



Keegan & Coppin
COMPANY, INC.

FOR LEASE

950-980 GRAVENSTEIN HWY S
SEBASTOPOL, CA

Gravenstein Square

Go beyond broker.

REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM



GRAVENSTEIN SQUARE RETAIL SPACE FOR LEASE



950-980 GRAVENSTEIN HWY S
SEBASTOPOL, CA

**GRAVENSTEIN SQUARE
FOR LEASE**

PROPERTY INFORMATION

HIGHLIGHTS

- Strong Visibility and Traffic Counts
- Monument Signage on Both Entrances Conveniently Located on Gravenstein Hwy S (Hwy 116)
- Join Successful Tenant Mix with Anytime Fitness, Hole in The Wall, Psychic Pie Pizza and More!

AVAILABILITY

962 GRAVENSTEIN: 1,522+/- SF

964 GRAVENSTEIN: 2,650+/- SF

970 GRAVENSTEIN: 700+/- SF

978 GRAVENSTEIN 650+/- SF

DESCRIPTION

Prominent end-cap suite with an existing coffee shop build-out, including dining area, 2 restrooms, multiple floor sinks and extensive plumbing. Large outdoor seating area and strong visibility within the center. Well suited for coffee or other food and beverage uses. Available 01/01/2027. Base Rent: Negotiable.

Previous ballet studio, includes a nice open retail area with back room for additional retail showroom or storage. Space has nice high ceilings, skylights for natural light and 2 private restrooms. \$1.50 PSF NNN.

2nd-floor office with high ceilings, large window and painted wood floors. Includes 1 small private office, open space and kitchenette. Creative fun office for artist, architect or others seeking a unique opportunity in a great location. \$1.10 PSF NNN.

Inline unit with waiting room, treatment area, and private restroom. Perfect for acupuncture, chiropractor, beauty services or small retail or office uses. \$2.30 PSF NNN.

LEASE TERMS

RATE

\$1.10 PSF - \$2.30 PSF

TERMS

NNN

PARKING

91 Spaces On Site

ZONING

CG - General Commercial
Formula Retail Allowed

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DESCRIPTION OF AREA

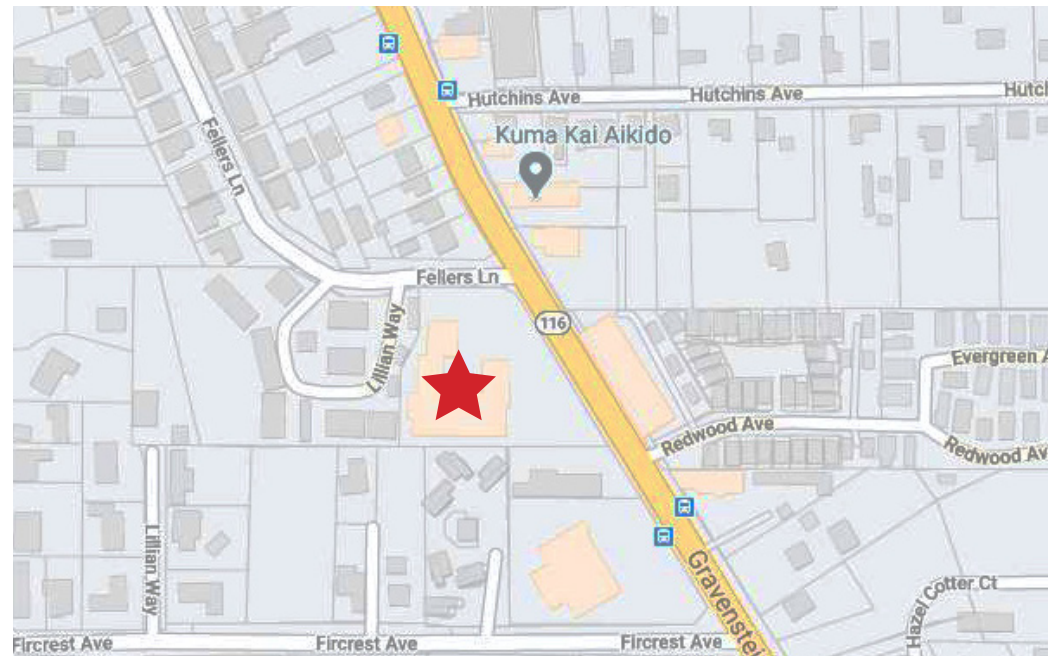
Easily identifiable landmark center on Sebastopol's most traveled road with two separate monument signs to take advantage of the strong traffic counts. Property is less than a mile to Sebastopol's historic downtown and Hwy 12 and approx. 7 miles to Hwy 101.

NEARBY AMENITIES

- Downtown Sebastopol
- Walking Distance to Coffee Shops, Restaurants, and Services

TRANSPORTATION ACCESS

- Located on Highway 116



Traffic Count - 970 Gravenstein Highway S			
S Main St @ Palm Ave SE: 18,088			
Gravenstein Hwy S @ Southpoint Ave: 23,303			
S Main St @ Gravenstein Hwy S: 12,865			
Demographics	1 mile	3 mile	5 mile
2024 Population Summary	5,302	16,612	53,994
2024 Avg. Income	\$94,666	\$109,403	\$101,590

Keegan & Coppin Co., Inc.
1201 N McDowell Boulevard
Petaluma, CA 94954
www.keegancoppin.com
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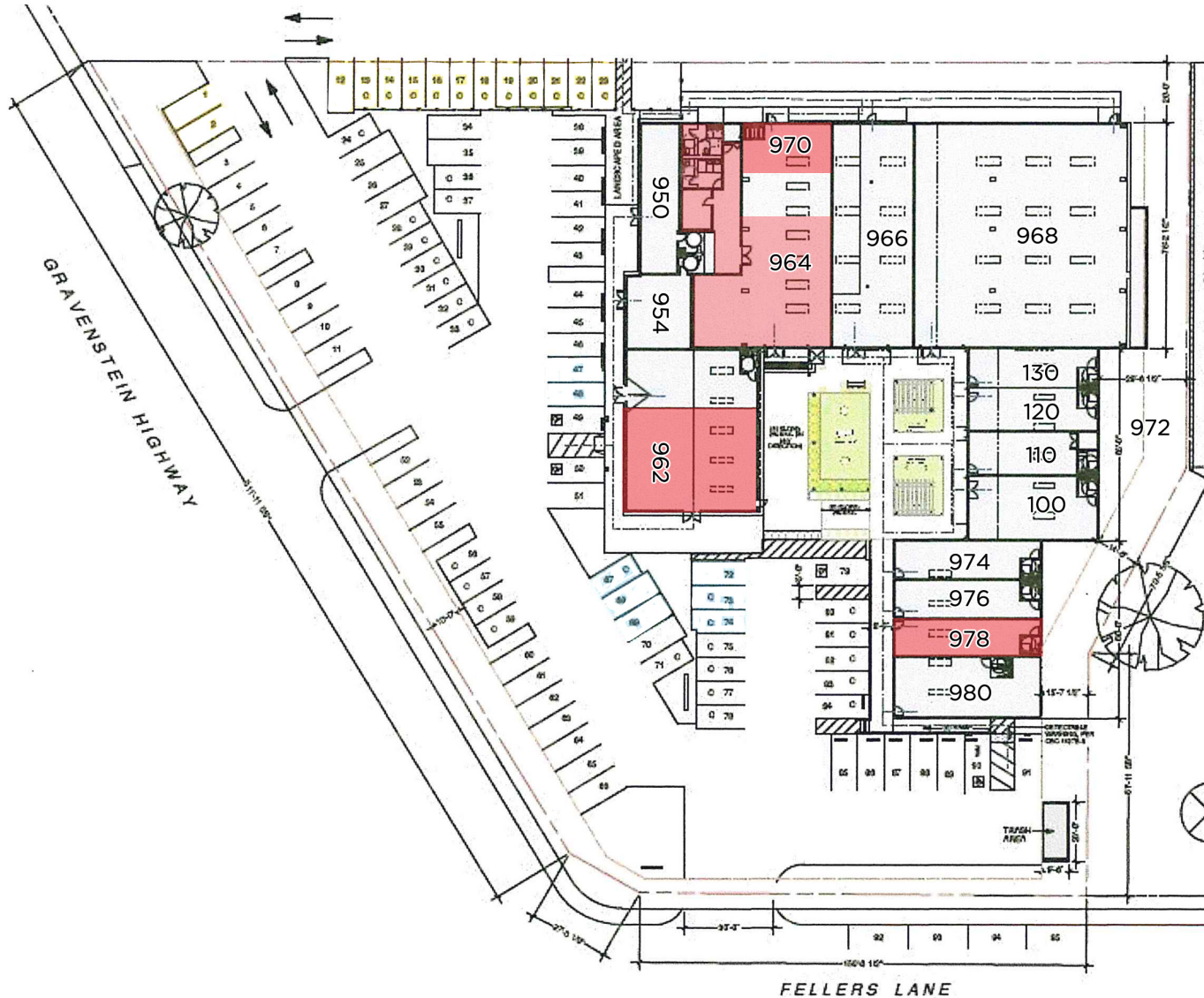


GRAVENSTEIN SQUARE SITE PLAN



950-980 GRAVENSTEIN HWY S
SEBASTOPOL, CA

**GRAVENSTEIN SQUARE
FOR LEASE**



UNIT	TENANT
950	The Hive Hair Salon
954	Bubbles Boba Tea
958	Lori's Mattresses
962	AVAILABLE 01/01/2027
964	AVAILABLE
966	Lua Viet Restaurant
968	Anytime Fitness
970	AVAILABLE
972 Ste 100	Hole in the Wall
972 Ste 110	Hole in the Wall
972 Ste 120	Kinfolk Hair Salon
972 Ste 130	Dog Grooming
974 & 976	Deja Vu Nail Salon
978	AVAILABLE
980	Psychic Pie Pizza



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