



**18125-18133 Sonoma Highway 12**

**SONOMA, CA 95476**

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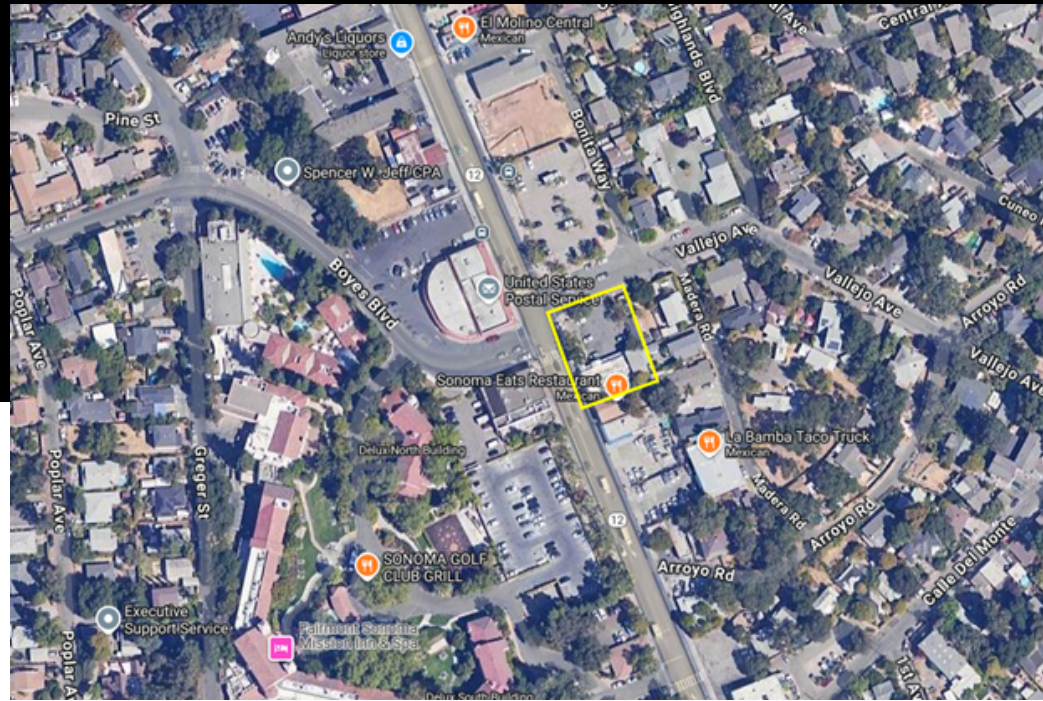
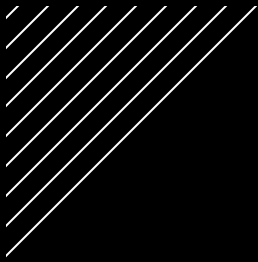
## Property Description

The asset offers a combination of a successful full-service restaurant ( $\pm 2,651$ sf) and two residential units ( $\pm 783$ sf,  $\pm 684$ sf). The operator has a long-term lease, and the restaurant operation is not included in the sale.

### OFFERING SUMMARY

- SIZE:  $\pm 4,118$  SF
- PRICE: \$2,600,000
- LEASE: SINGLE-TENANT LEASE THROUGH AUGUST 31, 2030
- CAP RATE: 6.0%







# About Sonoma



The subject property is located on the extremely busy and visible corner of Sonoma Highway 12 and Boyes Boulevard. Boyes Hot Springs is the up-and-coming neighborhood located in Sonoma Valley at the Northwestern edge of the City of Sonoma. The property is across the street from the historic Sonoma Mission Inn on the heavily traveled Sonoma Highway - between Sonoma and Santa Rosa.

Located in the heart of California Wine Country, the captivating town of Sonoma is a favorite destination to experience the rich tradition of winemaking and California's fascinating history. One of the most well-known cities in Northern California, Sonoma is celebrated for its world-class vineyards, historic charm, and relaxed atmosphere. Located less than an hour from major cities in all directions (San Francisco to the South, Oakland to the East, Sacramento to the North and Santa Rosa to the West), Sonoma is found to be a central hub for those looking to enjoy the lifestyle of wine-country on a full-time basis, as well as those enjoying second homes and favorite vacation getaways.

Sonoma County is one of the top wine tourism destinations in the U.S., drawing approximately 7.5 million visitors annually, with wine tasting being the leading attraction. Tourism generated over \$2 billion in direct travel spending, while the wine industry as a whole generated over \$8 billion for the local economy.

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,780	4,895	12,338
Average Age	38	39	41
Average Age (Male)	37	38	40
Average Age (Female)	40	40	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	649	1,789	4,640
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$133,398	\$142,719	\$144,139
Average House Value	\$851,475	\$860,947	\$867,003



## 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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## 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.