

FOR SALE

503 & 505 SOUTH MAIN ST

SEBASTOPOL, CA 95472



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STABILIZED MIXED-USE INVESTMENT

503 & 505 SOUTH MAIN ST · SEBASTOPOL, CALIFORNIA

OFFERING SUMMARY



W Commercial Real Estate is pleased to present **503 & 505 South Main Street** for sale — a two-unit mixed-use building on a prominent corner at the southern gateway to downtown Sebastopol, with glass storefront frontage onto Highway 116. The property is a natural fit for an **owner-user**: anchor the street-level commercial suite with your own business and let the residence above help offset the cost of ownership, all in one of Sonoma County’s most sought-after downtown corridors. Built in 2006 with wiring and plumbing updated in 2024, the property is in excellent condition.



SALE PRICE
\$550,000



PRICE PER UNIT
\$275,000



NET OPERATING INCOME
\$30,156



CAP RATE
5.48%



PROFORMA CAP RATE
5.73%

PROPERTY HIGHLIGHTS

UNIT MIX

TOTAL UNIT COUNT	2 Units
GROUND FLOOR COMMERCIAL (503)	1 Unit · ±900 SF
RESIDENTIAL 1 BED – 1 BATH (505)	1 Unit · ±960 SF
TOTAL BUILDING SIZE	±1,860 SF



503 & 505 South Main Street is a two-story mixed-use building anchoring the corner of South Main Street and Walker Avenue in Sebastopol. The ground level (503) is a storefront commercial suite of approximately 900 square feet presenting directly to South Main Street — State Route 116 — with corner glass and street-level signage identity. The second level (505) is a self-contained one-bedroom, one-bath residence of approximately 960 square feet with bay-window corner exposure. Built in 2006, the property **forms part of the 501 South Main Street Subdivision**, a small association of four similar units running between South Main Street and Petaluma Avenue with a private parking lot accessed off Walker Avenue. **This offering is the 503/505 unit only.** HOA dues are \$0 per month, wiring and plumbing were updated in 2024, and the property is owned free and clear.



LOT SIZE
0.0496 Acres — 2,162 SF



BUILDING SIZE
±1,860 SF



BUILT
2006



UNITS
2



ZONING
CO — Office Commercial



PARKING
3 Reserved — Private Lot off Walker Ave



POWER
Yes — Wiring Updated 2024



HVAC
Yes



GAS
Yes



SPRINKLERS
Yes



ROOF
2006 Composite



UNIT STYLE
Commercial Ground / Residential 2nd

CURRENT & PROFORMA RENTS				
UNIT	FLOOR PLAN	CURRENT RENT	PROFORMA RENT	TERM REMAINING
503	Ground Floor Commercial · ±900 SF	\$1,490.00	\$1,604.00	Thru 9/30/2026
505	Residential 1 Bed 1 Bath · ±960 SF	\$2,100.00	\$2,100.00	Thru 9/30/2026
Total	2 Units · ±1,860 SF	\$3,590.00	\$3,704.00	—

\$43,080

ANNUAL SCHEDULED INCOME

\$44,448

PROFORMA ANNUAL INCOME

58%

RESIDENTIAL SHARE OF INCOME

CURRENT



GROSS INCOME

\$43,080



CAP RATE

5.48%



GRM

12.77



EXPENSE RATIO

30.00%

ANNUALIZED OPERATING DATA

EXPENSE	PER YEAR
Property Taxes @ 1.25%	\$6,875.00
Additional Operating Expenses	\$6,049.00
Total Expenses	\$12,924.00

PROFORMA



PROFORMA INCOME

\$44,448



PROFORMA CAP

5.73%



PROFORMA GRM

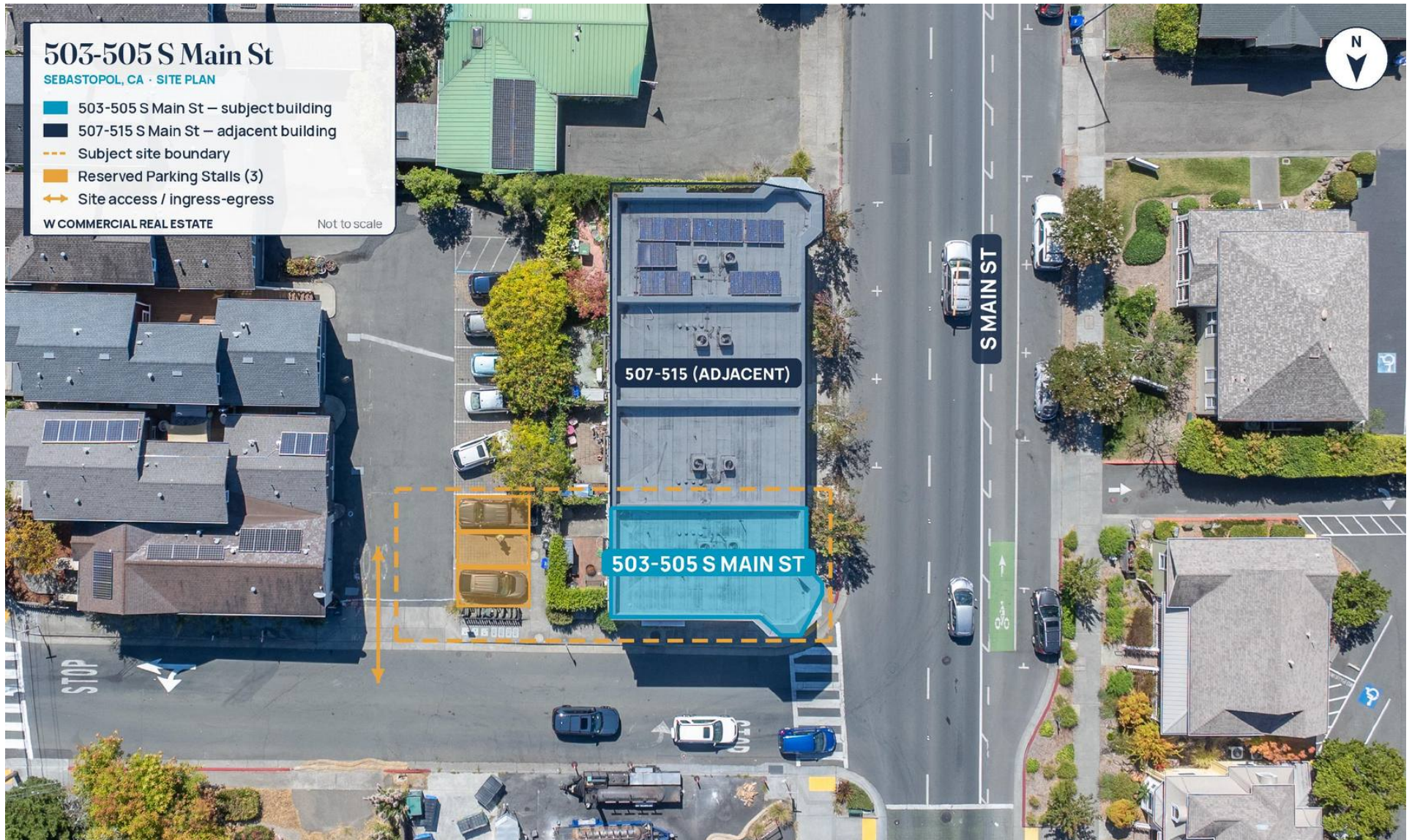
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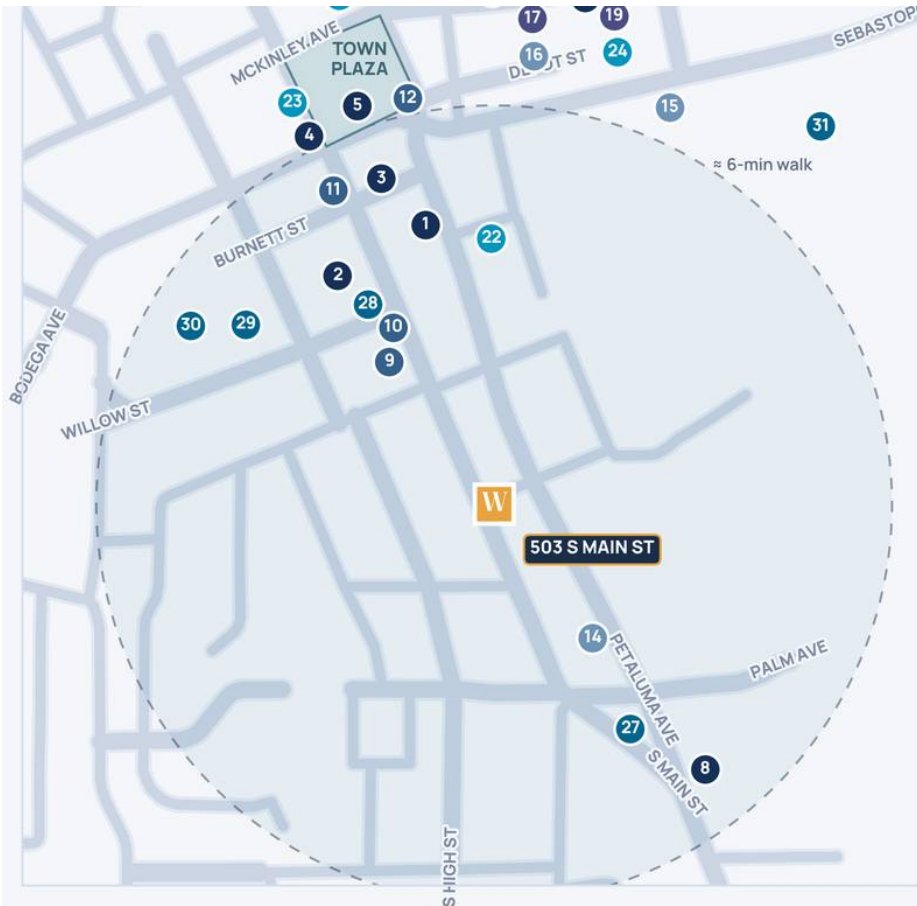


PROFORMA EXP. RATIO

29.08%







DINING

- 1 Hopmonk Tavern
- 2 El Favorito
- 3 Sushi Hana
- 4 Portico
- 5 Ramen Gaijin
- 6 Acre Pizza
- 7 The Farmer's Wife
- 8 Ochoa's Mexican

COFFEE, BAKERY & SWEETS

- 9 Muir's Tea Room
- 10 Grateful Bagel
- 11 Retrograde Coffee
- 12 Screamin' Mimi's
- 13 Taylor Lane Coffee

FITNESS & SERVICES

- 14 Family Pharmacy
- 15 Sebastopol Bike Center
- 16 Inspired Fitness

WINE, BEER & CIDER

- 17 Woodfour Brewing
- 18 Pax Tasting Room
- 19 Kosta Browne Winery
- 20 Crooked Goat Brewing
- 21 Spirit Works

SHOPPING & GROCERY

- 22 The Feed Store
- 23 Copperfield's Books
- 24 Community Market
- 25 Whole Foods Market
- 26 Safeway

CIVIC & PARKS

- 27 Spooner Park
- 28 Sebastopol Post Office
- 29 Center for the Arts
- 30 Ives Park
- 31 Tomodachi Park
- 32 Rialto Cinemas

Dashed ring = 500 m (≈ 6-min walk) · Town Plaza ≈ 7 min, The Barlow ≈ 8 min · pin positions approximate

2025 ESTIMATES

METRIC	1 MILE	3 MILES	5 MILES
 Population	6,828	16,157	55,925
 Households	3,039	6,663	20,246
 Average Household Income	\$125,268	\$133,742	\$130,563
 Median Household Income	\$103,793	\$106,196	\$103,713
 Median Age	51	51	45
 Owner / Renter Occupied	55% / 45%	63% / 37%	66% / 34%
 Civilian Employed	3,455	8,033	29,260

Source: CoStar Demographic Detail Report, 503-515 S Main St, Sebastopol, CA 95472, dated 8/25/2026. 2025 estimates.

DOWNTOWN SEBASTOPOL

Sebastopol Plaza stops ~0.3 mi
S Main St transit stops Walkable

HIGHWAY

Hwy 116 — S Main St Direct frontage
Hwy 12 — downtown junction ~0.4 mi
US-101 — Santa Rosa ~7 mi

SMART RAIL

Santa Rosa Downtown ~7 mi
Rohnert Park ~11 mi

CITIES

San Francisco ~55 mi
Oakland ~60 mi
Sacramento ~90 mi
San Jose ~100 mi

AIRPORTS

STS — Sonoma County ~11 mi
SFO ~65 mi

\$125,268

AVERAGE HOUSEHOLD INCOME, ONE MILE

\$103,793

MEDIAN HOUSEHOLD INCOME, ONE MILE

6,828

POPULATION WITHIN ONE MILE

ABOUT SEBASTOPOL, CA



Sebastopol is a city of roughly 7,400 residents in western Sonoma County, at the junction of Highway 116 and Highway 12 about nine miles west of Highway 101 and the city of Santa Rosa. Incorporated in 1902 and built on the Gravenstein apple industry, Sebastopol today is one of the North Bay's most distinctive small downtowns — a walkable core of independent retail, restaurants, galleries and tasting rooms that draws steady traffic from across west county and from visitors moving between Santa Rosa and the Russian River and coast.

The Barlow, a twelve-acre former apple-processing campus converted into a market district of makers, restaurants, breweries and tasting rooms, anchored a broader repositioning of the downtown and remains the city's marquee destination.

The local economy is small-business driven and weighted toward professional and technical services, education and health care, with a resident employed population of roughly 3,500 and an average commute of under 24 minutes. Housing is expensive and tightly held — a median property value near \$846,000 against 56% homeownership.

The one-mile trade area around South Main Street is **45% renter-occupied**, an unusually high share for Sonoma County. That supports consistent demand both for well-located rental housing and for the ground-floor commercial space that serves it — which is precisely the two-sided income this building produces.



7,445

2024 POPULATION

49.1

MEDIAN AGE

\$87,684

MEDIAN HOUSEHOLD INCOME

W Commercial Real Estate is a renowned brokerage firm based in Northern California, delivering a full spectrum of commercial real estate services. Our offerings include leasing, sales, and acquisitions, all tailored to address the diverse needs of our clients.

Our in-house marketing team utilizes an advanced platform to spotlight property opportunities in the marketplace. Leveraging cutting-edge technology, we identify potential buyers and

tenants specific to each property, ensuring comprehensive marketing coverage locally, regionally, and nationally.

Our business is built on a foundation of integrity and deep market knowledge. We pride ourselves on delivering exceptional results, informed by our extensive expertise in the commercial real estate industry. W Commercial Real Estate is dedicated to exceeding client expectations through innovative strategies and unparalleled service.



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