



# 17235 Bodega Hwy – For Sale

17235 BODEGA HWY, BODEGA, CA 94922

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# Property Summary

17235 BODEGA HWY | BODEGA



## Property Description

Located along the scenic and well-traveled Bodega Highway corridor, 17235 Bodega Highway presents a unique dual-parcel opportunity in Sonoma County's desirable West County market. Positioned between Sebastopol and the Sonoma Coast, the property benefits from strong visibility and steady local and visitor traffic.

The offering includes two separate parcels. The primary parcel features an existing commercial building suitable for a variety of uses including retail, office, or service-oriented businesses. The second parcel is an approximately 0.3558-acre lot equipped with a 4-bedroom septic system, offering potential for residential development, live/work use, or future expansion (buyer to verify uses with Sonoma County).

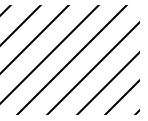
Combining commercial presence with added development flexibility, this property offers multiple possibilities in a highly sought-after West County location.

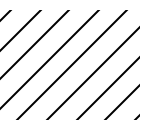
## Property Highlights

- 1,254 SF building
- Built in 1961
- 2 parcels
- Zoned RR
- Located in Bodega proper

## OFFERING SUMMARY

Sale Price:	\$599,000
Number of Units:	1
Lot Size:	4,787 SF
Building Size:	1,254 SF





# Floor Plans

17235 BODEGA HWY | BODEGA



**TOTAL: 994 sq. ft**  
1st floor: 994 sq. ft  
EXCLUDED AREAS: WALLS: 63 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deerved Highly Reliable But Not Guaranteed.



# Additional Photos

17235 BODEGA HWY | BODEGA



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## About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

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# About Bodega

Nestled in the rolling coastal hills of Bodega, California in western Sonoma County, this historic community offers a tranquil, rural setting just minutes from the Pacific Ocean. Known for its scenic landscapes, agricultural heritage, and small-town charm, Bodega provides a peaceful alternative to the more trafficked wine country destinations while still benefiting from close proximity to Bodega Bay and the stunning Sonoma Coast.

Strategically located along Bodega Highway, the town enjoys convenient access to nearby commercial hubs including Sebastopol, California and Santa Rosa, California, while maintaining a secluded, countryside atmosphere. The area is characterized by open pastureland, coastal ridgelines, and historic landmarks, including the iconic Potter Schoolhouse—famously featured in *The Birds*.

Bodega appeals to those seeking a slower pace of life, with opportunities for outdoor recreation, coastal access, and agri-tourism, all within a short drive of the greater Bay Area. Its unique blend of natural beauty, history, and accessibility makes it a distinctive location within Sonoma County’s coastal corridor.

<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>	<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	4,753	35,369	166,119	Total Households	1,845	14,650	61,194
Average Age	52.9	50.2	41.7	# of Persons per HH	2.6	2.4	2.7
Average Age (Male)	54.4	50.1	41.4	Average HH Income	\$202,893	\$148,454	\$126,432
Average Age (Female)	54.3	51.1	42.0	Average House Value	\$1,327,083	\$1,085,415	\$801,900

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



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