

FOR LEASE

±1,920 SF RETAIL AVAILABLE

6957 Sebastopol Ave., Sebastopol, CA 95472



LOCKEHOUSE

METROVATION

Daniel Etter | Broker | (510) 219-1376 | Daniel@LockeHouse.com | License #02192761

Anthony Seiler | Property Manager | Metrovation Brokerage Inc. | License #01780115

SUMMARY

ADDRESS	6957 Sebastopol Ave., Sebastopol, CA 95472
AVAILABLE	Now
BUILDING AREA	± 1,920 SF
REAR PATIO	± 400 SF
LOT AREA	± 2,178 SF
BUILT	1906
RENT	\$2.25 / SF / Month + NNN
ZONING	Commercial District Downtown Core https://sebastopol.municipal.codes/SMC/17.25.040

HIGHLIGHTS

- One of Sebastopol's Most Iconic Buildings
- Heart of Downtown Sebastopol
- Outdoor Seating Area
- Signage Opportunity Available
- Currently Free Public Parking Available
- Public Parking within 1 Block



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The subject property is a 1,920 square foot trophy commercial building, formerly Jasper's, now available for lease. Featuring a prominent location on Sebastopol Ave., this building offers excellent visibility and high foot traffic, making it an ideal spot for a wide range of businesses. The building boasts a charming façade with large display windows, providing ample space for showcasing your products or services and attracting customers. Inside, the building offers an open layout with high ceilings, allowing for flexible customization to suit your business needs. There is currently a built in bar that can be utilized or removed depending on the use.

The offering is an exciting opportunity for businesses looking to establish or expand Sebastopol's vibrant community. Sebastopol Avenue is a bustling commercial area, known for its diverse mix of businesses including restaurants, boutiques, art galleries, and more. Nestled in Sonoma's wine country, the town of Sebastopol is renowned for its unique and progressive culture, bound to draw locals and tourists alike. The property's central location and easy access to major highways present an excellent opportunity to tap into Sebastopol's thriving market. The prime location offers a chance to lease a piece of Sebastopol's history and establish your own in the community. Please contact us today to schedule a viewing and explore the potential of this unique opportunity.

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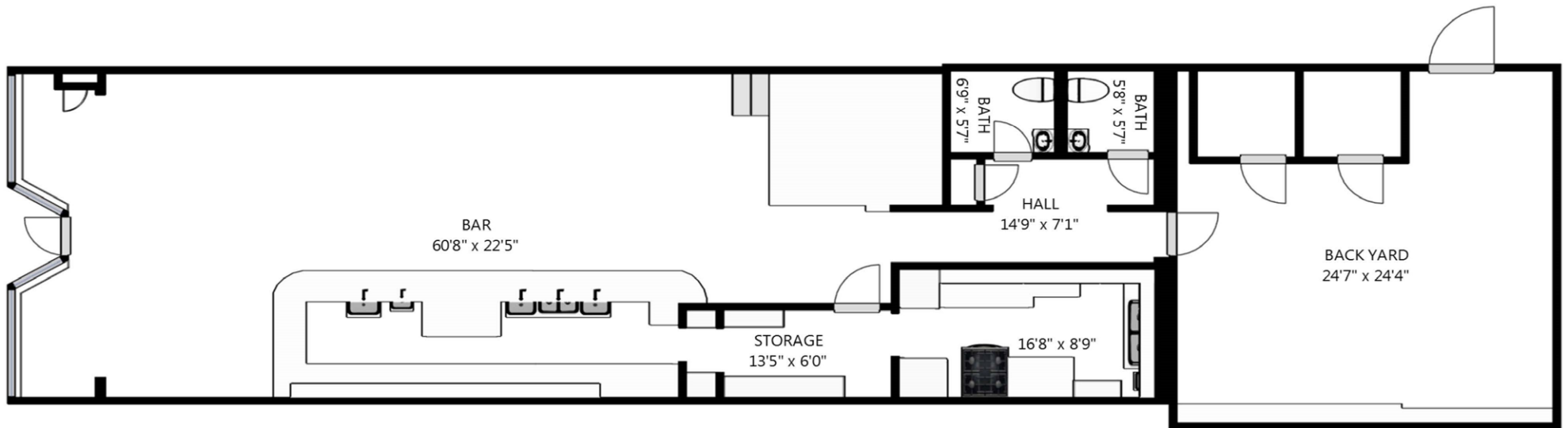
Broker

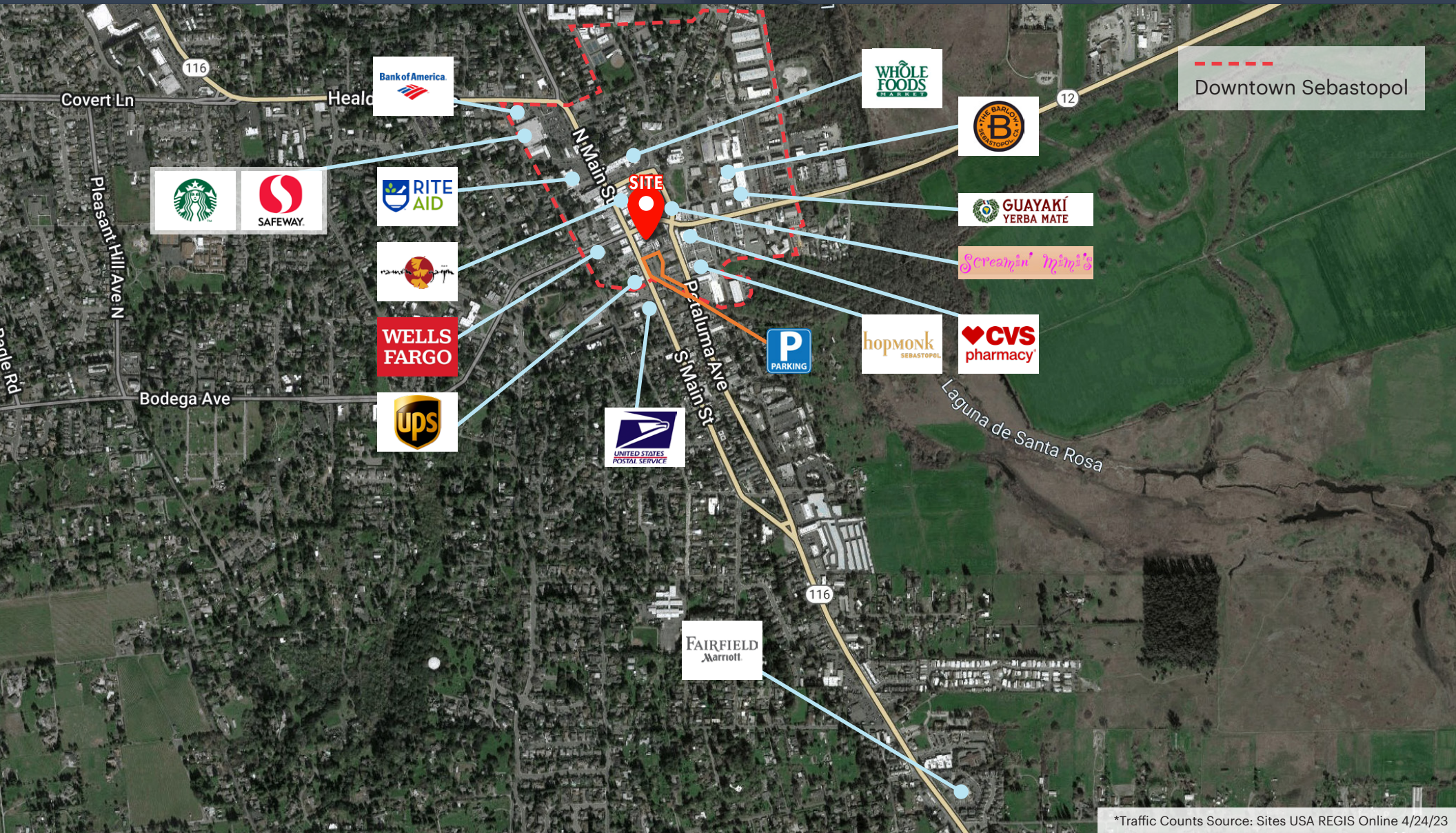
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2D Floorplan





*Traffic Counts Source: Sites USA REGIS Online 4/24/23

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ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
7,008	18,611	60,497



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,197	7,796	22,638



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
5,501	9,088	19,828



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
5,134	14,512	48,740



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$116,849	\$133,311	\$131,136



TOTAL HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$3,094	\$3,410	\$3,358



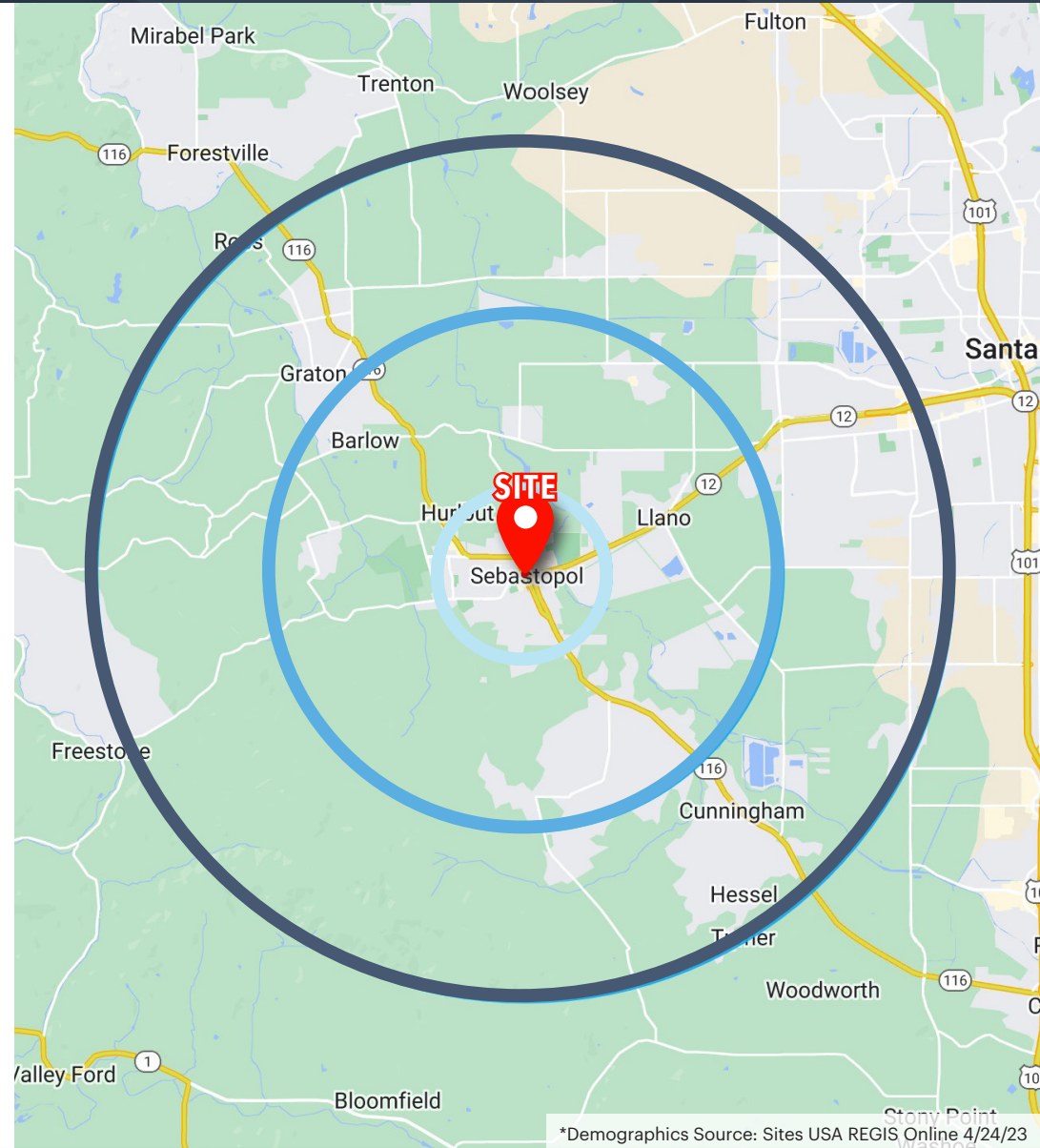
AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.31 M	\$1.46 M	\$1.34 M



FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$960	\$1,053	\$1,039



*Demographics Source: Sites USA REGIS Online 4/24/23

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ZONING: COMMERCIAL DISTRICT DOWNTOWN CORE

A. PURPOSE

The CO District is intended to create, preserve, and enhance areas containing a mixture of professional, medical, administrative, and general offices, residential, and small-scale retail uses and to encourage mixed-use developments of commercial and residential uses. This district is typically appropriate along major thoroughfares and adjacent to residential neighborhoods.

B. PERMITTED USES

The following uses are permitted:

1. Convenience sales and Services
2. Food Sales
3. Home Occupations
4. Office
5. Outdoor Commercial BBQ
6. Restaurant, Table or Counter Service
7. Restaurant, Walk-Up
8. Retail Sales
9. Community Park
10. Small Community Education
11. Affordable Housing Projects

C. CONDITIONAL USES PERMIT, PLANNING COMMISSION REVIEW

The following activities are permitted with a Land Use Permit:

- | | |
|---|--------------------------------------|
| 1. Alcoholic Beverage Tasting Establishment | 12. Health Care Uses |
| 2. Animal Hospital, Office Only | 12. Large community education |
| 3. Automotive Sales, Service and repair | 13. Large Community Education, Adult |
| 4. Exercise Facilities | 14. Outdoor Farmers Market |
| 5. Extensive Commercial | 15. Parking Facilities |
| 6. Outdoor Commercial BBQ | 16. Utility Civic |
| 7. Fast Food | |
| 8. Artist Work Studios and Arts Related Fabrication | |
| 9. Community Assembly | |
| 10. Community Garden | |
| 11. Community Non Assembly | |



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