



Keegan & Coppin
COMPANY, INC.

FOR SALE

24101-24151 ARNOLD DR
101 MEADOWLARK LN
SONOMA, CA

4 PROPERTY PORTFOLIO WITH
MIXED-ZONING

24151 ARNOLD DR
APN: 128-484-024

101 MEADOWLARK LN
APN: 128-484-013

24101 ARNOLD DR
APN: 128-484-003

310 MEADOWLARK LN
APN: 128-484-014



HIGH
TRAFFIC



EXISTING
IMPROVEMENTS



SELLER
FINANCING
AVAILABLE

Go beyond broker.

PRESENTED BY:

JACK ALCAYAGA, AGENT
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EXECUTIVE SUMMARY



24101-24151 ARNOLD DR
101 MEADOWLARK LN
SONOMA, CA

MIXED-ZONING 4 PROPERTY PORTFOLIO FOR SALE

24101 Arnold Drive, 24151 Arnold Drive, 101 Meadowlark Lane & 310 Meadowlark Lane is a portfolio offering in Sonoma, California, comprised of four contiguous parcels totaling approximately 11.45+/- acres across LC, AG, and Residential zoning. The portfolio is being offered together (APNs 128-484-003, 128-484-024, 128-484-013 & 128-484-014), providing a rare opportunity to acquire an assembled land position with varied use potential in the heart of Sonoma. The offering includes 24101 Arnold Drive (APN 128-484-003), a 4.79-acre LC-zoned parcel improved with a 5,200 SF building and paved parking lot, previously operated as a local landmark fruit stand. Adjacent, 24151 Arnold Drive (APN 128-484-024) totals 3.87 acres of AG-zoned land with several residential structures on-site, permitting and foundation/structural condition is unclear. 101 Meadowlark Lane (APN 128-484-013) is a 0.69-acre residentially-zoned parcel improved with a small single-family dwelling that falls within the Sonoma County Short Term Rental Map. Rounding out the portfolio, 310 Meadowlark Lane (APN 128-484-014) is a 2.1-acre LC-zoned parcel.

OFFERING

Sale Price **\$4,200,000**

24101 ARNOLD DRIVE

APN
128-484-003

ACRES
6.89 +/-
.97 +/- (acre paved area)

ZONING
LC

BUILDING S.F.
5,200 +/- SF 2nd gen
grocery store

101 MEADOWLARK LANE

APN
128-484-013

ACRES
.69+/-

ZONING
Residential

BUILDING S.F.
Main Home: 1,600+/- SF (1 bed/1 bath)
ADU: 900+/- SF

DESCRIPTION
Improved & landscaped yard, within
Sonoma County short-term rental map.

24151 ARNOLD DRIVE

APN
128-484-024

ACRES
3.87+/-

ZONING
AG

310 MEADOWLARK LANE

APN
128-484-014

ACRES
2.1+/-

ZONING
LC

DESCRIPTION
Four (4) residential structures -
permitting and condition unclear

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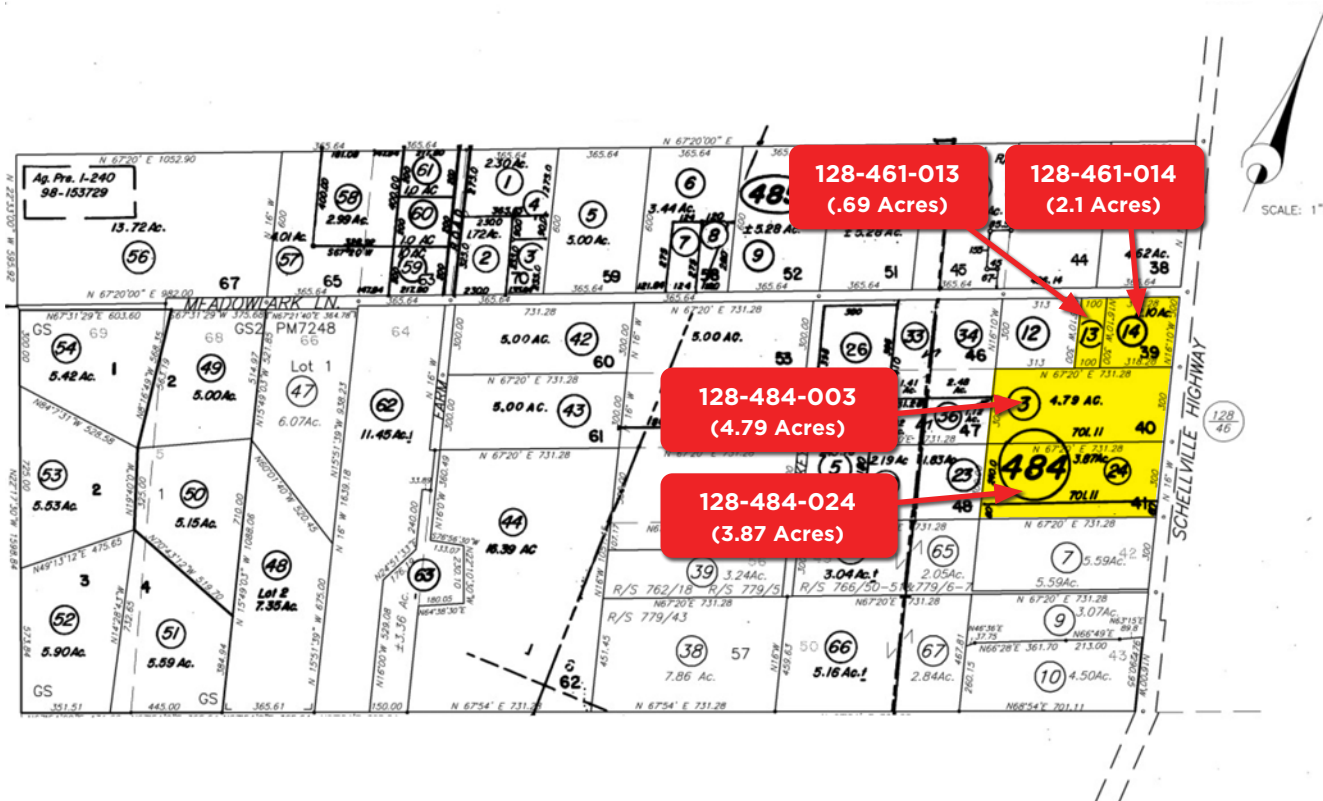


PARCEL SUMMARY



24101-24151 ARNOLD DR
101 MEADOWLARK LN
SONOMA, CA

**MIXED-ZONING
4 PROPERTY PORTFOLIO
FOR SALE**



Building Sizes:

24101 Arnold Drive:

- 5,200 +/- SF 2nd gen grocery store

101 Meadowlark Lane:

- Main Home: 1,600 +/- SF
(1 bed/1 bath)
ADU: 900 +/- SF



Land (4 Parcels):

11.45 +/- Acres

APNS

128-484-003
128-484-024
128-484-013
128-484-014

ZONING

24101 Arnold Dr: LC
24151 Arnold Dr: AG
101 Meadowlark Ln: Residential
310 Meadowlark Ln: LC

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PROPERTY PHOTOS

24101 ARNOLD DR



24101-24151 ARNOLD DR
101 MEADOWLARK LN
SONOMA, CA

**MIXED-ZONING
4 PROPERTY PORTFOLIO
FOR SALE**



HIGHLIGHTS

APN
128-484-003

ACRES
4.79 +/-
.97 +/- (acre paved area)

ZONING
LC Zoned

BUILDING S.F.
5,200 +/- SF 2nd gen grocery store



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PROPERTY PHOTOS

24151 ARNOLD DR



24101-24151 ARNOLD DR
101 MEADOWLARK LN
SONOMA, CA

**MIXED-ZONING
4 PROPERTY PORTFOLIO
FOR SALE**



HIGHLIGHTS

APN
128-484-024

ACRES
3.87 +/-

ZONING
AG Zoned

DESCRIPTION

Four (4) residential structures -
permitting and condition unclear.



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PROPERTY PHOTOS

101 MEADOWLARK LN



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101 MEADOWLARK LN
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**MIXED-ZONING
4 PROPERTY PORTFOLIO
FOR SALE**



HIGHLIGHTS

APN
128-484-013

ACRES
.69 +/-

ZONING
Residential Zoned

DESCRIPTION
Improved & landscaped yard
Within Sonoma County Short Term
Rental Map.



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PROPERTY PHOTOS

310 MEADOWLARK LN



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HIGHLIGHTS

APN
128-484-014

ACRES
2.10 +/-

ZONING
LC

DESCRIPTION
Undeveloped.



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MARKET SUMMARY



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ECONOMIC DEVELOPMENT

Sonoma County sits at the intersection of California's most productive agricultural land and one of its most resilient regional economies. The county's agricultural sector — anchored by more than 370 wineries and a dense network of farms, ranches, and food producers — continues to drive steady, long-term demand for flexible commercial and light-industrial land near town centers. Properties with LC and AG zoning, like this Arnold Drive portfolio, are increasingly valuable as they allow owners to serve both the agricultural economy and the growing retail, hospitality, and service needs of Sonoma's residents and visitors.

Unemployment remains among the lowest in the state, and job growth in the hospitality, business service, and agricultural sectors continues to support new investment in mixed-use commercial land throughout the county. New housing and business development continue to expand along key corridors like Arnold Drive, reinforcing long-term demand for well-positioned, adaptable properties in this location.

RECREATION

Sonoma Valley is renowned for its outstanding wineries, breathtaking views, rolling hills, and friendly atmosphere. Arnold Drive itself runs through the heart of this landscape, connecting downtown Sonoma with the surrounding agricultural valley and its wineries, farm stands, and rural estates — the same character that has long made this property a recognized local landmark.

Whether supporting a farm-to-table business, a boutique commercial use, or a private rural estate, the surrounding area offers immediate access to Sonoma Plaza, wine tasting rooms, and the many recreational amenities that draw visitors and residents to Wine Country year-round. This blend of commercial accessibility and agricultural character makes the property well suited to a wide range of buyers seeking a foothold in one of Sonoma's most desirable mixed-use corridors.

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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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DISCLAIMER



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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 buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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