



Keegan & Coppin
COMPANY, INC.

FOR SALE/LEASE

21249 GEYSERVILLE AVENUE
GEYSERVILLE, CA

**NORTHERN SONOMA LIVE-WORK
ASSET POSITIONED FOR THE
FUTURE OF BUSINESS**

Go beyond broker.

PRESENTED BY:

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EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

- Free standing commercial/residential building
- Walkable wine country location with authentic downtown character
- 2,256+/- SF on 15,000+/- SF lot
- Unique value added opportunity for an owner user or new investor
- Zoning permits restaurant use; plans completed/approved for kitchen
- Mixed-use configuration supporting opportunity for adaptive reuse, experiential retail, wellness, hospitality, or innovation-focused venture, or hybrid live-work concepts
- Lower operating costs and greater flexibility than core urban markets
- Owner financing available
- 14 on-site parking (6/1000 parking)
- Gated/Fenced lot
- Ample onsite parking with significant capacity for EV charging infrastructure deployment
- Positioned to capitalize on growing demand for distributed work hubs and satellite business locations
- High-speed connectivity potential for remote teams, creators, and digital businesses
- Former Bank of America Branch
- Zoning: Limited Commercial District (LC) [ZONING LINK](#)



Artist's rendering.



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COMMERCIAL/RESIDENTIAL BUILDING FOR SALE/LEASE

PROPERTY DESCRIPTION

Discover a rare opportunity in Geyserville: a flexible mixed-use property designed for the evolving needs of entrepreneurs, creators, remote-first companies, and forward-thinking investors.

Located within reach of San Francisco and the Silicon Valley ecosystem, this live-work asset offers the ideal blend of productivity, lifestyle, and scalability.

For companies and investors seeking an alternative to high-cost urban markets, this property offers a compelling combination of operational flexibility, workforce appeal, and long-term value creation.

OWNER FINANCING AVAILABLE.

SALE OFFERING

Sale Price	\$1,100,000
Price Per SF	\$487.00

LEASE TERMS

Rate

\$2.40 psf/Month Modified Gross



PROPERTY DESCRIPTION & PARCEL MAP



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BUILDING SIZE

2,256+/- SF

LOT SIZE

15,000 +/- Acres

APN

140-140-003

YEAR BUILT

1974 (Renovated 2021)

ZONING

LC (Limited Commercial)

[ZONING LINK](#)

STORIES

1

PARKING

14 On-site parking spaces
(6/1000)

HEATING

Central

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FLOOR PLAN



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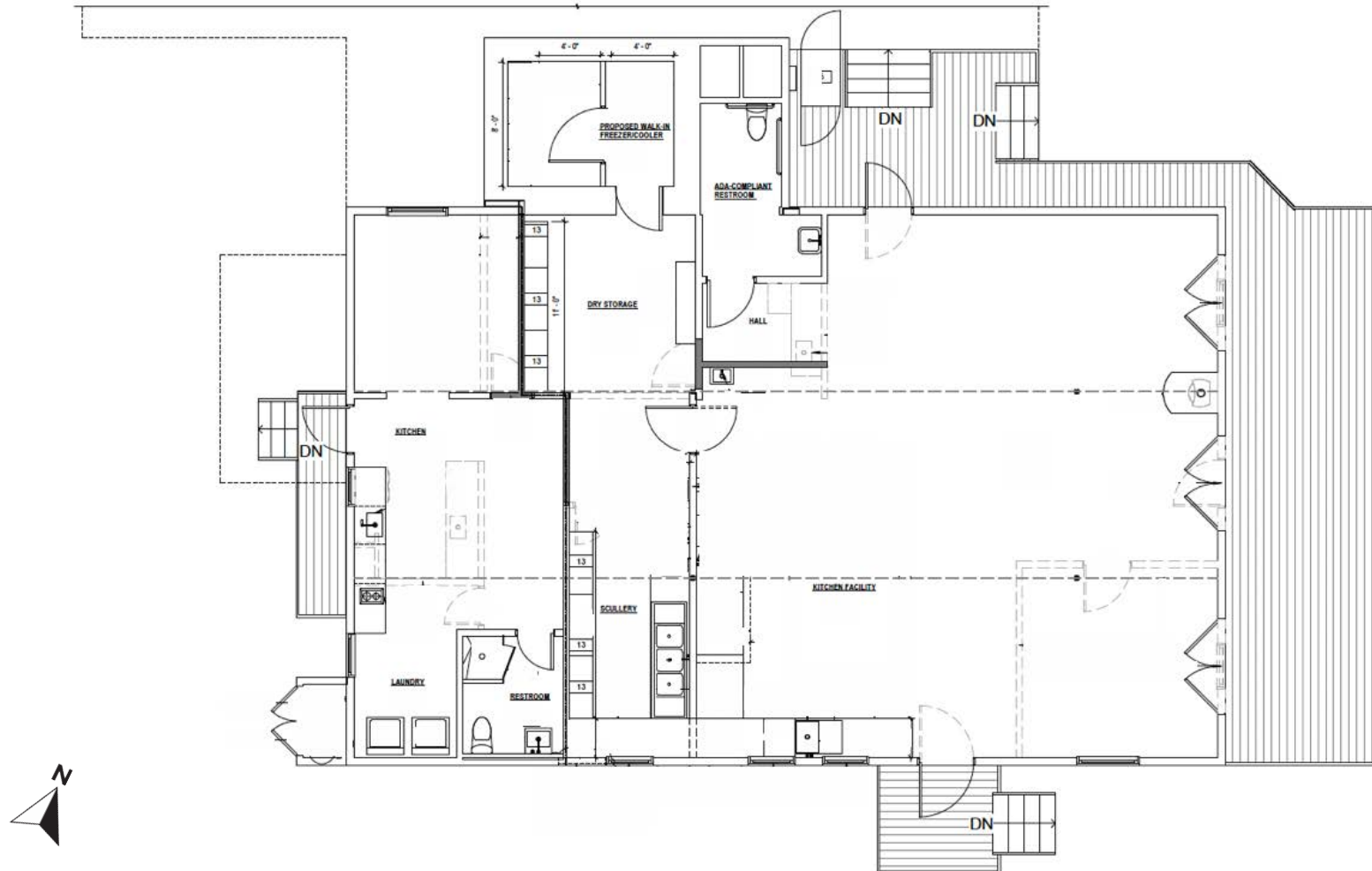


PROPOSED RESTAURANT FLOOR PLAN



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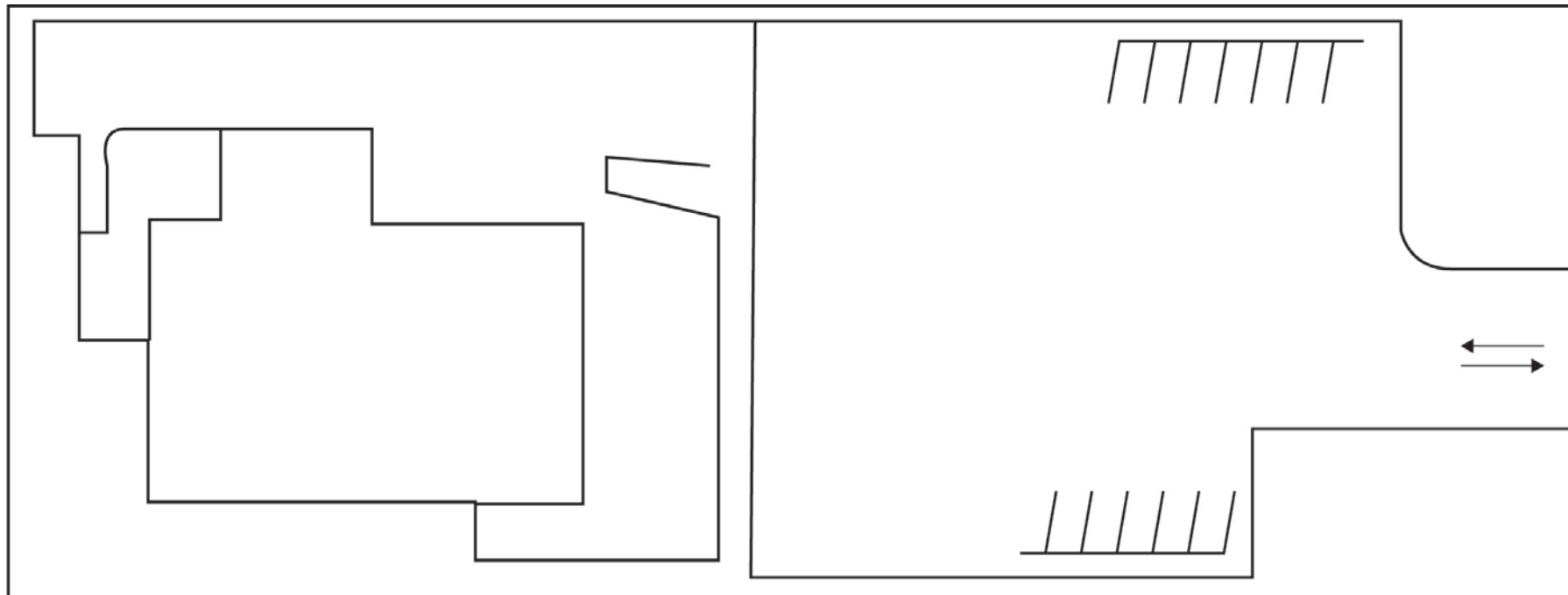


SITE PLAN



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GEYSERVILLE AVE.

Not to scale



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AREA DESCRIPTION



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DESCRIPTION OF AREA

Geyserville is known for its world class vineyards, wineries, and relaxed rural charm, with a characterful downtown “main street” feel and local shops, tasting rooms, and restaurants. The area draws wine lovers, cyclists, and visitors exploring Sonoma’s Alexander Valley.

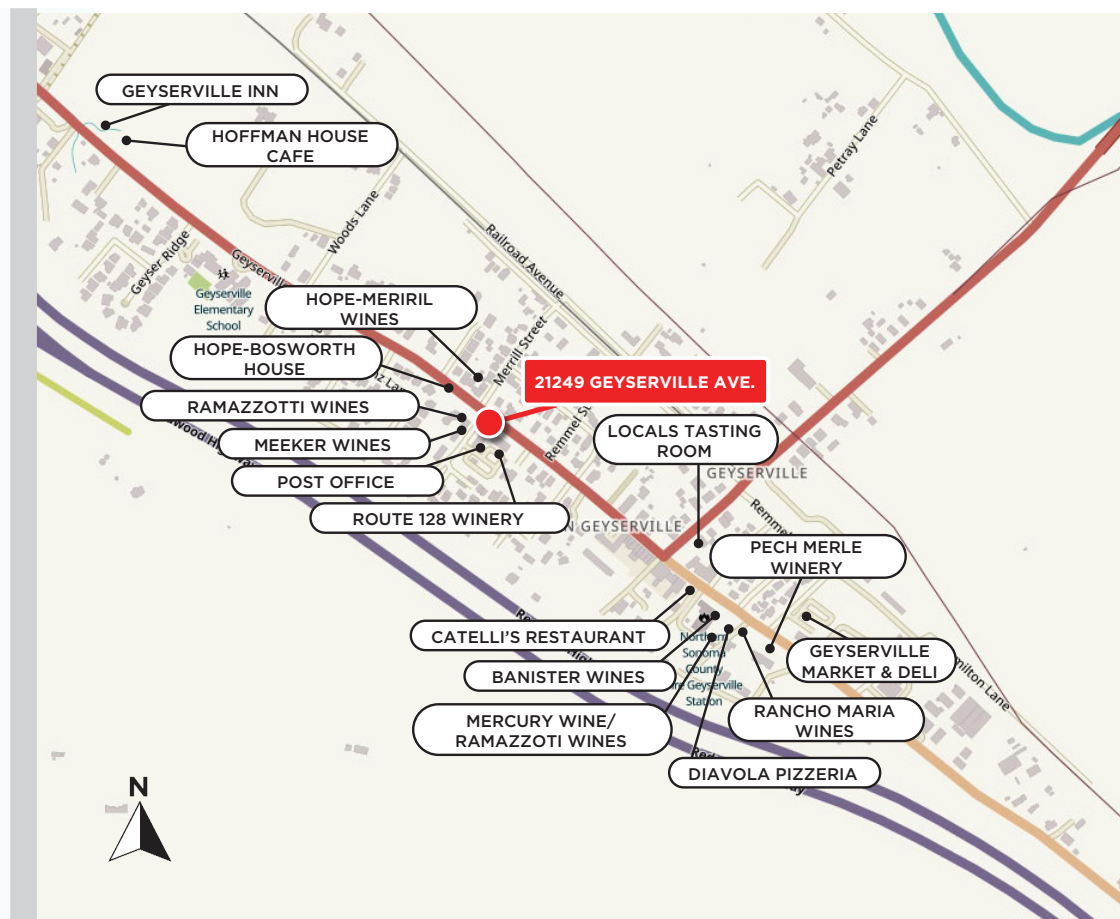
Short walk to US Post office and several restaurants Proximity: walk to downtown Geyserville, 10 minutes to Healdsburg Plaza, 18 minutes to Sonoma County Airport, 63 minutes to Golden Gate Bridge, 9 minutes to Lake Sonoma.

NEARBY AMENITIES

- Wineries & Tasting Rooms
- Restaurants
- Boutique Shops
- Post office

TRANSPORTATION ACCESS

- Convenient Highway Access: Geyserville sits along Highway 128 and near US-101
- Airport Proximity: Sonoma County Airport (STS) in Santa Rosa is about a 20-25 minute drive
- Tucked between Healdsburg and Cloverdale



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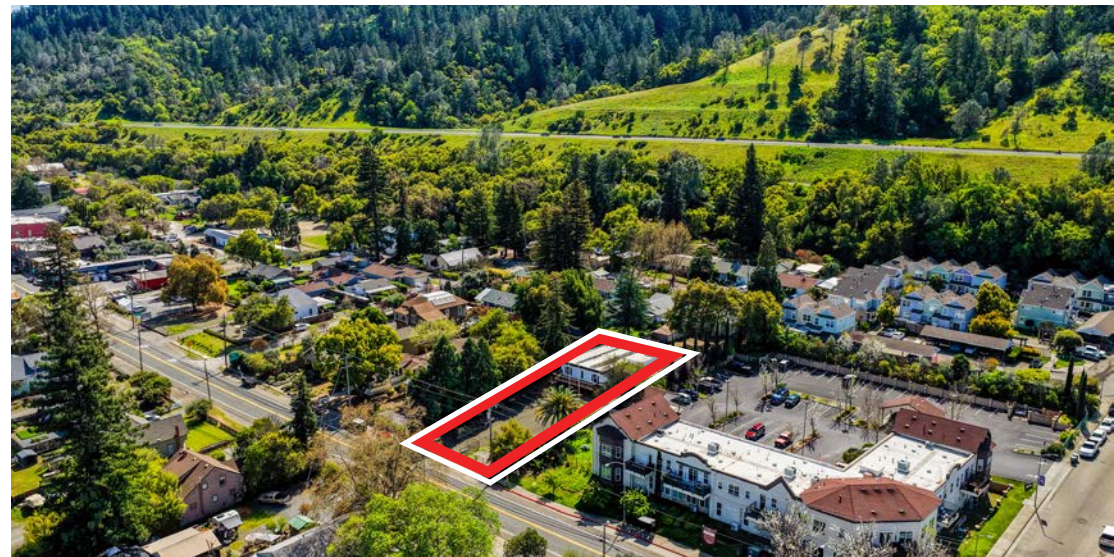
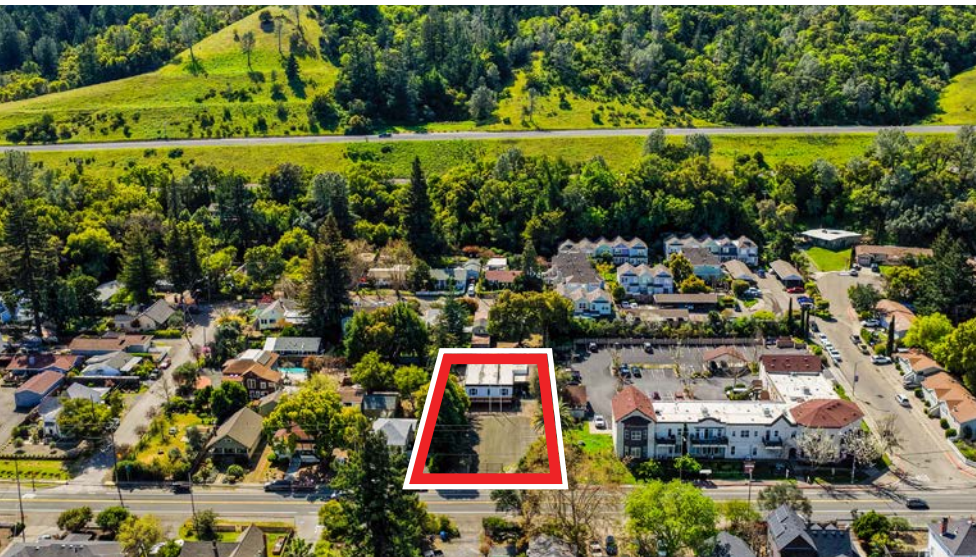


PROPERTY PHOTOS



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PROPERTY PHOTOS



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MARKET SUMMARY



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ECONOMIC DEVELOPMENT

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure and hospitality sector, August marked the 28th consecutive month of year-over-year increases. Educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis for 38 consecutive months. And business and professional services jobs have increased from a year earlier for 13 consecutive months. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

RECREATION

Sonoma County is renowned for its outstanding wineries, breathtaking vistas of the Pacific Ocean, rolling hills, and friendly atmosphere. The landscape is perfect for spending a day at one of the many spas or wine tasting rooms, mountain biking the various trails and country roads, or kayaking down the majestic rivers. The area is also known for its exquisite cuisine, much of which is cultivated in the orchards, gardens, and fields of Sonoma County.

Whether you are looking for a relaxing weekend getaway, or you feel like exploring the outdoors, Sonoma County has something for everyone. Located in the heartland of Wine Country, Sonoma County has more than 370 local wineries. There is a wide array of guided tours which explore the county's culture and history, and offer tastings of the finest wines in the country. When the sun sets, you can continue your relaxing stay at one of the finer resorts in the area. From day spas to beautiful golf courses, Sonoma County has become synonymous with the elegant and relaxing getaway.

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LOCATION MAP



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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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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 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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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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