

MAIN STREET PORTFOLIO FOR SALE

GUERNEVILLE, CA



Outside the box.

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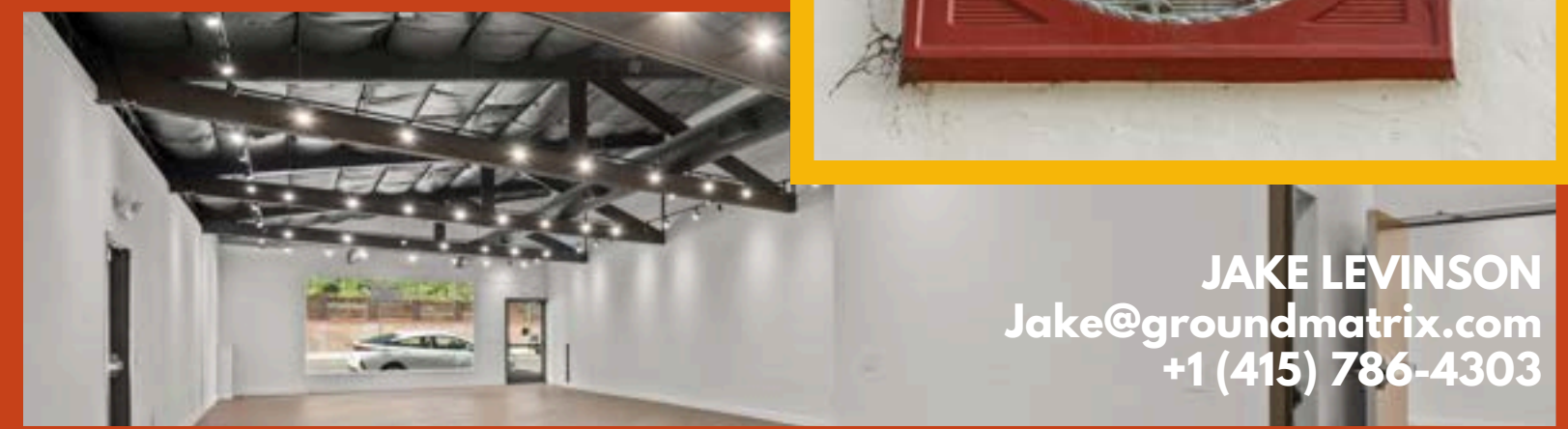
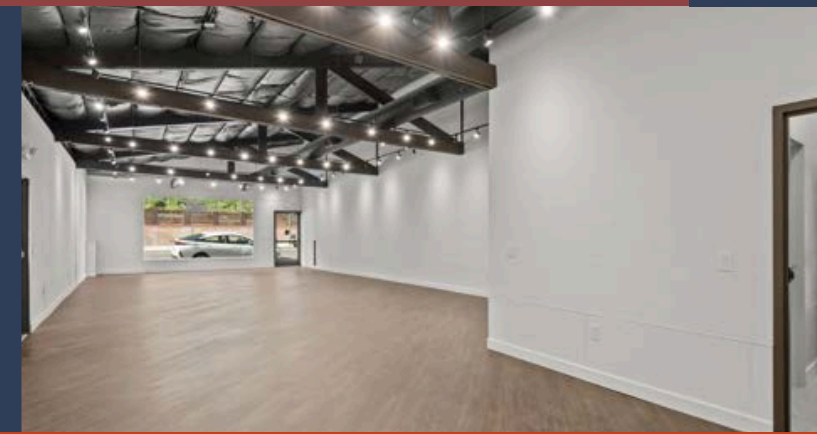
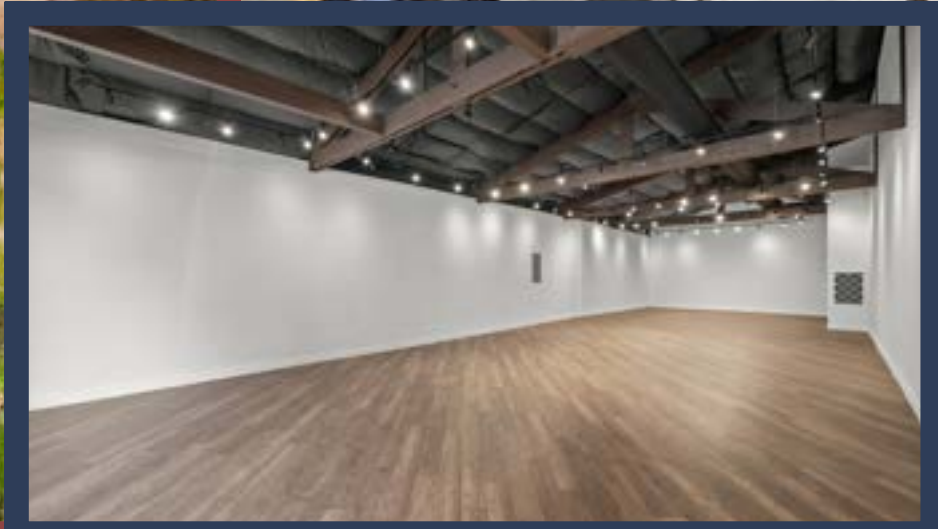
PORTFOLIO IN
**HISTORIC
 GUERNEVILLE**

PRICING

Building Square Footage	+/-7,498 SF
Sale Price	\$1,450,000
Sale Price Per Square Foot	+/- \$193/PSF
Land Square Footage	32,234 SF
Current Gross Income	Vacant

OFFERING HIGHLIGHTS

Ground Matrix is pleased to present the Main Street Portfolio, a rare investment opportunity at the entrance to downtown Guerneville. The offering includes three buildings and one land parcel along Main Street and the land behind them, available for purchase together or separately. With high visibility, flexible purchase options, and strong long-term potential, this portfolio is well positioned for investors seeking a strategic foothold in a growing market.



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MAIN STREET PORTFOLIO PARCEL DATA



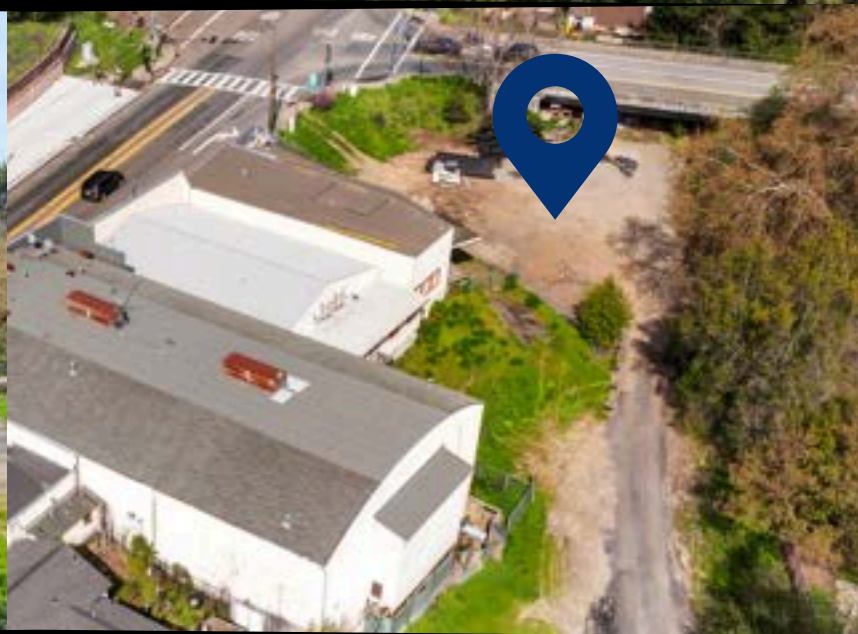
16141 Main Street
+/- 2,178 SF of Land
+/- 2,468 SF of Building
Built in 1946

16125-16127 Main Street
+/- 16,117 SF of Land
+/- 2,518 SF of Building
Built in 1949

0 Main Street
+/- 9,583 SF of Land

16129-16131 Main Street
+/- 4,356 SF of Land
+/- 2,512 SF of Building
Built in 1945

ADDRESS	PARCEL DETAILS
0 Main Street	+/- 9,583 SF of Land
16125-16127 Main Street	+/- 16,117 SF of Land +/- 2,518 SF of Building Built in 1949
16129-16131 Main Street	+/- 4,356 SF of Land +/- 2,512 SF of Building Built in 1945
16141 Main Street	+/- 2,178 SF of Land +/- 2,468 SF of Building Built in 1946



0 Main Street

BUILDING SIZE	0
LAND SIZE	+/- 9,583 SF of Land
YEAR BUILT	0
STATUS	Vacant Land

 **PROPERTY WEBSITE**

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16125-16127 Main Street

BUILDING SIZE	+/- 2,518 SF of Building
LAND SIZE	+/- 16,117 SF of Land
YEAR BUILT	Built in 1949
STATUS	VACANT, SHELL



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16141 Main Street

BUILDING SIZE	+/- 2,468 SF of Building
LAND SIZE	+/- 2,178 SF of Land
YEAR BUILT	1945
STATUS	LEASED Exp. 8/25 - m2m
INCOME	\$34,082.64/YR GROSS



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GUERNEVILLE ECONOMY

In 2023, Sonoma County's wine grape harvest reached a record value of \$1.81 billion, with the Russian River Valley playing a pivotal role in this achievement.



VISITOR SPENDING



The average Airbnb guest spends **\$1,311** per trip in Guerneville, CA (around 3.4 nights), which breaks down to about **\$298** per night.

MEDIAN SALE PRICE



As of February 2025, the median sale price for homes in Guerneville was **\$585,000**, marking a 12.0% increase compared to the previous year.

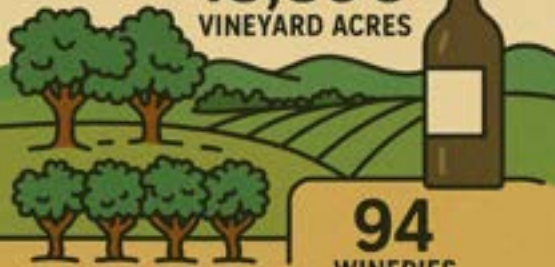
MEDIAN PRICE PER SQUARE FOOT



The median sale price per square foot in February 2025 was **\$471**, representing a 14.5% increase from the previous year.

RUSSIAN RIVER VALLEY

13,896
VINEYARD ACRES



94
WINERIES

The Russian River Valley, encompassing Guerneville, has approximately 13,896 vineyard acres and is home to 94.

Guerneville Tourism

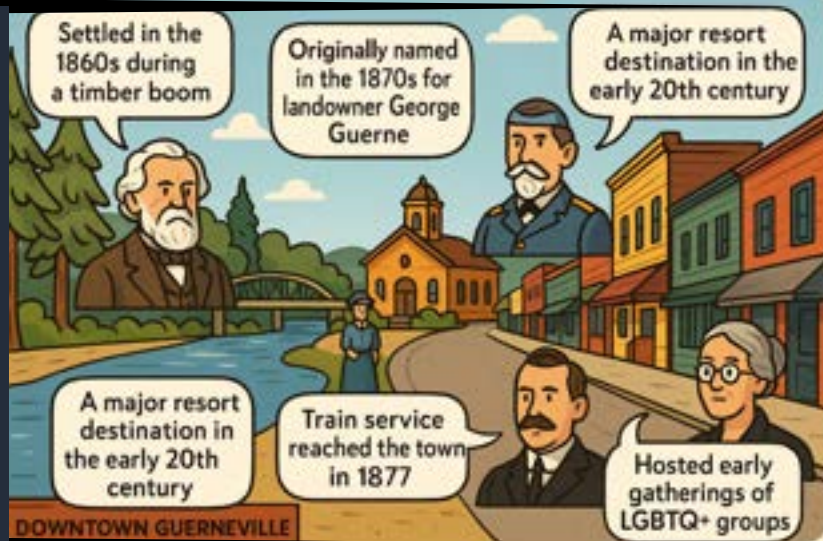
Guerneville, California is fast emerging as a coveted destination where natural beauty, vibrant tourism, and rising real estate values converge. With over 300 active short-term rentals and visitor spending averaging \$1,311 per trip, this redwood-lined town is drawing a new wave of attention from travelers and investors alike. As median home prices climb past \$585,000—a 12% increase year-over-year—Guerneville is redefining what it means to be both a serene escape and a smart bet for the future.

GUERNEVILLE, CALIFORNIA HISTORY



Guerneville History

Once a bustling logging hub in the late 19th century, downtown Guerneville rose to prominence thanks to the North Pacific Coast Railroad, which brought San Franciscans seeking redwoods and river retreats. In the 1940s-50s, it flourished as a kitschy resort town, packed with dance halls and summer cabins, earning the nickname "The Brooklyn of the Russian River." After a quiet decline, Guerneville has reemerged in recent decades as a vibrant LGBTQ+ haven and bohemian enclave, where old-school charm meets modern wine country cool.



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Outside the box.



**OFFICE
INDUSTRIAL
RETAIL TEAM**

By Jake Levinson

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