

LEASED INVESTMENT OR OWNER-USER OPPORTUNITY



± **4,966 SF** CLASS "A" OFFICE BUILDING

19150 SONOMA HIGHWAY

Project Highlights:

- Lease in place with quality tenant through Nov. 30 2022
- Current net operating income of approximately \$116,000
- ±4,966 SF two-story office building available for sale
- Rarely available free-standing building of this size & quality in Sonoma
- Efficient layout with modern materials and finishes, abundant light
- 12 private offices (8 on floor 1, 4 on floor 2)
- Open areas, large and small conference rooms, breakroom, reception
- Located directly across from Maxwell Village Shopping Center
- Located on Sonoma Highway 12 with excellent access and visibility
- 21 Onsite Parking Stalls
- Constructed in 2001
- Price: \$2,500,000

SONOMA, CA 95476



± **4,966 SF** CLASS "A" OFFICE BUILDING



19150 SONOMA HIGHWAY



**RARELY AVAILABLE STAND-ALONE BUILDING
OF THIS SIZE AND QUALITY IN SONOMA, CA**



**EXCELLENT LOCATION IN THE
HEART OF WINE COUNTRY**

- **Less than 1-Hour Drive from San Francisco and Walnut Creek**
- **Just 1.5 miles to Sonoma Downtown Plaza**
- **Sonoma Valley Offers Skilled & Growing Labor Pool**
- **Abundant Nearby Amenities at Maxwell Village Shopping Center**
- **Excellent Access & Visibility on Sonoma Highway 12**

SONOMA VALLEY DEMOGRAPHIC SNAPSHOT



37,019

Population



47.0

Median Age



2,160

Total Businesses



White Collar

61%



\$82,827

Median Household Income



\$50,957

Per Capita Income



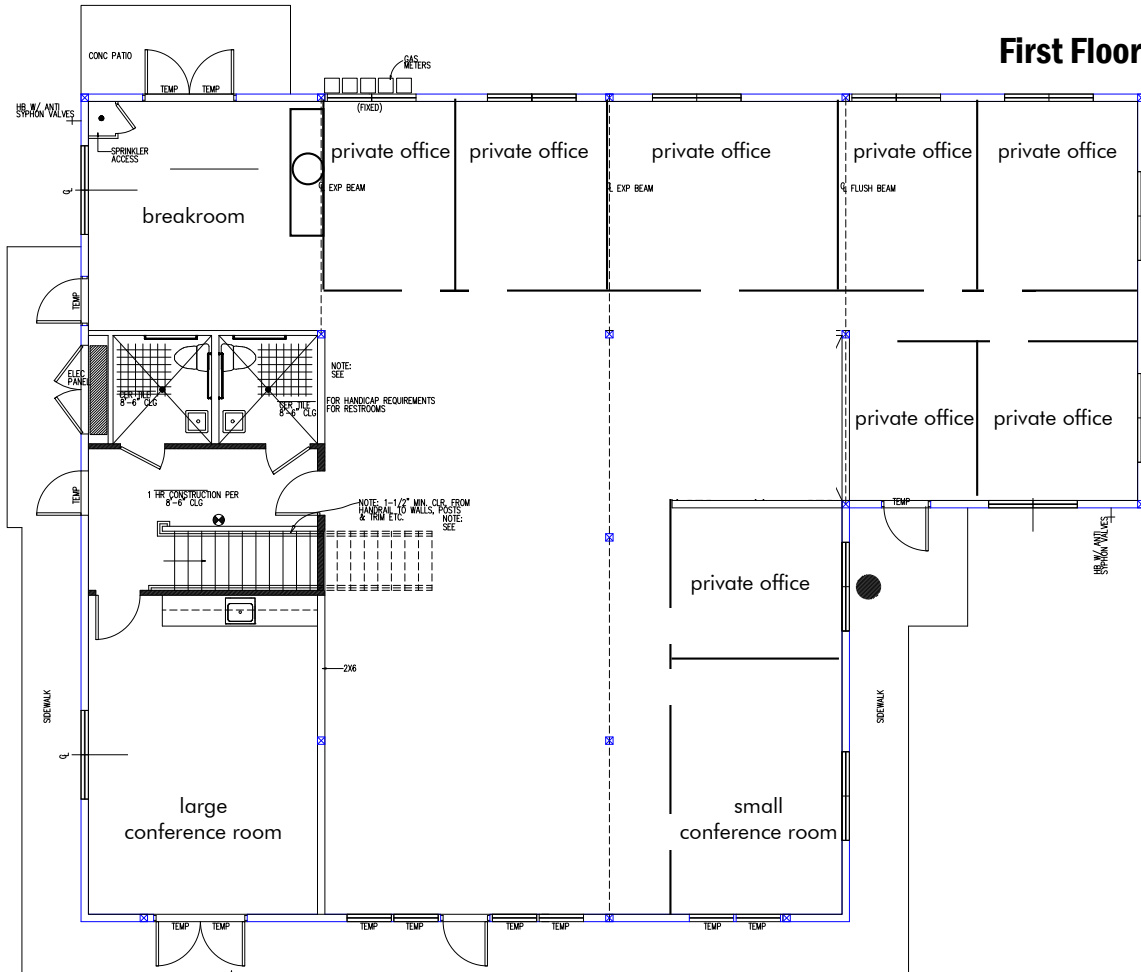
40%

Bachelor's/Grad/Prof Degree

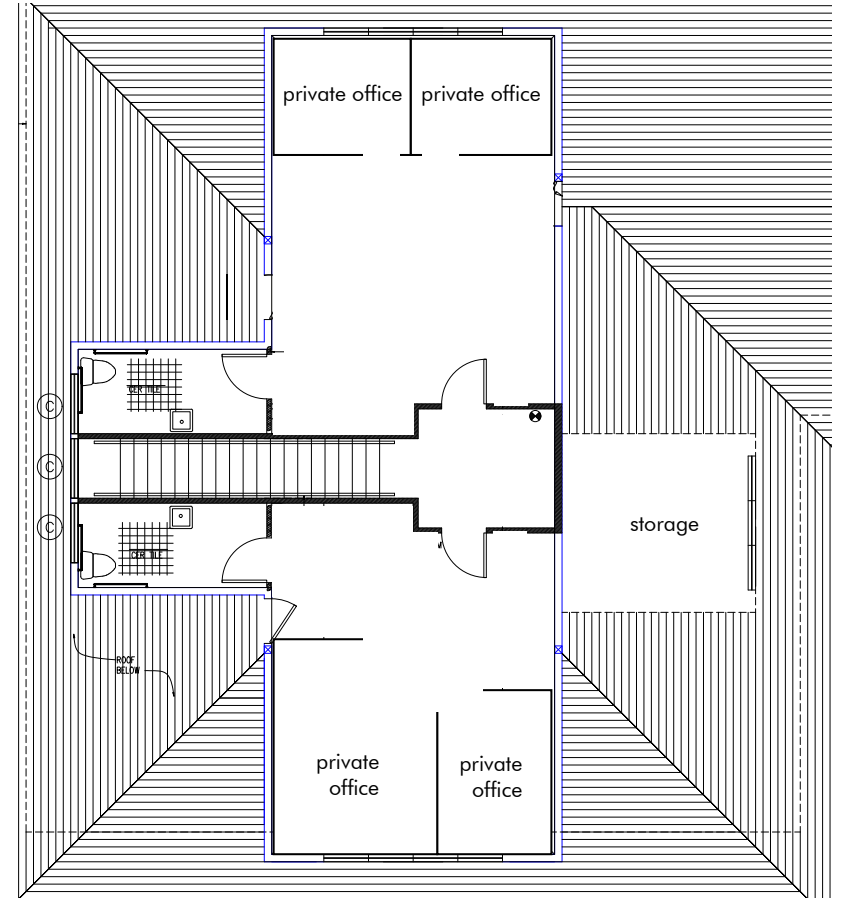
FLOOR PLANS

19150 SONOMA HIGHWAY

First Floor



Second Floor



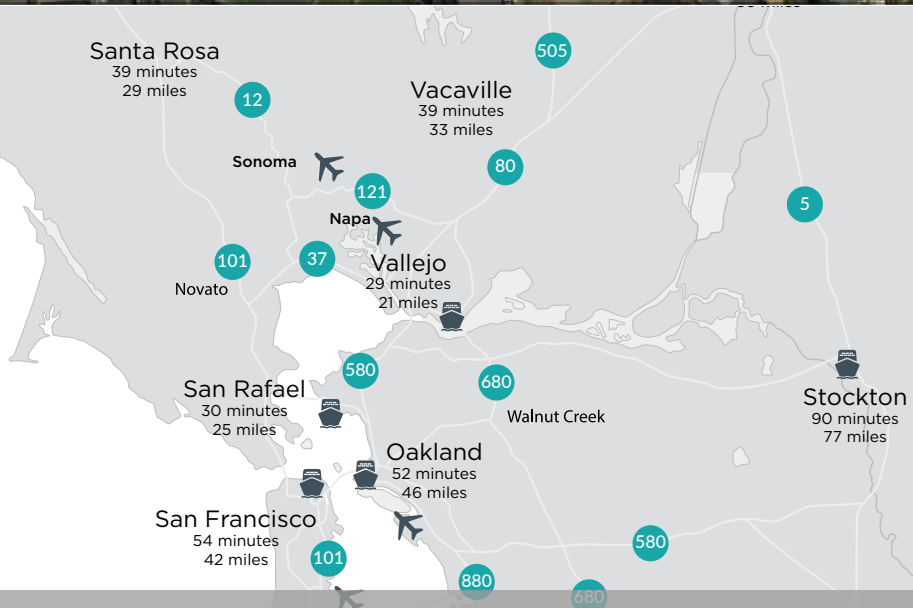


EXCLUSIVELY LISTED BY:

CONVENIENT BAY AREA ACCESS

DRIVE TIMES TO SONOMA FROM:

- PETALUMA.....15 MINS
- NAPA.....15 MINS
- SANTA ROSA.....40 MINS
- SAN RAFAEL.....30 MINS
- NOVATO.....20 MINS
- VACAVILLE.....30 MINS
- WALNUT CREEK.....46 MINS
- SAN FRANCISCO.....54 MINS



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