

# Downtown Healdsburg Tasting Room

132 Matheson Street, Healdsburg, CA 95448



FOR LEASE • BROCHURE



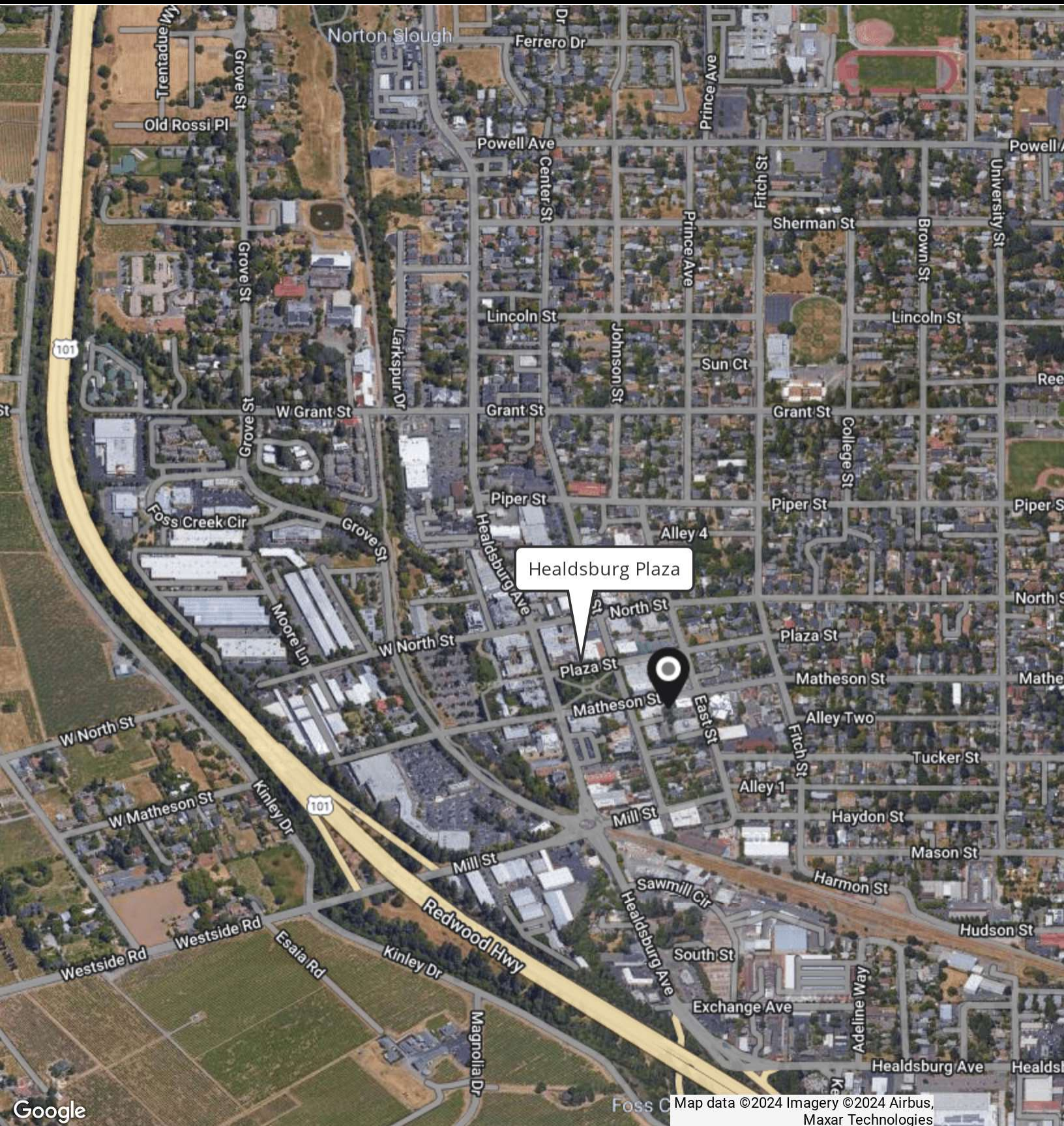


### Property Description

First time available in over two decades! Exceptional opportunity for a wine tasting room in the heart of Downtown Healdsburg! This contemporary property offers a prime location with high visibility and easy access in a vibrant Downtown setting. The 3,036 square foot building is currently set up as a tasting room with a glass-lined storefront and brick facade along popular Matheson Street. The well-designed interior features an open layout, abundant natural light, and versatile space suitable for various business needs along with a small rear patio. Currently holds the coveted wine tasting permit for this block face but could also be a restaurant, retail, or office in this incredible location just steps from the Plaza!

### Offering Summary

Lease Rate:	\$4.00 / SF / Month
Lease Type:	NNN
Building Size:	3,036 SF
Lot Size:	0.072 Acres
APN:	002-241-031
Year Built:	1907
Year Remodeled:	1990 +/-

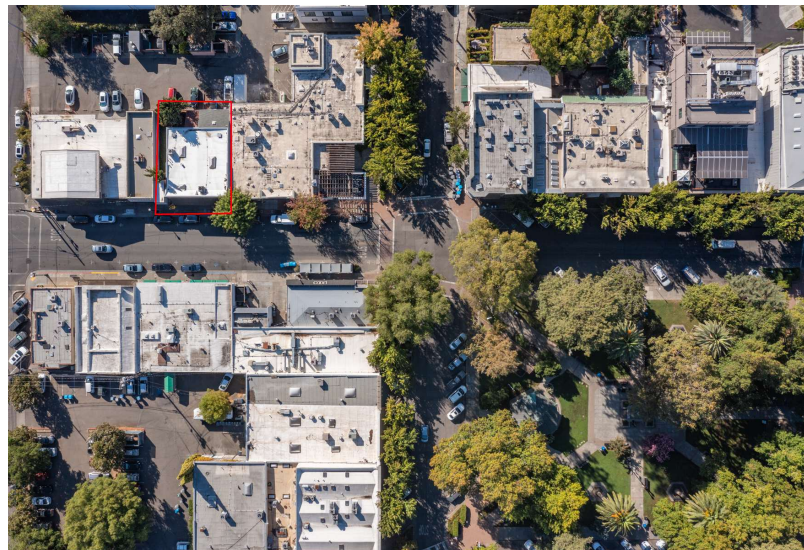


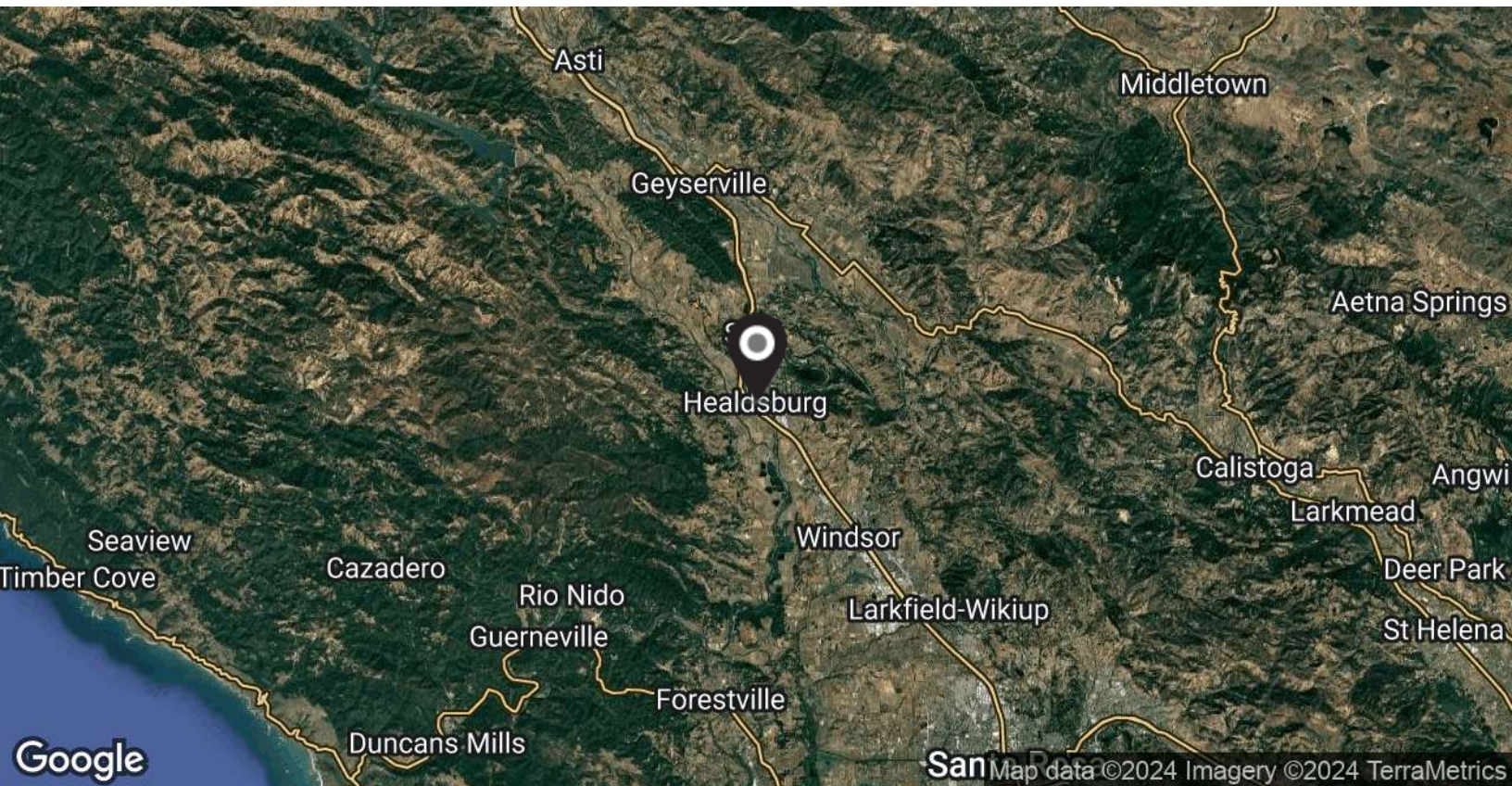
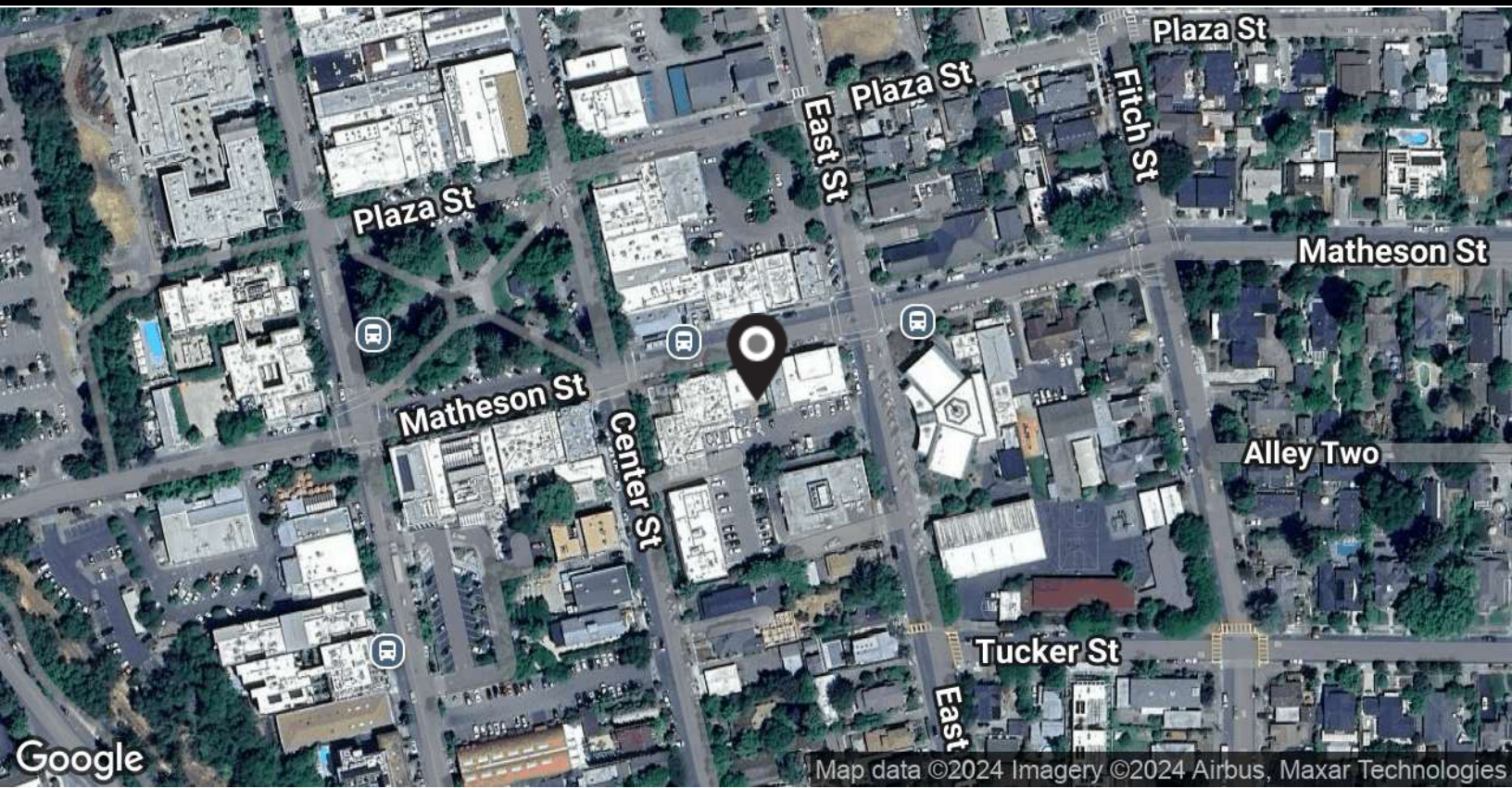
Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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Population	1 Mile	3 Miles	5 Miles
Total Population	5,626	12,974	20,839
Average Age	38.3	39.2	38.9
Average Age (Male)	35.2	35.6	35.8
Average Age (Female)	39.9	41.1	41.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,150	5,057	8,006
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$72,944	\$79,904	\$85,554
Average House Value	\$1,011,189	\$732,410	\$661,422

\* Demographic data derived from 2020 ACS - US Census



Population  
**12,974**



Median Home Value  
**\$732,410**



Average Household Income  
**\$79,904**



Average Age  
**39.2**

