

OFFERING MEMORANDUM

1221-1225 Highway 116, S.

1225 California 116
Sebastopol, CA 95472

HERE

\$2.1M
PRICE



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PRICE

\$2,100,000

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PRESENTED BY



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Executive Summary

1225 California 116 · Sebastopol, CA 95472



ASKING PRICE

\$2,100,000

Prime Location

We are pleased to present 1221-1225 Highway 116, S., a premier retail/industrial warehouse property. This exceptional property offers investors and users a rare opportunity to acquire a functional, well-maintained property in one of the region's most active industrial corridors.

PROPERTY DATA

1979	Warehouse
	—

Investment Highlights

Approximately half the building is vacant and ready for owner occupant while the other have provides stable income. The C-3 zoning allows for a wide variety of uses and the Highway 116 exposure catches everyone's eye.

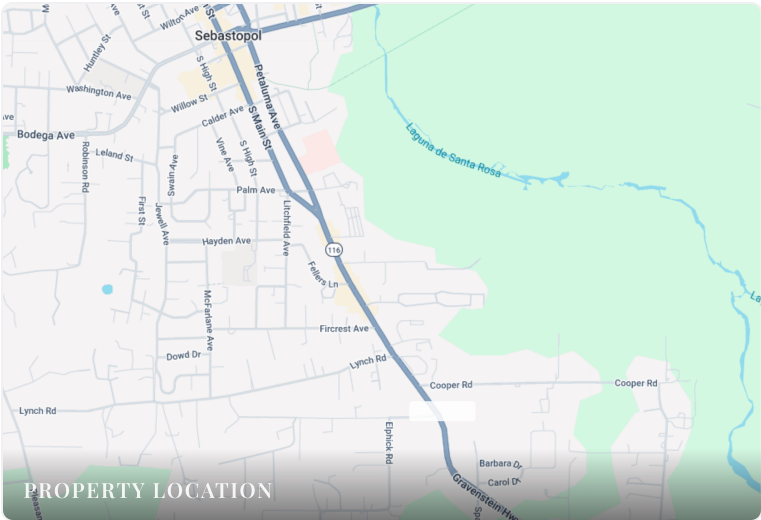
KEY METRICS



Asking Price

\$2,100,000

Location Highlights



LOCATION

Address	1225 California 116
City	Sebastopol
State	California
Zip Code	95472
County	US
Coordinates	38.387021,-122.812821

TRANSIT

Hwy. 116 & Fircrest Ave.	0.3 mi
Hwy. 116 & Bloomfield Rd.	0.6 mi
Fairfield Inn	0.1 mi

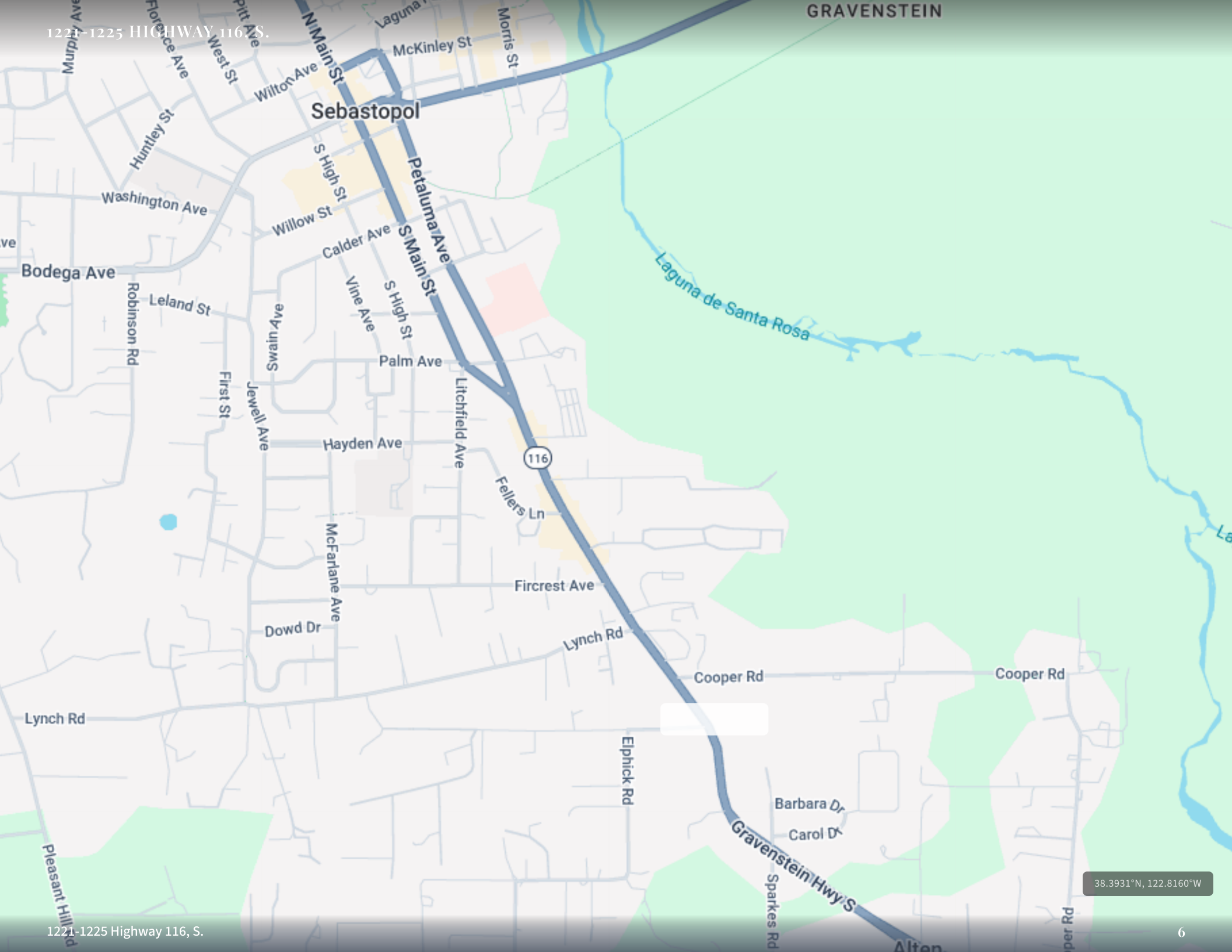
AIRPORTS

Sonoma Valley Airport (0Q3)	22.4 mi
Gross Field Airport	21.9 mi
Petaluma Municipal Airport	14.2 mi

HIGHWAYS

Luther Burbank Memorial Highway	3.7 mi
Redwood Highway	5.2 mi
CA 116	6.6 mi
CA 12	7.4 mi

1221-1225 HIGHWAY 116 S.



1221-1225 Highway 116, S.

38.3931°N, 122.8160°W

Tenant Profiles

E

**Environmental Resource
Solution**

Professional Services

Square Feet: **4,698 SF**

Lease Exp.: **Monthly**

Forestry Services and Reports

Market Overview

Market Overview: Sebastopol, CA

Sebastopol (sib-AST-ə-pohl, -pool) is a city in Sonoma County, California, United States with a recorded population of 7,521, per the 2020 U.S. census.

Sebastopol was once primarily a plum- and apple-growing region. The creation of The Barlow, a \$32 million mall on a floodplain in Sebastopol, has converted old agricultural warehouses into a marketplace for dining, tasting rooms, and art, and has made Sebastopol a Wine Country destination.

Horticulturist Luther Burbank had gardens in this region. The city hosts an annual Apple Blossom Festival in April, Gravenstein Apple Fair in August, and is home to the Sebastopol Documentary Film Festival.



KEY FACTS

Population	7,521
Area	1.9 sq mi
Elevation	269 ft
County	Sonoma County
Incorporated	January 1, 1902
State	California

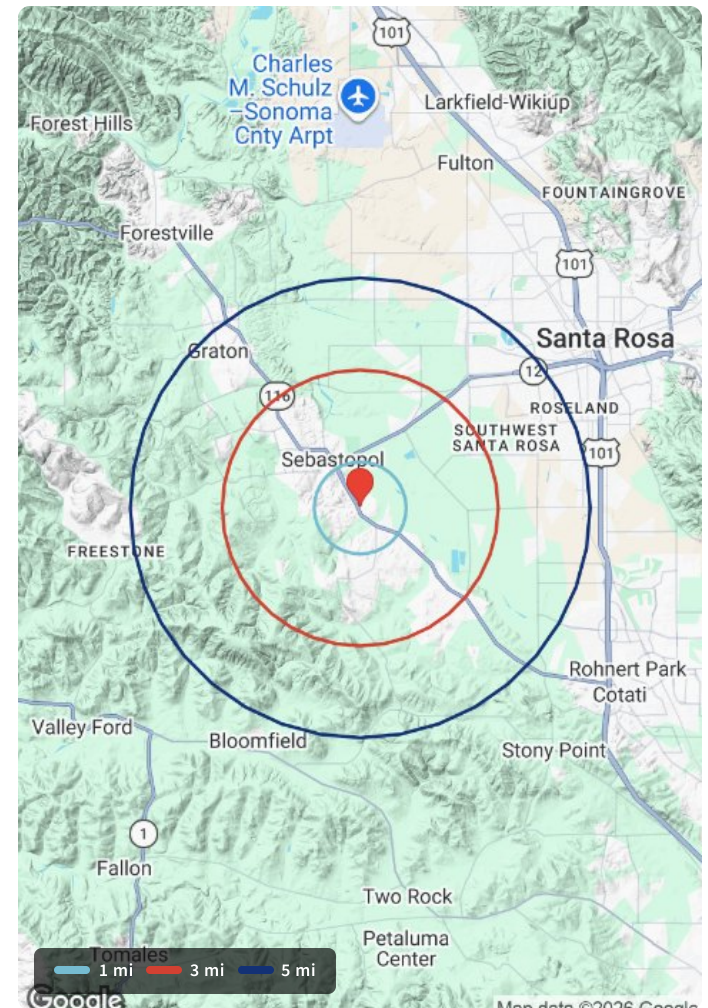
DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	4,073	Population	18,667	Population	60,519
Median HH Income	\$103,665	Median HH Income	\$116,263	Median HH Income	\$112,810
Households	1,721	Households	7,729	Households	21,719

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,259	19,718	51,822
2010 Population	4,033	18,596	56,840
2026 Population	4,073	18,667	60,519
2031 Population	4,035	18,457	60,858
2026-2031 Growth Rate	-0.19 %	-0.23 %	0.11 %
2026 Daytime Population	4,213	19,484	55,372
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,658	7,797	19,274
2010 Total Households	1,698	7,896	21,318
2026 Total Households	1,721	7,729	21,719
2031 Total Households	1,701	7,638	21,740
2026 Avg. Household Size	2.33	2.39	2.75
2026 Owner Occupied Housing	1,145	5,017	14,418
2031 Owner Occupied Housing	1,133	4,994	14,473
2026 Renter Occupied Housing	576	2,712	7,301
2031 Renter Occupied Housing	568	2,644	7,266
2026 Vacant Housing	118	485	1,449
2026 Total Housing	1,839	8,214	23,168
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	132	446	1,035
\$15,000-\$24,999	54	270	805
\$25,000-\$34,999	105	423	883
\$35,000-\$49,999	155	488	1,532
\$50,000-\$74,999	207	744	2,377
\$75,000-\$99,999	179	830	2,708
\$100,000-\$149,999	276	1,542	4,600
\$150,000-\$199,999	201	1,181	3,140
\$200,000 or greater	412	1,805	4,639
Median HH Income	\$103,665	\$116,263	\$112,810
Average HH Income	\$152,023	\$156,457	\$148,613



\$103,665
MEDIAN HH INCOME (1-MI)

\$152,023
AVG HH INCOME (1-MI)

66.5%
OWNER OCCUPIED (1-MI)

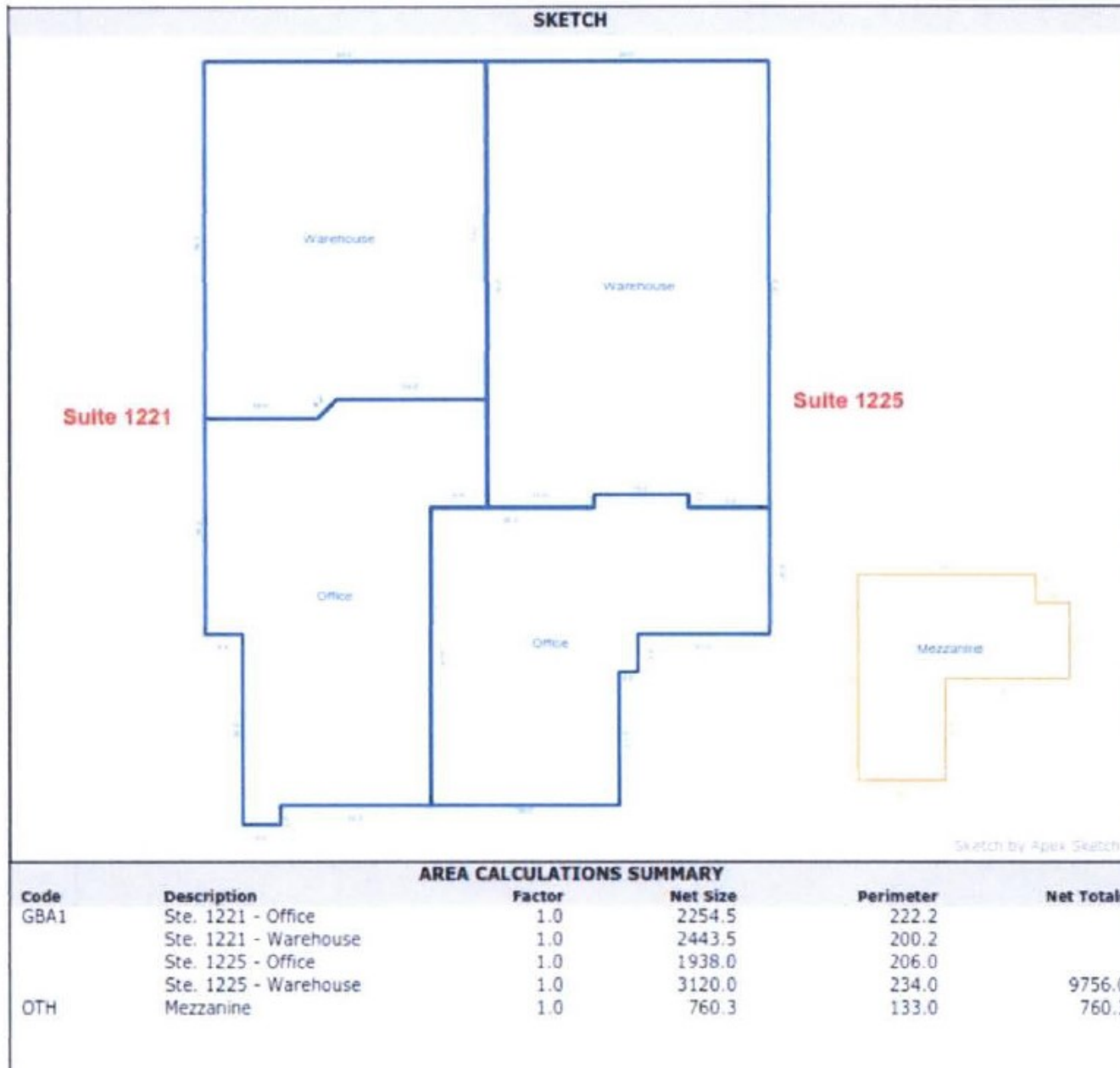
33.5%
RENTER OCCUPIED (1-MI)

6.4%
VACANCY RATE (1-MI)

-0.19 %
2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

Floorplan



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FOR MORE INFORMATION



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