

FORMER STARBUCKS AVAILABLE

SECOND-GENERATION CAFE/QSR with DRIVE THRU (±14 STACK)

801 Gravenstein Hwy, Sebastopol, California



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PROPERTY SUMMARY



HIGHLIGHTS

Address: 801 Gravenstein Hwy, Sebastopol, CA

Space: +/-2,300 square feet

Rare Drive-thru opportunity: Grandfathered in D-thru with +/-14 car stack.

Proven National location: Formerly a 20-year successful McDonald's and, most recently, a Starbucks.

Prime Location: HWY 116 frontage with ADT 22,000

Available: Immediately

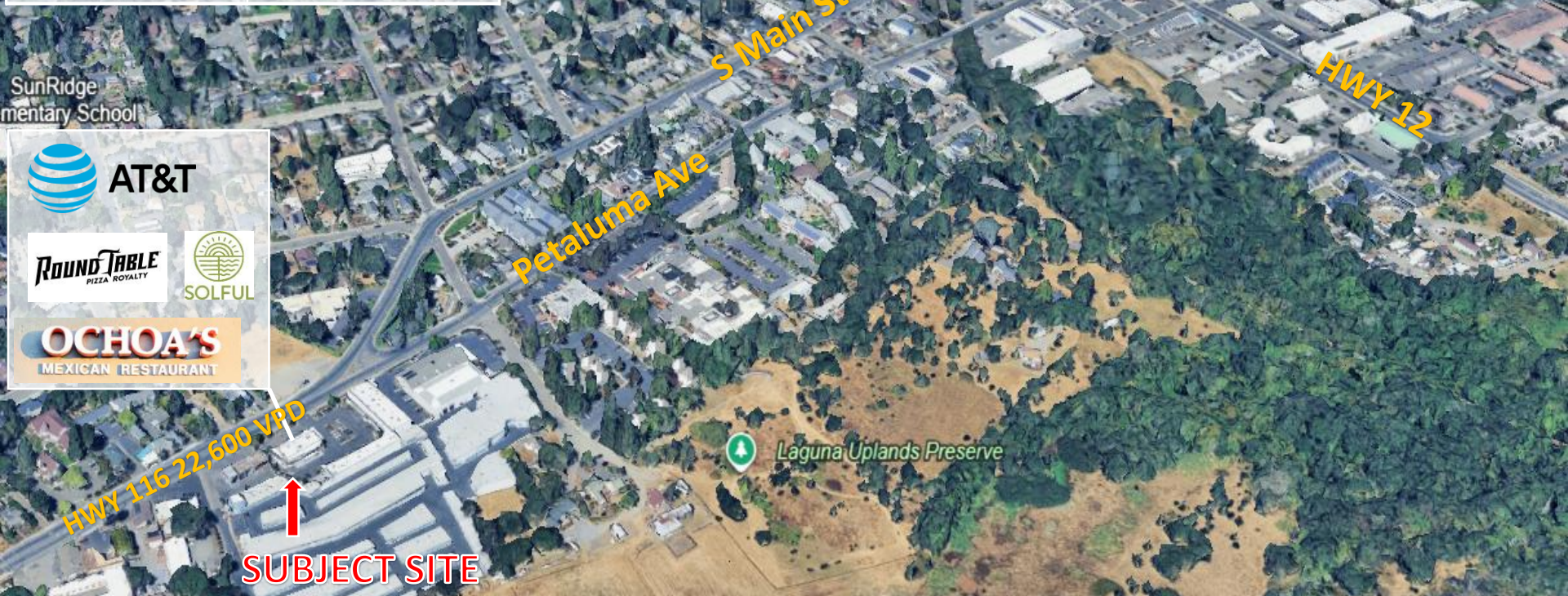
Asking Rent: Contact Broker

Affluent Demographics: Median Household Income exceeds \$104,000 within 3 miles.

Established Co-Tenants: AT&T, Round Table Pizza, Solful, and various local services

Trade Area Map

Demographics	5-Mile
Total Population	60,000
Median HH Income	\$104,000
Avg HH Income	\$142,500
Education(BA+)	50.8%
Annual Retail Expenditure	\$225M+ (City-Wide)



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