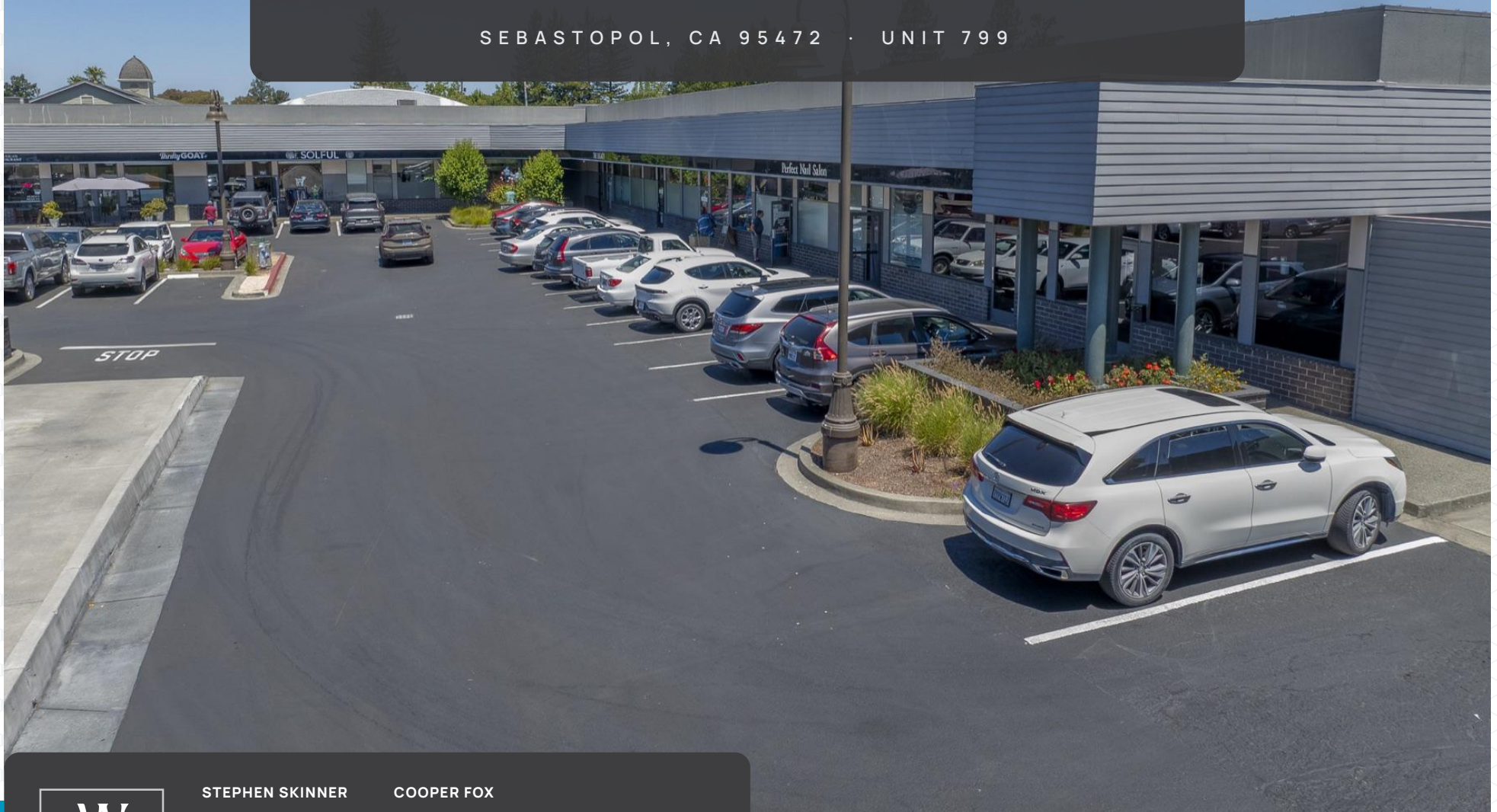


FOR LEASE

799 S GRAVENSTEIN HIGHWAY

SEBASTOPOL, CA 95472 · UNIT 799



STEPHEN SKINNER

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±1,200 SF Second-Generation Restaurant & Bar

OFFERING SUMMARY



W Commercial is pleased to present **Unit 799 at Southpointe Shopping Center** for lease — a rare turnkey restaurant and bar opportunity in one of Sebastopol's most established retail corridors. This $\pm 1,200$ SF second-generation space arrives fully equipped: an 8-foot Type I hood, three-compartment sink, dishwasher, prep line, floor drains and dedicated kitchen electrical are already in place, alongside an existing bar build-out. Two front entrances and an extensive glass storefront fill the space with natural light and street presence, while direct frontage on Highway 116 delivers roughly 22,000 vehicles of daily exposure. Anchored by Starbucks, Round Table Pizza, AT&T and Solful, the center generates steady cross-shopping traffic and ample shared parking. Available now.



ASKING RATE
\$2.00 PSF/Mo, NNN



AVAILABLE SF
 $\pm 1,200$ SF



SPACE TYPE
2nd-Gen Restaurant / Bar



TRAFFIC (HWY 116)
~22,000 Vehicles/Day



AVAILABILITY
Available Now

PROPERTY HIGHLIGHTS



Second-Generation Restaurant Space

The most expensive and time-consuming part of opening a restaurant is already done. A complete working kitchen and bar build-out — 8-ft Type I hood, three-compartment sink, dishwasher, mop and bar sinks, prep counter, floor drains and kitchen electrical — lets an operator step in with minimal capital outlay and a far shorter runway to opening day.



Complementary Co-Tenancy

Southpointe is a well-established, fully leased neighbourhood center. Starbucks, Round Table Pizza, AT&T and Solful pull consistent daily traffic across a broad customer base, and a food-and-beverage user at Unit 799 captures that spillover — complementary rather than competing uses feeding foot traffic from open to close.



Gravenstein Highway Frontage

Unit 799 fronts Highway 116, Sebastopol's primary north-south commercial thoroughfare and the main route from Highway 101 to the Russian River and the coast. Roughly 22,000 vehicles pass daily, and with two front entrances and a full glass storefront the space captures the drive-by exposure restaurant operators pay a premium for.

PROPERTY INFORMATION



LISTING VITALS

PROPERTY	Southpointe Shopping Center – Unit 799
ADDRESS	799 S Gravenstein Hwy (Hwy 116), Sebastopol, CA 95472
APN	004-111-018
AVAILABLE SF	±1,200 SF
ASKING RATE	\$2.00 PSF / Month, NNN
AVAILABILITY	Available Now
SPACE TYPE	2nd-Generation Restaurant / Bar
TRAFFIC (HWY 116)	~22,000 Vehicles Per Day
CENTER PARKING	±61 Shared Spaces
COUNTY	Sonoma

RESTAURANT IMPROVEMENTS IN PLACE

- 8-ft Type I exhaust hood
- Three-compartment sink
- Commercial dishwasher
- Mop sink and bar sink
- Prep counter
- Existing bar build-out
- Dedicated electrical for kitchen equipment
- Floor drains throughout

SPACE FEATURES & BUILDING SPECS



SUITE SIZE
±1,200 SF



ENTRANCES
Two (2) Front Entrances



STOREFRONT
Extensive Glass Line



RESTROOMS
Two (2)



HVAC
In Place



ELECTRICAL
200-Amp Service



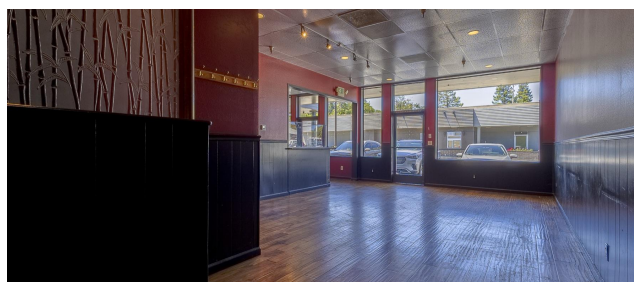
FIRE PROTECTION
Fire Sprinklers



FLOOR DRAINS
Yes



TOWARD THE STOREFRONT



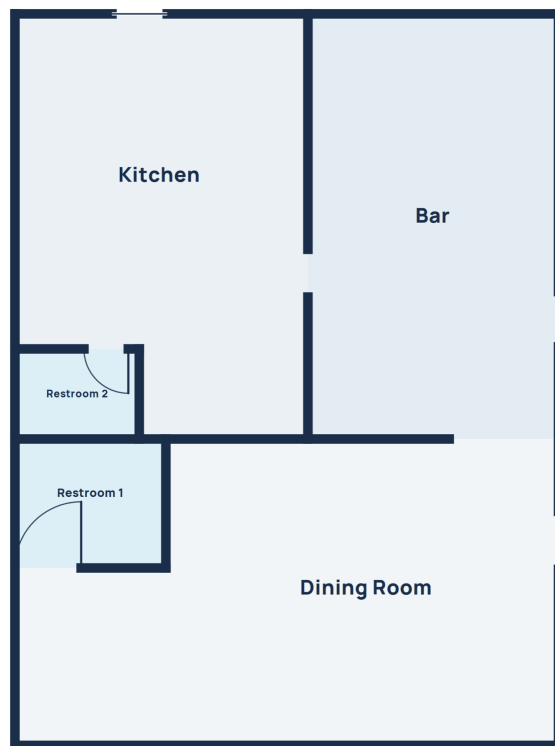
BAR & DINING



BACK OF HOUSE

FLOOR PLAN UNIT 799

777 Hwy 116 S, Unit 799 - Sebastopol, CA 95472
APN 004-111-018 - 1,200 SF RETAIL



Illustrative floor plan - not to scale - dimensions approximate

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CRENorthBay.com



KITCHEN - TYPE I HOOD IN PLACE



DINING ROOM



BAR AREA



BACK OF HOUSE

The plan divides into a full commercial kitchen, a dedicated bar, and a dining room fronting the glass storefront, with two restrooms off the service corridor. Because the kitchen and bar infrastructure is already installed, an incoming operator's work is largely cosmetic - finishes, furniture and branding - rather than mechanical.

UNIT 799 - ±1,200 SF · ILLUSTRATIVE, NOT TO SCALE

Southpointe Shopping Center

Suites 775–801 Gravenstein Hwy S, Sebastopol | Suite 799 — Now Available for Lease



LEASING COOPER FOX 707-570-9844 · cooper@wrealestate.net | STEPHEN SKINNER 707-694-1619

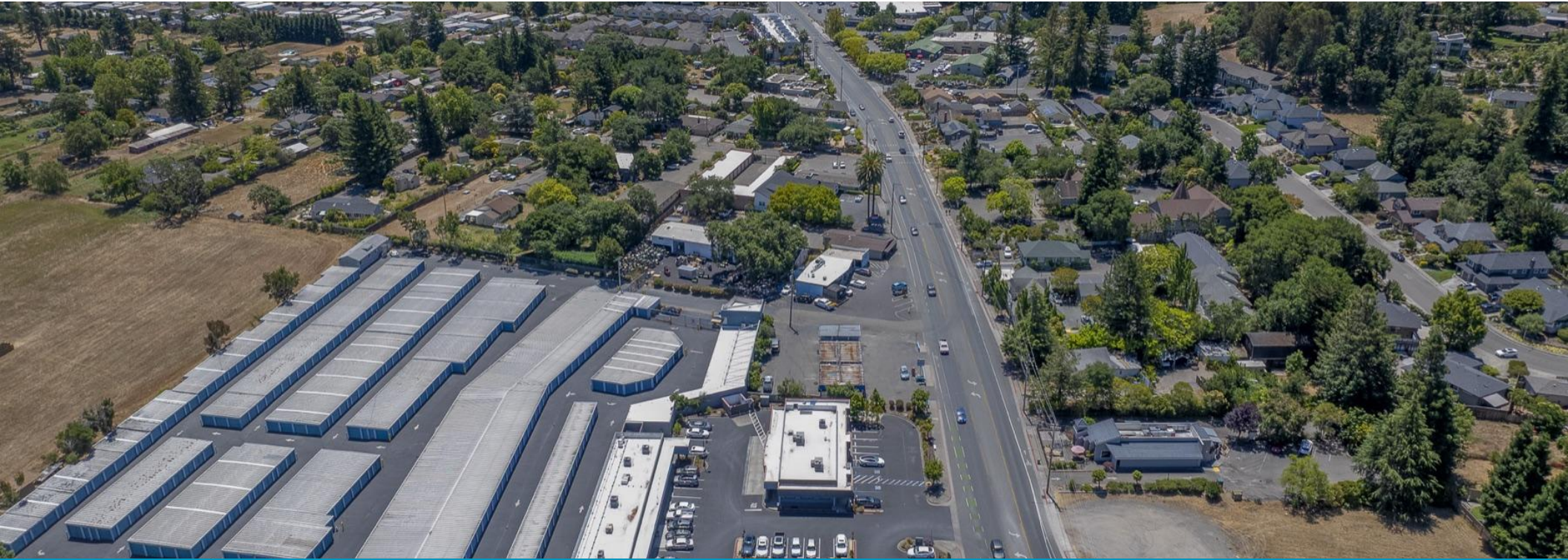
W COMMERCIAL · CRE NORTH BAY
DRE #02208039 · #02020207

Unit 799 sits at the north end of the front building line, the last suite in the row and closest to the center's Gravenstein Highway frontage. Every other suite in the center — 775 through 801B — is leased, giving an incoming operator an established, fully occupied neighbourhood center with **±61 shared parking spaces** and a single main entry off Highway 116.

±61
SHARED PARKING
SPACES

775–801
BALANCE OF CENTER
LEASED

LOCATION & TRADE AREA



Highway 116 (Gravenstein Highway South) is Sebastopol's primary north-south commercial thoroughfare and the main route connecting Highway 101 to the Russian River and the coastal communities — roughly **22,000 vehicles per day** passing the center's frontage.

TRADE AREA SNAPSHOT

57,031

POPULATION
5-MILE RADIUS

\$126K–\$134K

AVG HOUSEHOLD
INCOME (1–5 MI)

~\$102K–\$106K

MEDIAN HOUSEHOLD
INCOME

\$790K–\$955K

MEDIAN HOME VALUE
5-MI TO 3-MI

Owner

PREDOMINANTLY
OWNER-OCCUPIED

Source: 2025 CoStar estimates, 775–801 S Gravenstein Hwy — an affluent, predominantly owner-occupied West Sonoma County trade area.



799 S GRAVENSTEIN
HIGHWAY
SEBASTOPOL, CA 95472
FOR LEASE



799 S GRAVENSTEIN HIGHWAY

UNIT 799 · SEBASTOPOL, CA 95472 · APN 004-111-018

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DISCLAIMER

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