

MAIN STREET PORTFOLIO FOR SALE

GUERNEVILLE, CA



Outside the box.

JAKE LEVINSON

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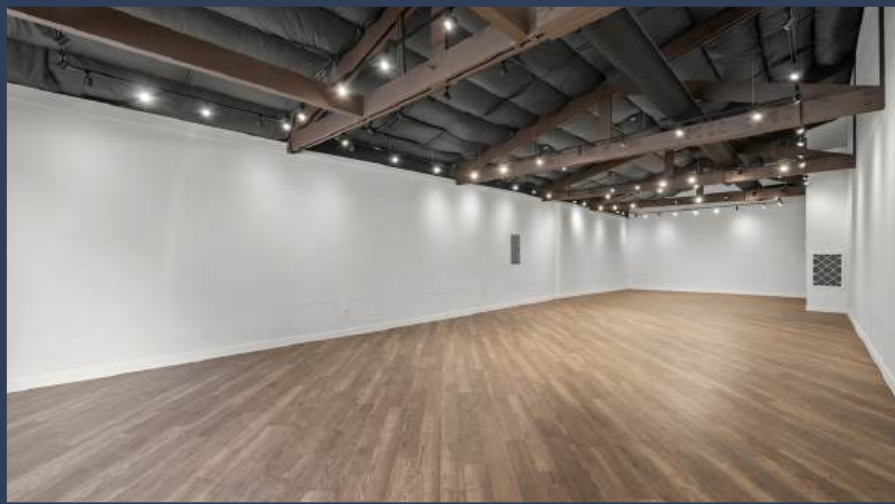


PRICING

Building Square Footage	+/-7,498 SF
Sale Price	\$2,475,000
Sale Price Per Square Foot	\$330/PSF
Land Square Footage	32,234 SF
Current Gross Income	River Grill \$2,840.22/Mo Month to Month

OFFERING HIGHLIGHTS

Ground Matrix is pleased to present the Main Street Portfolio, a rare investment opportunity at the entrance to downtown Guerneville. The offering includes three buildings and one land parcel along Main Street and the land behind them, available for purchase together or separately. With high visibility, flexible purchase options, and strong long-term potential, this portfolio is well positioned for investors seeking a strategic foothold in a growing market.



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MAIN STREET PORTFOLIO PARCEL DATA



ADDRESS	PARCEL DETAILS
16125-16127 Main Street	+/- 16,117 SF of Land +/- 2,518 SF of Building Built in 1949
16129-16131 Main Street	+/- 4,356 SF of Land +/- 2,512 SF of Building Built in 1945
16141 Main Street	+/- 2,178 SF of Land +/- 2,468 SF of Building Built in 1946
0 Main Street	+/- 9,583 SF of Land



16125-16127 Main Street

BUILDING SIZE	+/- 2,518 SF of Building
LAND SIZE	+/- 16,117 SF of Land
YEAR BUILT	Built in 1949
STATUS	VACANT, SHELL

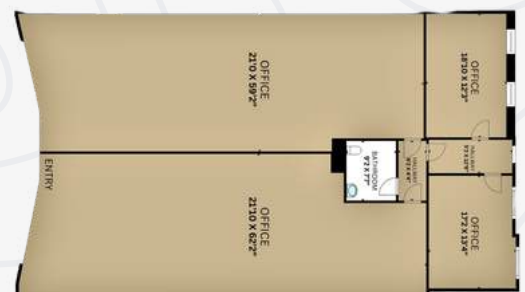


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16125-16127 Main Street

BUILDING SIZE	+/- 2,512 SF of Building
LAND SIZE	+/- 4,356 SF of Land
YEAR BUILT	1946
STATUS	VACANT, RENNOVATED



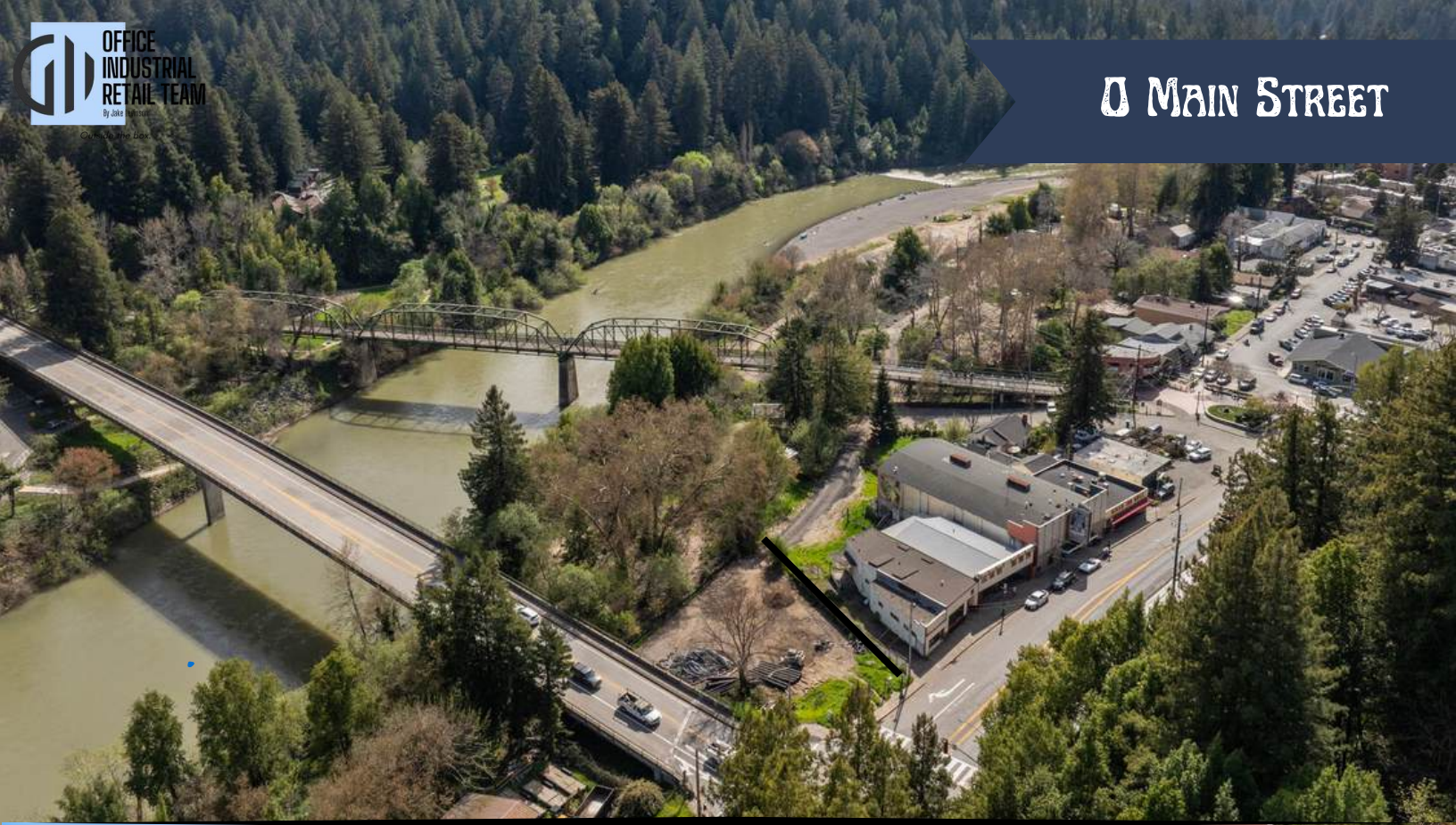


16125-16127 Main Street

BUILDING SIZE	+/- 2,468 SF of Building
LAND SIZE	+/- 2,178 SF of Land
YEAR BUILT	1945
STATUS	M2M Occupied
INCOME	\$34,082.64/YR GROSS



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16125-16127 Main Street

BUILDING SIZE	0
LAND SIZE	+/- 9,583 SF of Land
YEAR BUILT	0
STATUS	Vacant Land



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GUERNEVILLE ECONOMY

In 2023, Sonoma County's wine grape harvest reached a record value of \$1.81 billion, with the Russian River Valley playing a pivotal role in this achievement.



VISITOR SPENDING



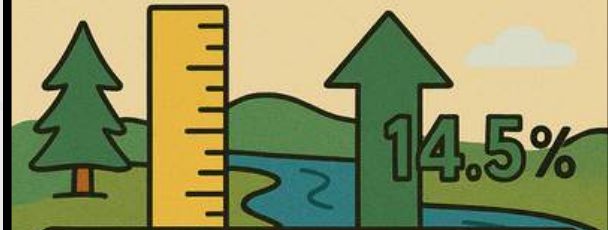
The average Airbnb guest spends **\$1,311** per trip in Guerneville, CA (around 3.4 nights), which breaks down to about **\$298** per night.

MEDIAN SALE PRICE



As of February 2025, the median sale price for homes in Guerneville was **\$585,000**, marking a 12.0% increase compared to the previous year.

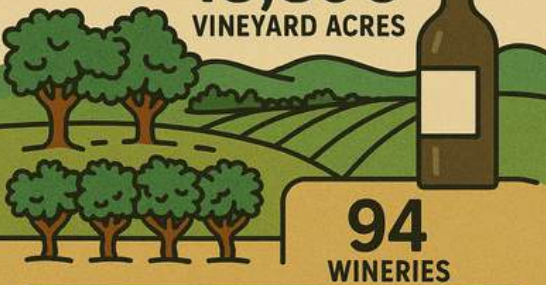
MEDIAN PRICE PER SQUARE FOOT



The median sale price per square foot in February 2025 was **\$471**, representing a 14.5% increase from the previous year.

RUSSIAN RIVER VALLEY

13,896
VINEYARD ACRES



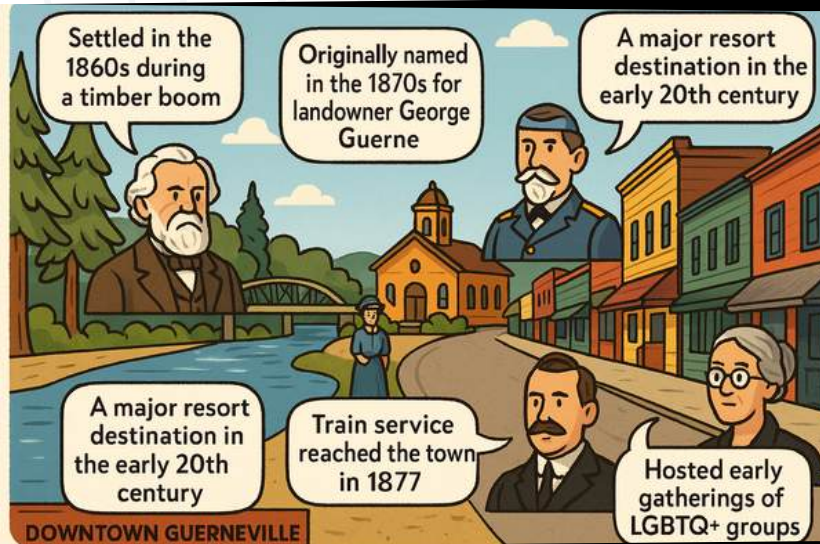
94
WINERIES

The Russian River Valley, encompassing Guerneville, has approximately 13,896 vineyard acres and is home to 94.

Guerneville Tourism

Guerneville, California is fast emerging as a coveted destination where natural beauty, vibrant tourism, and rising real estate values converge. With over 300 active short-term rentals and visitor spending averaging \$1,311 per trip, this redwood-lined town is drawing a new wave of attention from travelers and investors alike. As median home prices climb past \$585,000—a 12% increase year-over-year—Guerneville is redefining what it means to be both a serene escape and a smart bet for the future.

GUERNEVILLE, CALIFORNIA HISTORY



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**OFFICE
INDUSTRIAL
RETAIL TEAM**

By Jake Levinson

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