

# 1254 Broadway

1254 Broadway B, Sonoma, CA 95476



FOR SALE / LEASE • BROCHURE





## Property Description

**Commercial Property for Lease/Sale:** Prime Location in Sonoma Valley

**Address:** 1254 Broadway B

**For Sale:** \$550,000

Step into the heart of Sonoma Valley with this exceptional ground-level commercial space. Spanning approximately 1,000 square feet, this versatile property is ideal for a variety of business uses.

**Key Features:** Two Private Offices: Perfect for meetings and client consultations.

Conference Room: A dedicated space for larger gatherings and presentations.

Private Bath: Convenience for you and your clients.

Inclusive Amenities: Water, garbage, and parking included for added ease.

Located at a bustling gateway to Sonoma Valley, this space offers high visibility, making it an ideal spot for retail, office, or service-based businesses.

Don't miss this opportunity to establish your business in one of California's most charming locations! Contact us today to schedule a viewing or for more information.

## Property Highlights

- 1254 Broadway B, Sonoma
- Available For Lease \$2,200.00 gross or For Sale \$550,000.00
- Gateway to Sonoma Valley
- Built in 2006
- Ground level
- Approx. 1000 Sqft.
- 2 private offices/conference room/private bath
- Water, garbage, parking included

## Offering Summary

Sale Price:	\$550,000
Lease Rate:	Negotiable
Number of Units:	1
Available SF:	
Lot Size:	0.023 Acres
Building Size:	968 SF

## Additional Photos

1254 Broadway | 1254 Broadway B, Sonoma, CA 95476



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**W**  
COMMERCIAL

## Additional Photos

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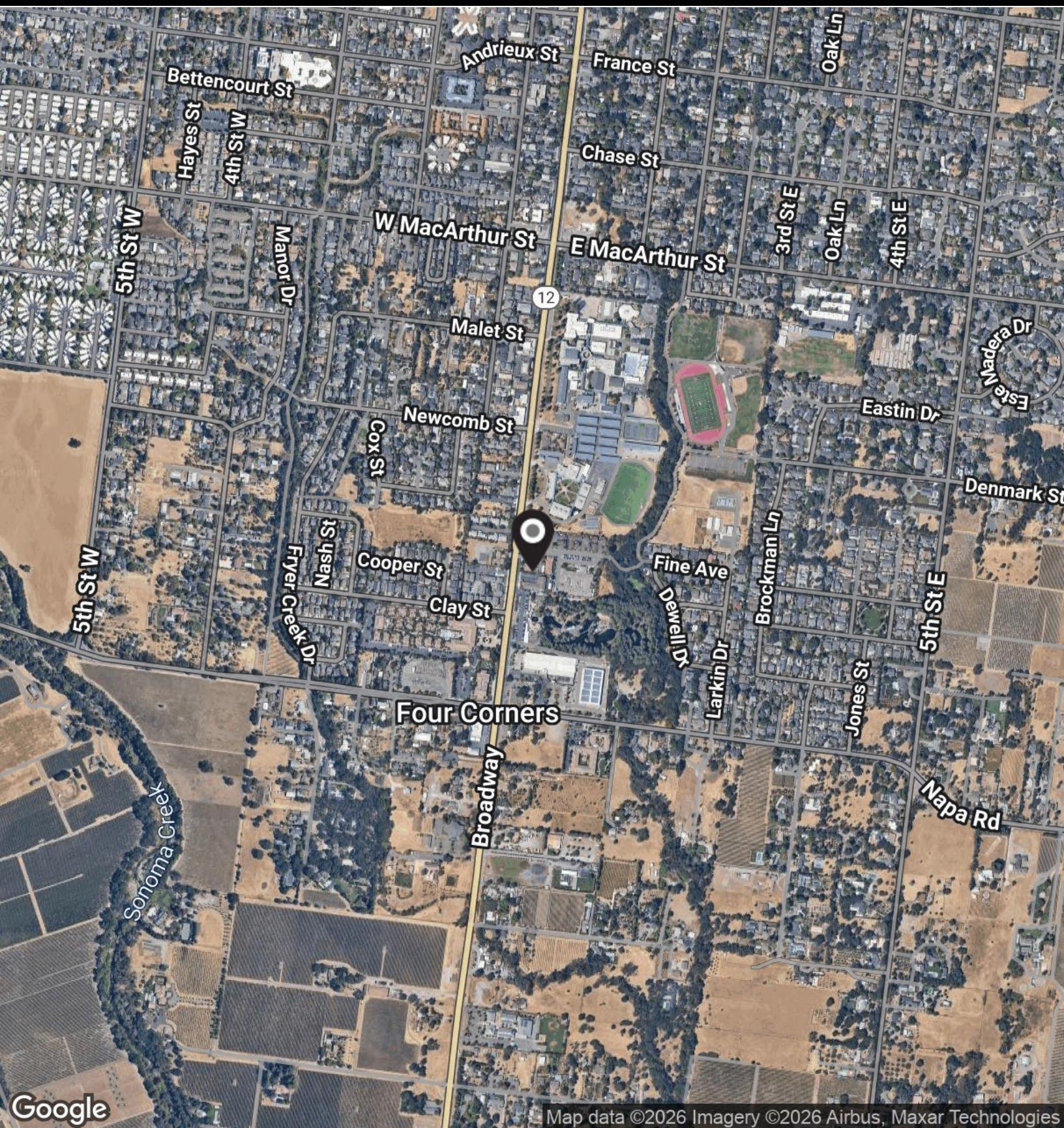
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# Location Map

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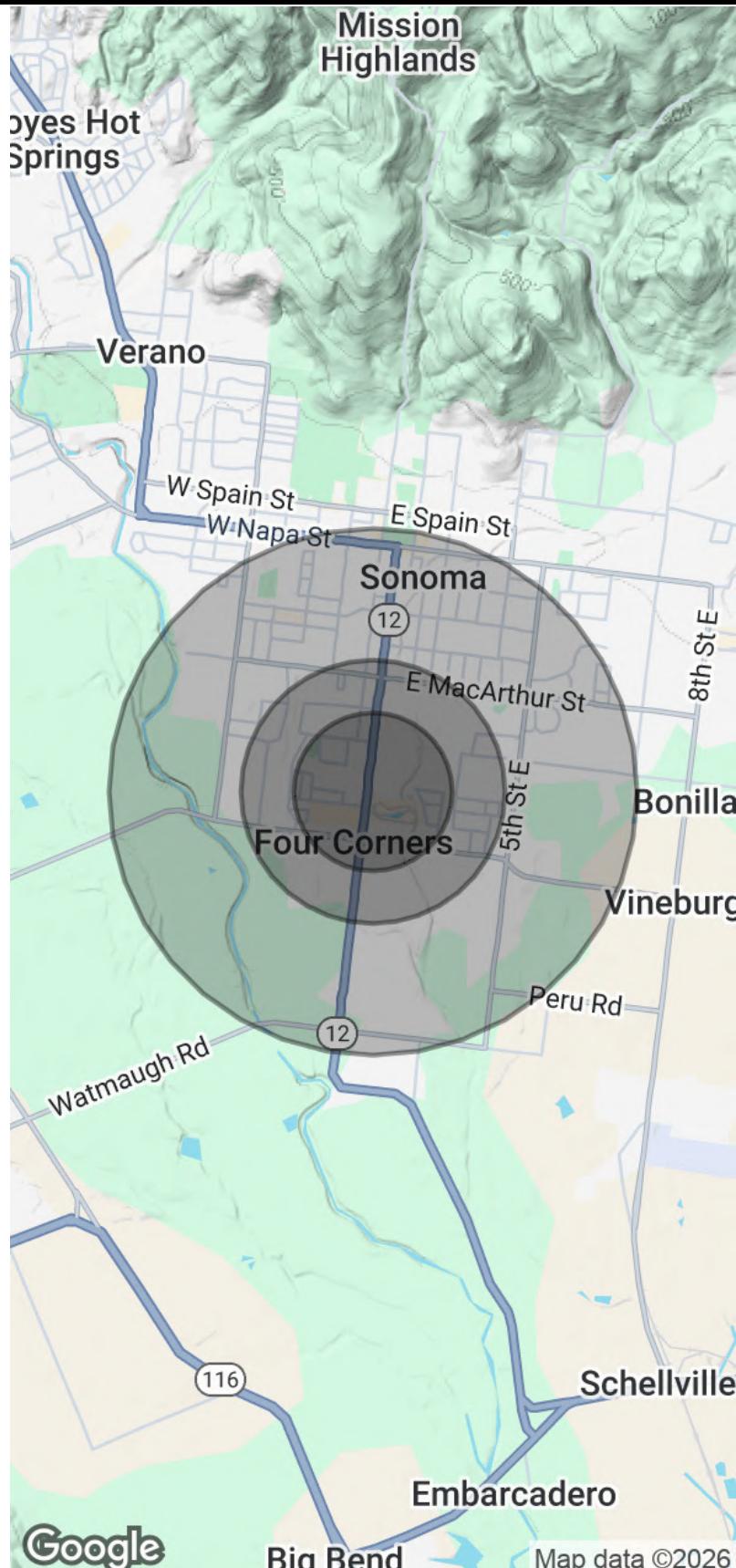
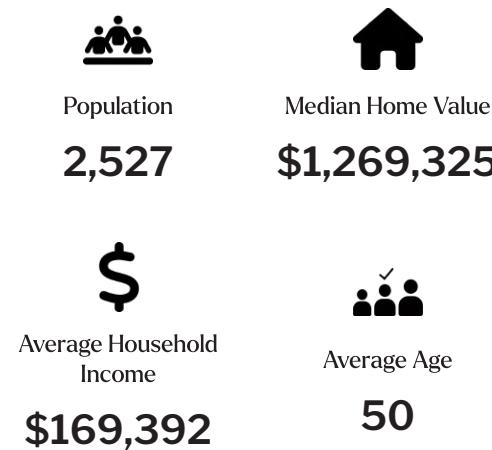
# Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,036	2,527	6,889
Average Age	50	50	51
Average Age (Male)	48	48	49
Average Age (Female)	52	52	53

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	462	1,124	3,141
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$169,852	\$169,392	\$164,194
Average House Value	\$1,243,515	\$1,269,325	\$1,218,487

\* Demographic data derived from 2020 ACS - US Census



# Meet the Team

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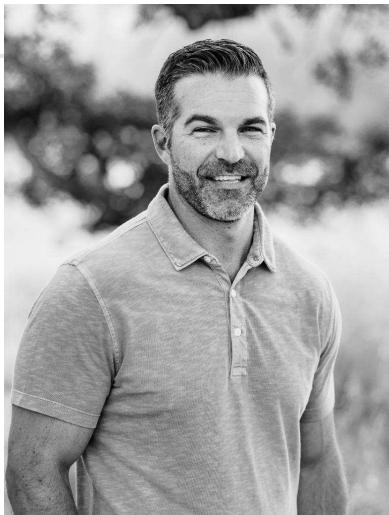
## Tina DeMartini

REALTOR®, Commercial Division

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