



CENTURY 21 COMMERCIAL®

Epic

FOR SALE \$2,250,000

FRANK'S CORNER

1794 S Hwy 116 Hwy S, Sebastopol CA 95472
2 Parcels +/- 2.76 Acres & +/-1,908 SF Residence



1794 S HWY 116 HWY S | SEBASTOPOL, CA
MIXED USE PROPERTY



HIGHLIGHTS

- Two contiguous parcels
- Highway 116 Frontage & Visibility
- Mixed-Use Opportunity
- Flexibility for owner-users, investors, or redevelopment
- Strong Surrounding Demographics



CENTURY 21
COMMERCIAL®
Epic

Michael Murphy DRE# 01299702
(707) 332-1195 • M_Murphy@sonic.net

1794 S HWY 116 HWY S | SEBASTOPOL, CA

MIXED USE PROPERTY



Property Overview

1794 Highway 116 S presents a unique Sebastopol property offering with approximately 2.76 combined acres across two contiguous parcels. Located along the Highway 116/Gravenstein Highway corridor with additional access and frontage from Bloomfield Road, the property combines an improved ± 1.26 -acre parcel with an adjoining ± 1.50 -acre commercial vacant land parcel, creating an opportunity for an owner-user, investor, or buyer seeking a larger site with future development potential.

- Address: 1794 Highway 116 S, Sebastopol, CA 95472
- Additional Parcel: 26 Bloomfield Road, Sebastopol, CA 95472
- APNs: 063-040-035-000 & 063-040-034-000
- Two Contiguous Parcels
- Combined Land Area: ± 2.76 Acres
- 1794 Highway 116 S Parcel: ± 1.26 Acres
- 26 Bloomfield Road Parcel: ± 1.50 Acres
- Existing Building: $\pm 1,908$ SF
- Year Built: 1955
- 4 Bedrooms / 2 Bathrooms
- Attached 2-Car Garage
- Highway 116 / Gravenstein Highway Location
- Adjoining Vacant Land Parcel Zoned Commercial
- Existing Improvements Plus Additional Vacant Land

CENTURY 21 COMMERCIAL®

Epic



Michael Murphy DRE# 01299702

(707) 332-1195 • M_Murphy@sonic.net

1794 S HWY 116 HWY S | SEBASTOPOL, CA
MIXED USE PROPERTY



BUILDING

- **±1,908 SF Building on a ±1.26-Acre Parcel**
- **Two Bedrooms / Two Bathrooms**
- **Large Kitchen**
- **Attached Two-Car Garage**
- **Wood-Frame Construction**



CENTURY 21
COMMERCIAL®
Epic

Michael Murphy DRE# 01299702
(707) 332-1195 • M_Murphy@sonic.net

1794 S HWY 116 HWY S | SEBASTOPOL, CA

MIXED USE PROPERTY



The property is positioned within an established West Sonoma County market supported by strong household incomes and a substantial regional population base. The 2025 population expands from 2,521 residents within one mile to 54,525 within five miles and 289,768 within ten miles. Average household income exceeds \$126,000 across all three trade areas, demonstrating meaningful purchasing power surrounding the property.

54,525

5-MILE POPULATION

\$126,066

5-MILE AVG HH INCOME

289,768

10-MILE POPULATION

\$126,667

10-MILE AVG HH INCOME

2025 Population

Radius	1 Mile	5 Miles	10 Miles
2025 Population	2,521	54,525	289,768
2030 Projection	2,361	53,309	289,021
2020 Census	3,215	59,705	292,479

Household Income

2025 Income	1 Mile	5 Miles	10 Miles
Average HH Income	\$128,113	\$126,066	\$126,667
Median HH Income	\$90,106	\$99,271	\$98,559

Consumer Purchasing Power

Higher-income households represent a meaningful share of the surrounding market. Approximately 49.6% of households within five miles earn \$100,000 or more annually, including 16.7% earning \$200,000 or more. Within one mile, 19.6% of households earn \$200,000+ annually.

CENTURY 21
COMMERCIAL®

Select Real Estate

Michael Murphy DRE# 01299702
(707) 332-1195 • M_Murphy@sonic.net



1794 S HWY 116 HWY S | SEBASTOPOL, CA

MIXED USE PROPERTY



The surrounding trade area combines a substantial household base with strong homeownership and highway visibility. There are 19,157 households within five miles and more than 107,000 within ten miles. Owner occupancy reaches 63.0% within five miles, supporting an established residential customer base.

2025 Households

Radius	1 Mile	5 Miles	10 Miles
Households	1,010	19,157	107,422
Owner Occupied	68.5%	63.0%	54.9%
Renter Occupied	31.5%	37.0%	45.1%

Household Income Distribution

Income Range	1 Mile	5 Miles	10 Miles
Under \$50K	19.9%	23.0%	22.1%
\$50K - \$99,999	37.4%	27.5%	28.8%
\$100K - \$149,999	11.9%	19.9%	19.8%
\$150K - \$199,999	11.2%	12.9%	11.8%
\$200K+	19.6%	16.7%	17.6%

Gravenstein Highway / Highway 116 Traffic

19,990 VPD

0.07 MI FROM PROPERTY

Gravenstein Hwy S at Rassagnini Rd SE

21,731 VPD

0.09 MI FROM PROPERTY

Gravenstein Highway South

25,579 VPD

0.63 MI FROM PROPERTY

Gravenstein Highway NW



CENTURY 21 COMMERCIAL®

Select Real Estate

Michael Murphy DRE# 01299702

(707) 332-1195 • M_Murphy@sonic.net

1794 S HWY 116 HWY S | SEBASTOPOL, CA

MIXED USE PROPERTY



SHOPPING, DINING & ENTERTAINMENT

1	Handline	± 1.2 mi
2	Hole in the Wall	± 1.3 mi
3	Downtown Sebastopol / Town Plaza	± 2.0 mi
4	HopMonk Tavern	± 2.0 mi
5	The Barlow Market District	± 2.1 mi
6	Rialto Cinemas	± 2.1 mi

PARKS, RECREATION & CULTURE

7	Luther Burbank Gold Ridge Experiment Farm	± 1.8 mi
8	Ives Park & Pool	± 2.1 mi
9	Joe Rodota / West County Regional Trails	± 2.1 mi
10	Laguna de Santa Rosa / Wetlands	± 2.4 mi
11	Ragle Ranch Regional Park	± 3.0 mi



CENTURY 21 COMMERCIAL.

Epic

Michael Murphy DRE# 01299702

(707) 332-1195 • M_Murphy@sonic.net



COMMERCIAL.



**CENTURY 21
COMMERCIAL.**

Epic

MICHAEL MURPHY DRE# 01299702
(707) 332-1195 • M_Murphy@sonic.net