

AVAILABLE FOR LEASE

23570 ARNOLD DRIVE
Sonoma, CA 95612

Spaces Range from +/- 950 - +/- 5,365 SF
Pricing: \$2.25 NNN Per Sq. Ft.



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CENTURY 21

Select Real Estate, Inc.



ARNOLD DRIVE

Wagner Road

Wine Tasting Rooms with Patio, Retail and Restaurant Space For Lease



THE PROPERTY

 23570 Arnold Drive, Sonoma, CA 95476

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



Sonoma



**Wine Tasting
with Patio
Restaurant Facility**
Spaces Range
from +/-600 sq. ft.
+/-6,400 sq. ft.



DA20



**Tasting Room
with Patio
Retail**



**\$2.25 NNN
Per Sq. Ft.**



Diverse Income Streams: Combines wine tasting rooms, retail shops, a restaurant, and event venues, creating a robust, multi-tenant revenue model.



Renowned "Sunset Gardens": Features iconic, world-class walk-through landscape designs that act as a major tourist draw.



Premier Wine Country Location: Located in the heart of Sonoma Valley, surrounded by acclaimed wineries (Chardonnay, Pinot Noir, Cabernet) and benefiting from heavy tourist traffic.



Event & Venue Destination: Exceptional, versatile spaces suited for high-end weddings, corporate events, and large-scale gatherings.



Robust Amenities: Offers a curated mix of experiences including a coffee stand, art galleries, and diverse, upscale retail, catering to a sophisticated demographic. Iconic Brand Presence: Known as a destination for wine, food, and design, offering a unique, established "lifestyle" property investment.



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FOR LEASE



SITE PLAN



VACANT

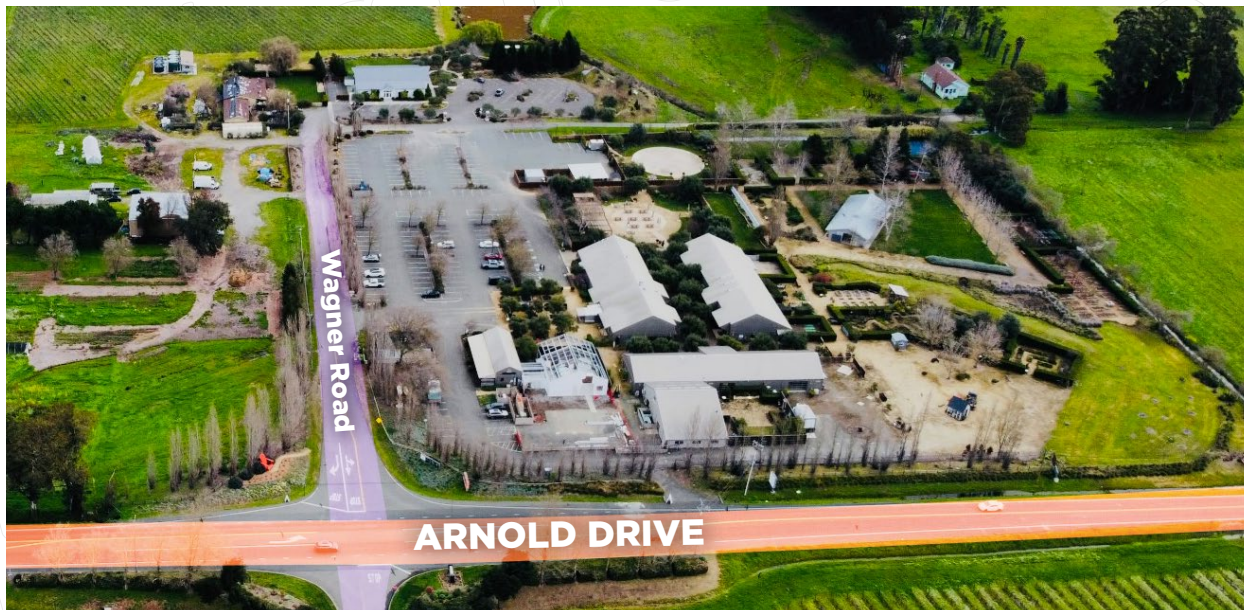
23562-A	+/- 1,190 SF
23564	+/- 1,205 SF
23568	+/- 1,579 SF
23584	+/- 2,460 SF
23586	+/- 1,824 SF
23588-C	+/- 2,670 SF
23590	+/- 1,745 SF
23566	+/- 1,650 SF
23592-B	+/- 950 SF
23570	+/- 1,995 SF





Spaces starting at \$2.25 NNN





THE BUILDING

Discover an unparalleled opportunity to lease premier commercial space within Cornerstone Sonoma, the premier "mecca" of wine country lifestyle. Set along the bustling Highway 121 corridor, this iconic, 9-acre destination features world-class, walk-through gardens, renowned tasting rooms, artisan shops, and curated culinary experiences. Perfectly positioned to capture high-end tourists, locals, and commuters, this venue offers the ideal blend of rustic charm and modern luxury, featuring flexible footprints ideal for boutique wineries, restaurants, upscale retailers, or artisanal food purveyors.

Key Highlights:

Prime Location: High-visibility frontage on Highway 121 (Arnold Drive), connecting Napa and Sonoma valleys.

Unique Environment: Situated within stunning, acclaimed walk-through gardens designed by world-renowned landscape architects.

Curated Experience: A proven lifestyle center featuring wineries, art installations, and curated event spaces.

Flexible Spaces: Flexible zoning suitable for restaurant, retail, tasting room, or boutique commercial use.

High-Net-Worth Demographics: Access to a consistent, affluent visitor base looking for the quintessential Sonoma experience.

Ideal For:

Boutique Tasting Rooms & Wineries

Farm-to-Table Restaurants

Luxury Retail & Boutique Shops

Artisan Galleries & Home Decor

Lifestyle & Location: "Located at the gateway to Sonoma Valley, Cornerstone Sonoma is not just a destination; it is an experience. Join a vibrant community where curated art, wine, and culinary excellence intersect."

The Venue: "Featuring expansive indoor-outdoor spaces, this property allows your brand to thrive in a serene, park-like environment, attracting discerning visitors from around the world."

The Opportunity: "Seize the chance to secure prime commercial space in one of California's most visited wine country destinations. Flexible leasing options available for visionary tenants."

Contact us today for a private tour and to learn more about joining this premier Sonoma Valley destination





High Ceilings

Tremendous Glassline

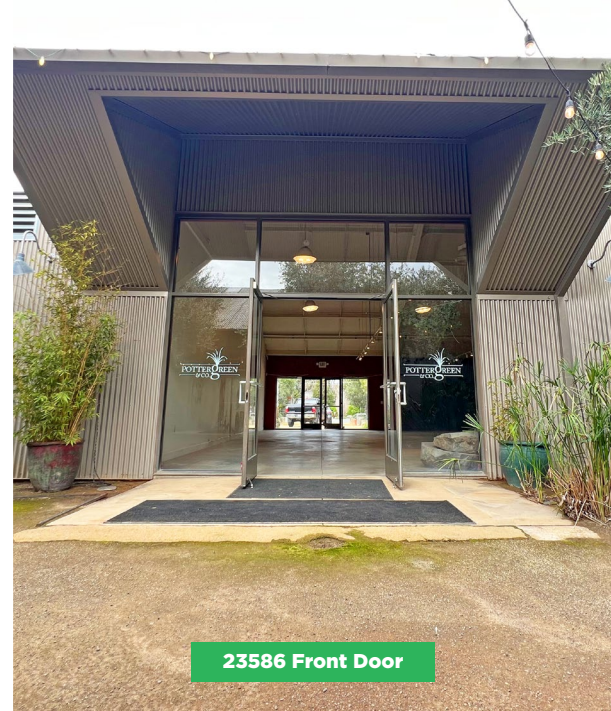


YOUR
NAME HERE

23588C



Communal Courtyard



23586 Front Door



23588C Patio Space



Communal Gardens



THE AREA

Located in the heart of Carneros, Cornerstone Sonoma offers a premier, high-visibility commercial opportunity on Highway 121, serving as a gateway to both Napa and Sonoma valleys. This renowned wine country destination boasts curated gardens, artisan shops, and tasting rooms, attracting significant tourist traffic and offering immense potential for hospitality, retail, or winery expansion.

Location Highlights & Area Dynamics:

Prime Gateway Position: Strategically situated in Sonoma Valley, capturing high-volume traffic traveling between the Napa and Sonoma wine regions.

Iconic Wine Country Lifestyle: Nestled in the Carneros region, known for world-class Pinot Noir and Chardonnay, surrounded by elite vineyards and wineries.

Unmatched Visibility & Access: Direct, easy access from Highway 121, a major tourist artery in Sonoma County.

Established Destination Asset: The location is already a well-known, high-traffic hub, minimizing the need for extensive brand-building.

Surrounding Amenities: Close proximity to premium lodging, boutique dining, and downtown Sonoma, enhancing the luxury visitor experience.

Ideal For:

- Boutique Wineries
- Tasting Rooms
- Luxury Retail
- Event Venues
- Agricultural Tourism Experiences



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23590	+/- 1,745 SF
23566	+/- 1,650 SF
23592-B	+/- 950 SF
23570	+/- 1,995 SF



FOUR CORNERS

Adele Harrison
Middle School

The Presentation
School

12

12

bloomCARNEROS

LARSON
FAMILY WINERY

12

121

Kelleher
EXTRASPACE
STORAGE
NAPA
Service
Assistant

Sonoma Valley Airport
VINCE VINCENT CO
EXOTIC CARS
DRIVES, TOURS & EVENTS
SONOMA VALLEY
MUSEUM

23570
Arnold Drive
SONOMA
CA 95476

CASIA INN

JACUZZI
FAMILY VINEYARDS

VIANSA



Anaba
WINES

ARNOLD DRIVE

EAGLE
AUTOMOTIVE SONOMA

CLINE
FAMILY CELLARS

121



116

ROCHE
WINERY & VINEYARDS

SCHUG

GLORIA
FERRER

TEMELEC

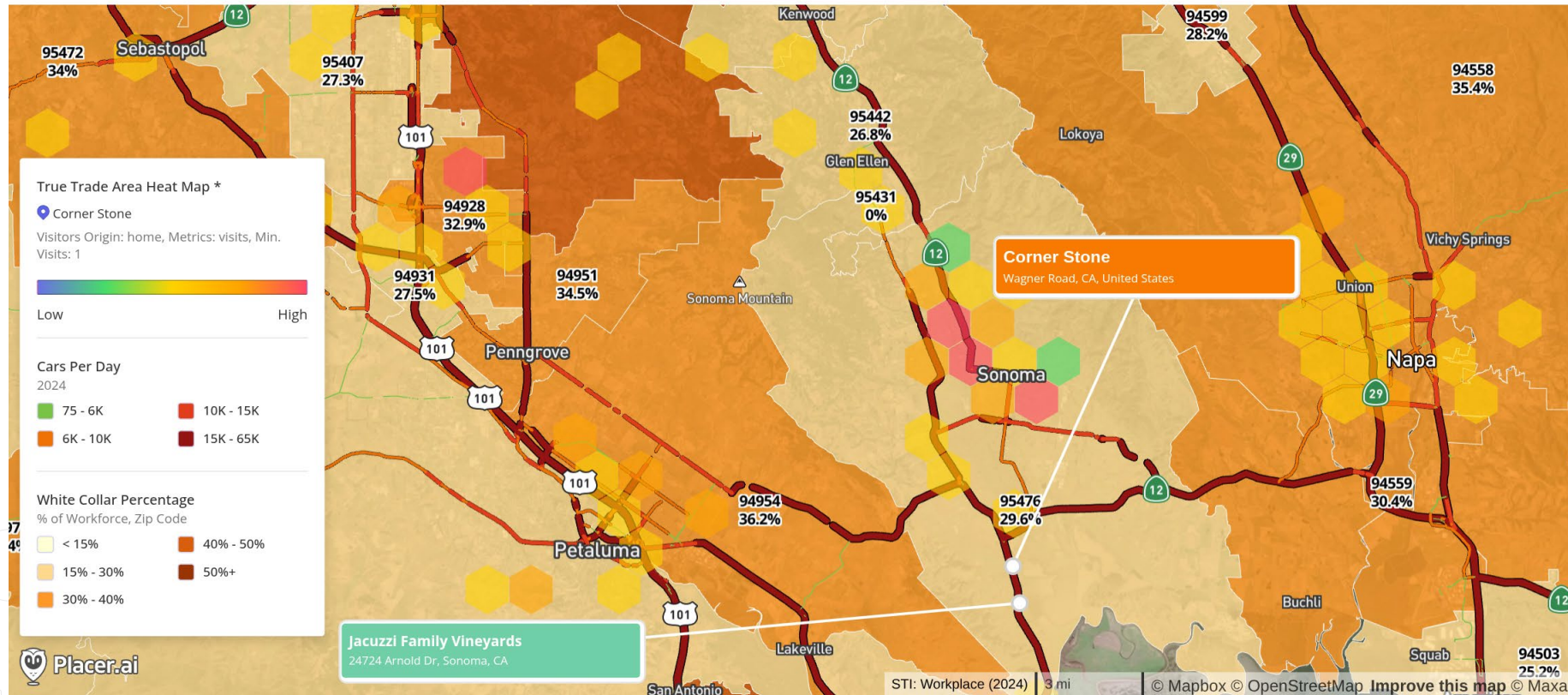
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Three Bridges
Vista Point



WHITE COLLAR PERCENTAGE

CORNER STONE



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

* Visitation data for POI is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>

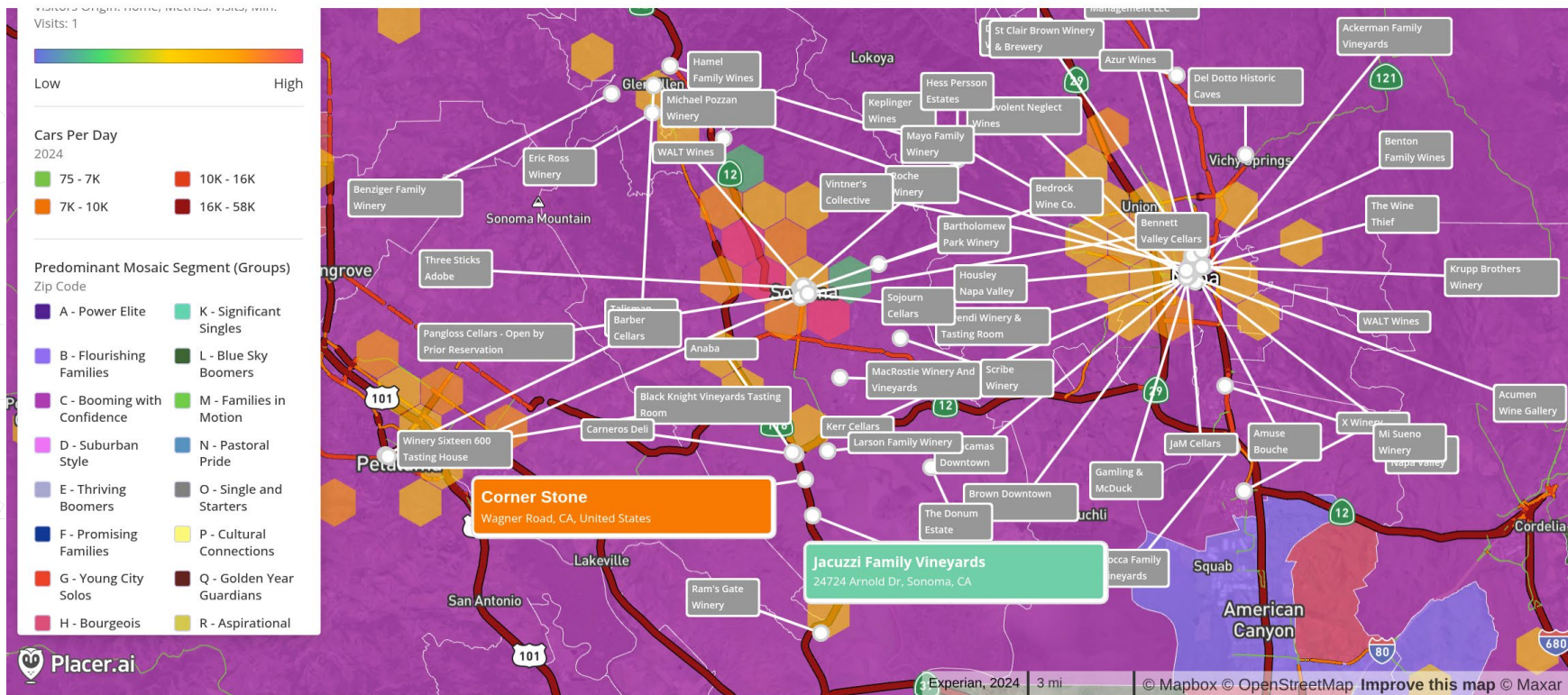
Mar 1, 2025 - Feb 28, 2026

Data provided by Placer Labs Inc. (www.placer.ai)



MOSAIC SEGMENT MAP

CORNER STONE



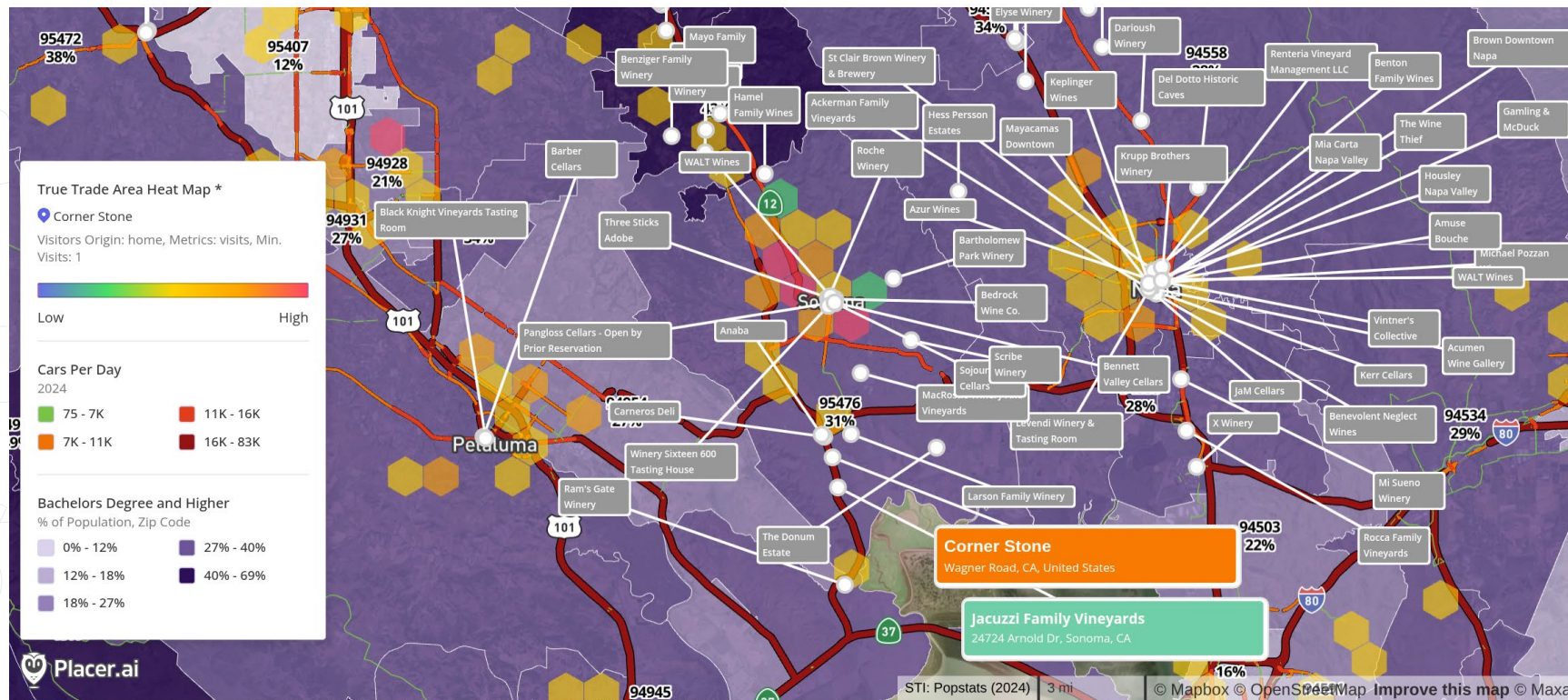
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SURROUNDING WINERIES MAP

CORNER STONE



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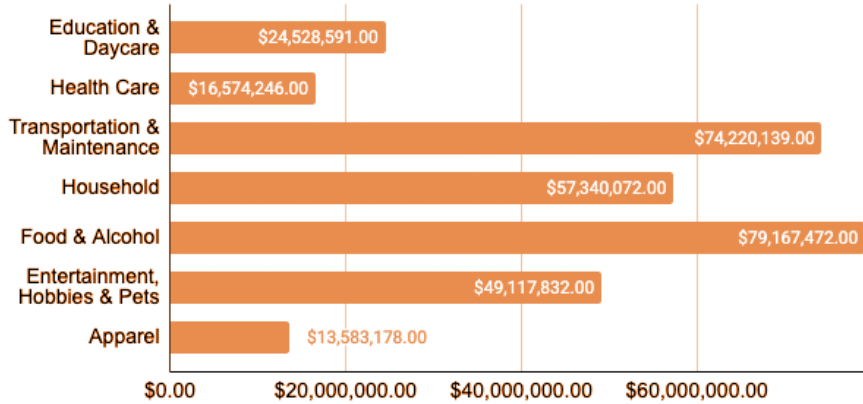
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DEMOGRAPHICS

CONSUMER SPENDING

3 miles Households



EDUCATION

% Breakdown - 2024



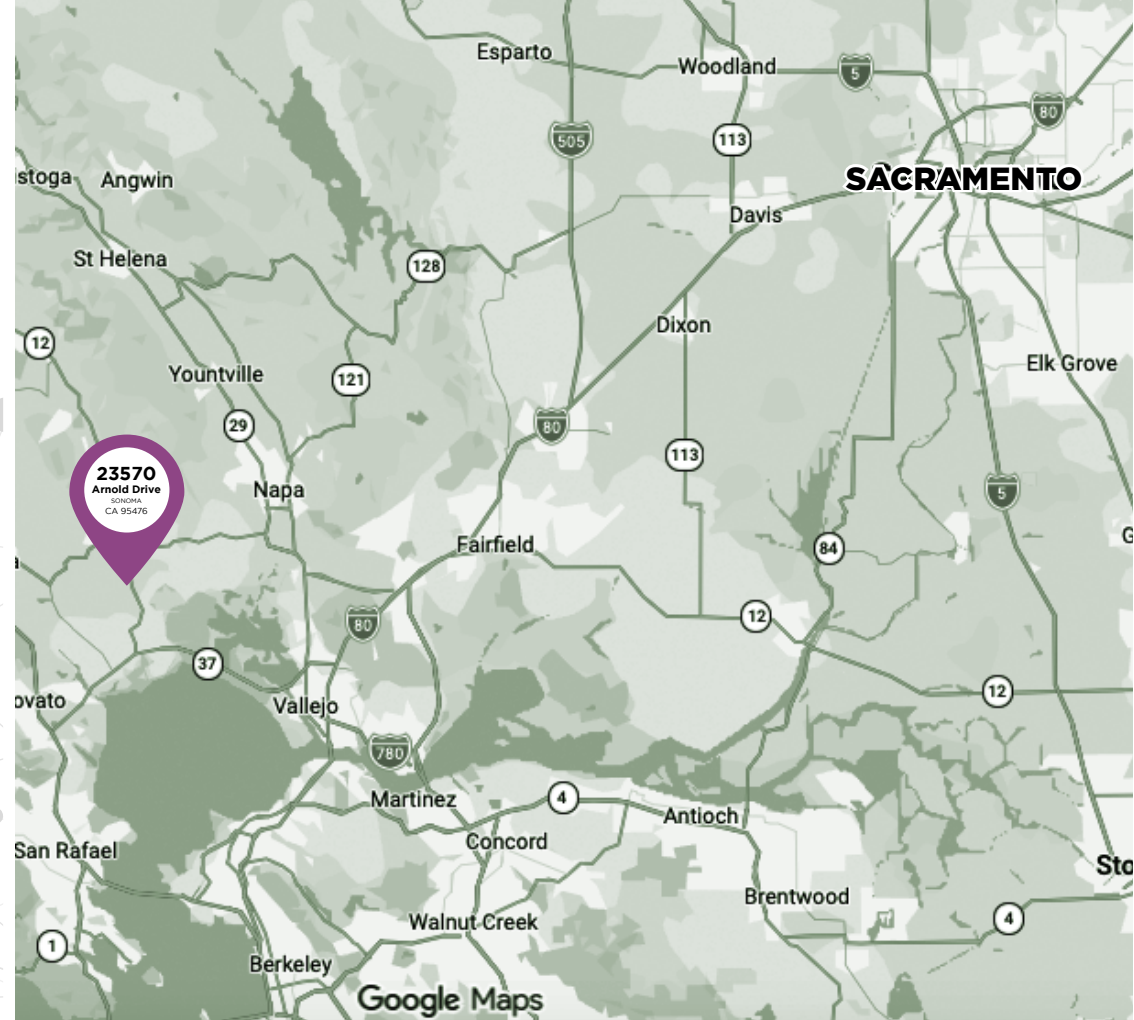
- 29% Some College, No Degree
- 27% Bachelor's Degree
- 15% High School Graduate
- 18% Advanced Degree
- 5% Some High School, No Diploma
- 6% Associate Degree

HOUSEHOLD INCOME



5 Mile Radius

Avg. Household Income	
< \$25K	969
\$25K - 50K	1,042
\$50K - 75K	1,012
\$75K - 100K	914
\$100K - 125K	811
\$125K - 150K	511
\$150K - 200K	793
\$200K+	1,882



RESIDENT POPULATION

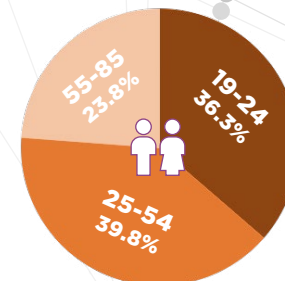


2024 16,828



POPULATION BY AGE

3 Mile Radius



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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CENTURY 21.

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LEASE

BUY

CENTURY 21

Select Real Estate, Inc



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