonoma County. Its central location and strong visitor base make it a prime environment for retail, hospitality, office, and light industrial uses.

Sonoma County is home to approximately 500,000 residents and continues to experience growth in employment, tourism, and professional services. Within this regional context, Healdsburg stands out as a community that combines economic opportunity with a deep appreciation for its local culture and surroundings. With a strong business base, a supportive city government, and a dynamic mix of commercial properties, Healdsburg offers an ideal setting for businesses and investors seeking a meaningful connection between place, people, and prosperity.

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LOCATION MAP



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Keegan & Coppin Co., Inc.
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