



23999 Arnold Dr/160 Meadowlark Ln – For Sale

23999 ARNOLD DR/160 MEADOWLARK LN, SONOMA, CA 95476

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Property Summary

23999 ARNOLD DR/160 MEADOWLARK LN | SONOMA



Property Description

Exceptional opportunity in a prime location. This property spans 10.02+ acres across two separate parcels of versatile commercial land. The site includes three existing structures: one main building (10,656+-sqft.) and two warehouse style barns (warehouse 1 ; 4465+- sqft., warehouse 2; 4139+- sqft.), offering immediate functionality and a variety of potential uses. Whether you're looking to develop, invest, or expand your business footprint, this property provides ample space and flexibility. Existing iconic business (not for sale) has been successfully operated for over 44 years. Located at the gateway to Sonoma and Napa Valleys. A rare combination of location, size, and strategic value.

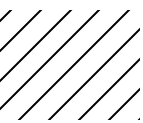
Location Description

Corner Lot: Situated at Arnold & Meadowlark, directly across from Sonoma Valley Airport—great visibility and access.

Adjacent to gas stations, local retail, wineries (Jacuzzi, Cline, Gloria Ferrer, Viansa), eateries, and Sonoma Valley Airport

OFFERING SUMMARY

Sale Price:	\$4,950,000
Number of Units:	3
Lot Size:	10 Acres
Building Size:	10,656 SF



Property Details

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Sale Price **\$4,950,000**

LOCATION INFORMATION

Street Address 23999 Arnold Dr/160 Meadowlark Ln
 City, State, Zip Sonoma, CA 95476
 County Sonoma
 Cross-Streets 116

PROPERTY INFORMATION

Property Type	Special Purpose
Property Subtype	Other
Zoning	X, AG/RES
Lot Size	10 Acres
APN #	128-485-012/128-485-015

BUILDING INFORMATION

Building Size	10,656 SF
Occupancy %	100.0%
Number of Floors	1
Year Built	1970
Number of Buildings	1



Complete Highlights

23999 ARNOLD DR/160 MEADOWLARK LN | SONOMA



Property Highlights

- Prime Sonoma Valley Location; Strategically positioned at the gateway to Sonoma and Napa Valleys with excellent visibility along Arnold Drive/Hwy. 121 with approximately 30k vehicle traffic per day
- Two Contiguous Parcels; Totaling approximately 10.02+- acres, offering flexibility for future development or expansion
- Spacious Commercial Building; 10,656± sq. ft. single-level structure, ideal for a variety of commercial or industrial uses
- Additional Structures; Includes two large warehouse-style barns (warehouse 1: 4465+- sqft., warehouse 2: 4139+- sqft., perfect for storage, production, or adaptive reuse
- High Traffic Exposure; Located on a well-traveled corridor just minutes to downtown Sonoma Valley and surrounded by wineries, tasting rooms, and hospitality destinations
- Endless Possibilities; Suitable for commercial, agricultural, light industrial, or potential hospitality use
- Flat, Usable Land; Expansive grounds with easy access, circulation, and ample space for parking or outdoor operations
- Investment or Owner-User Opportunity; Rare offering with scale, infrastructure, and potential in one of Sonoma's most desirable areas
- Zoning Flexibility; Unique potential for a range of uses in an area experiencing growth and transformation
- A Destination Property; A standout site ready for your vision in the heart of Wine Country









About Sonoma

Sonoma, California is a vibrant and historic town nestled in the heart of Northern California’s renowned wine country. Celebrated for its laid-back charm, Sonoma offers a perfect blend of natural beauty, rich history, and world-class wine and cuisine. The town centers around the iconic Sonoma Plaza, a lively hub surrounded by boutique shops, gourmet restaurants, tasting rooms, and the historic Mission San Francisco Solano—the northernmost of California’s 21 missions.

Beyond its historic downtown, Sonoma is surrounded by rolling vineyards, scenic countryside, and countless wineries, ranging from small family-run estates to internationally recognized producers. The area is known for its strong agricultural roots, with farmers markets, artisanal food producers, and a farm-to-table culture that is deeply embedded in the local lifestyle. Whether you’re exploring its scenic backroads, attending a wine tasting, or enjoying a relaxing day at a spa or inn, Sonoma offers an inviting and authentic wine country experience.

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	10,381	129,865	405,421
Average Age	54	44	43
Average Age (Male)	53	43	42
Average Age (Female)	55	45	44

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	4,901	50,658	149,910
# of Persons per HH	2.1	2.6	2.7
Average HH Income	\$171,866	\$157,210	\$146,341
Average House Value	\$1,264,008	\$1,025,092	\$885,386



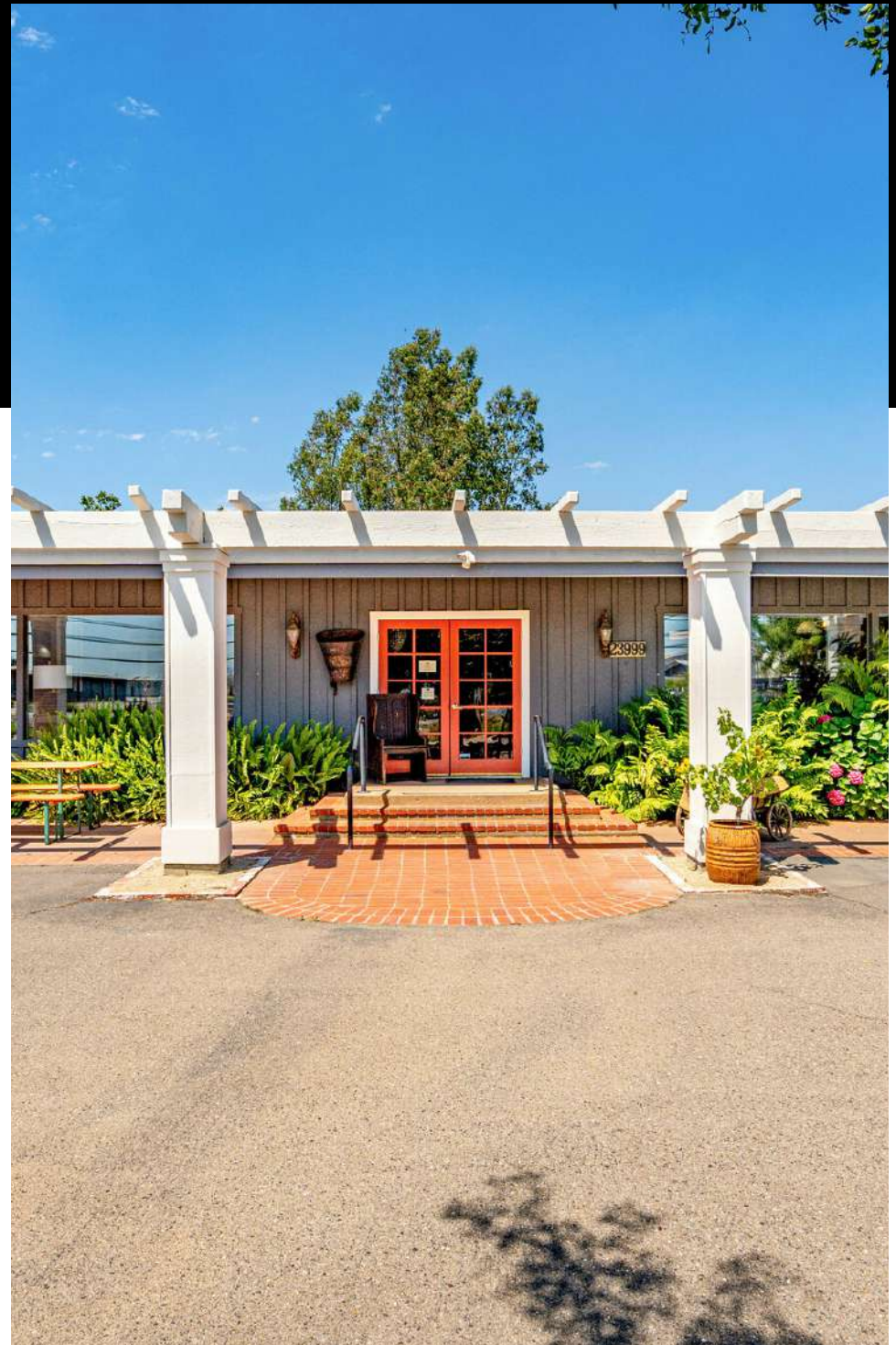
About W Commercial

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.



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