



846 Broadway

846 BROADWAY, SONOMA, CA 95476

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Property Summary

846 BROADWAY | SONOMA



Property Description

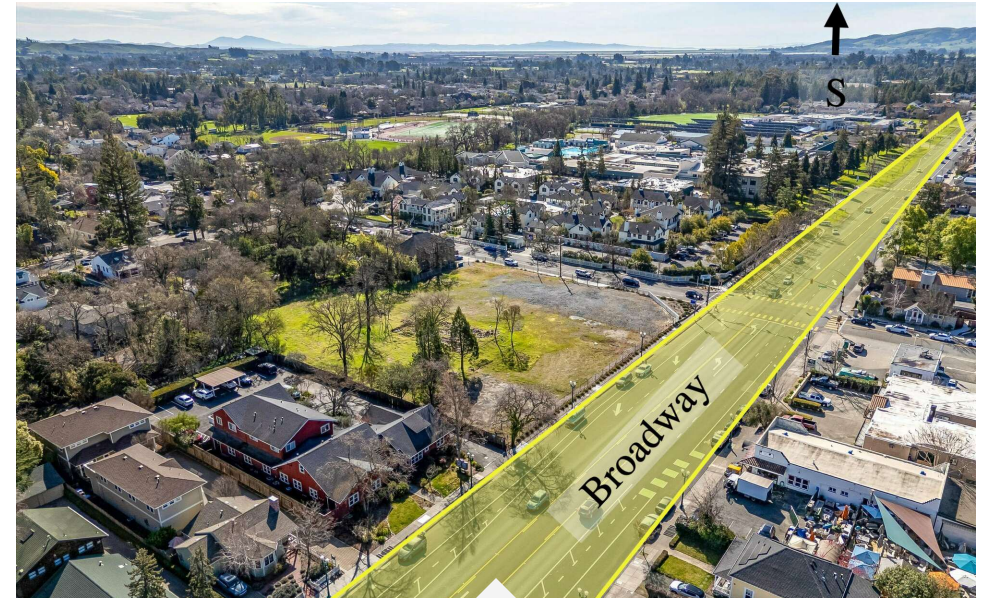
Discover an unparalleled leasing opportunity at **846 Broadway, Sonoma**. This exceptional property offers a modern and professional environment, ideal for businesses seeking a prime office location. Boasting a thoughtfully designed interior coupled with contemporary amenities, the property provides an inviting ambiance for both employees and clients. Ample parking and convenient access ensure ease of commute, while flexible office spaces cater to a variety of business needs. With attention to detail and a professional management team dedicated to maintaining the highest standards, 846 Broadway presents an attractive leasing prospect for businesses looking to establish a strong presence in Sonoma.

OFFERING SUMMARY

| | |
|------------------|------------------------------|
| Lease Rate: | \$3,500.00 per month (Gross) |
| Number of Units: | 6 |
| Available SF: | 1,000 SF |
| Lot Size: | 31,553 SF |
| Building Size: | 9,005 SF |

Property Details & Highlights

846 BROADWAY | SONOMA

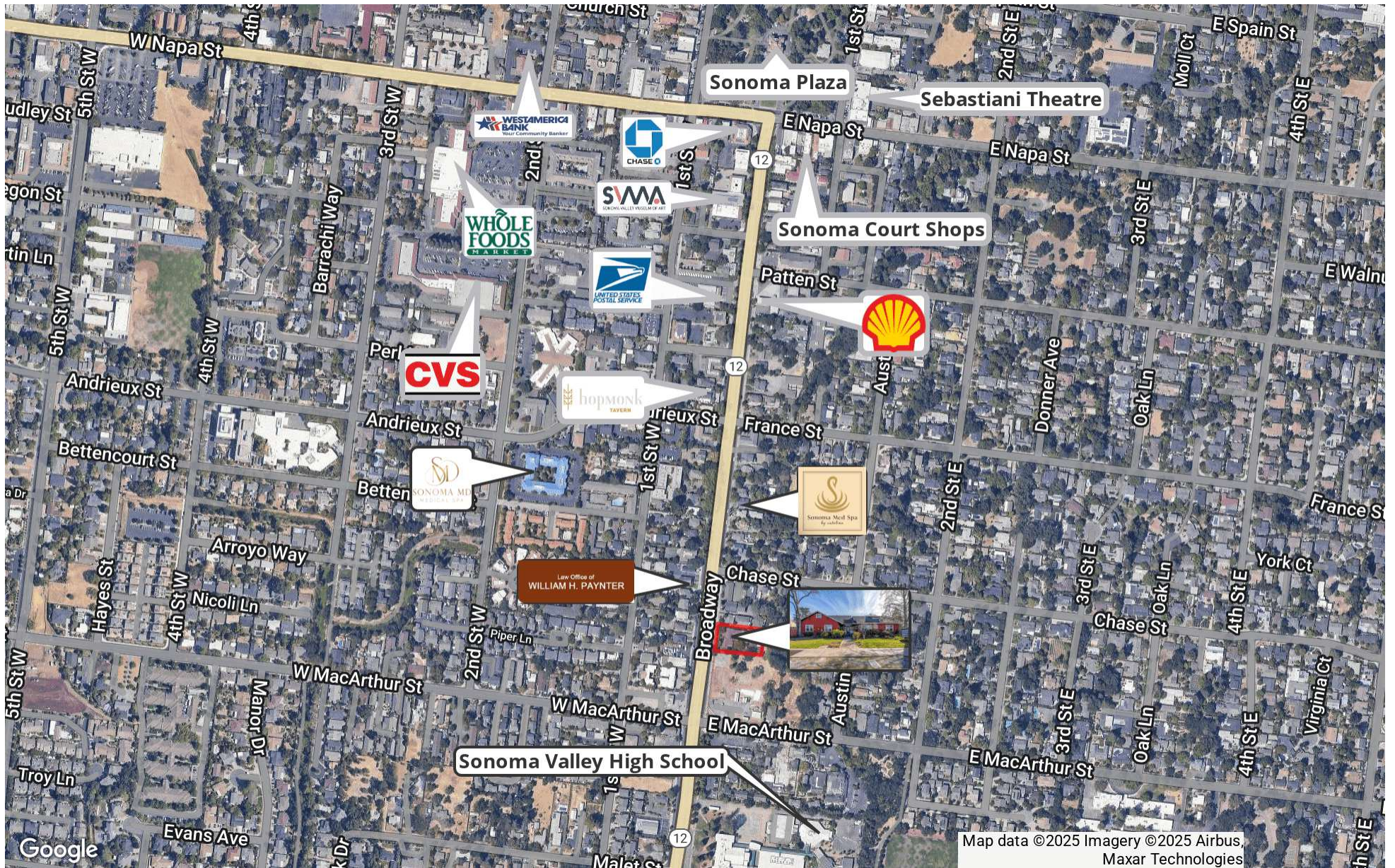


| | |
|----------------------------|------------------------|
| Building Name | 846 Broadway |
| Property Type | Office |
| Property Subtype | Office Building |
| APN | 018412032000 |
| Building Size | 9,005 SF |
| Lot Size | 31,553 SF |
| Building Class | C |
| Year Built | 1997 |
| Number of Floors | 1 |
| Number of Buildings | 2 |

- Inviting and modern interior spaces
- Contemporary amenities and fixtures
- Flexible office layouts for various business needs
- Ample parking for tenants and visitors
- Professional and attentive property management
- Thoughtfully designed for comfort and productivity
- Strategic location in the heart of Sonoma
- Well-maintained and captivating environment
- Water, garbage, PG&E and weekly office cleaning included

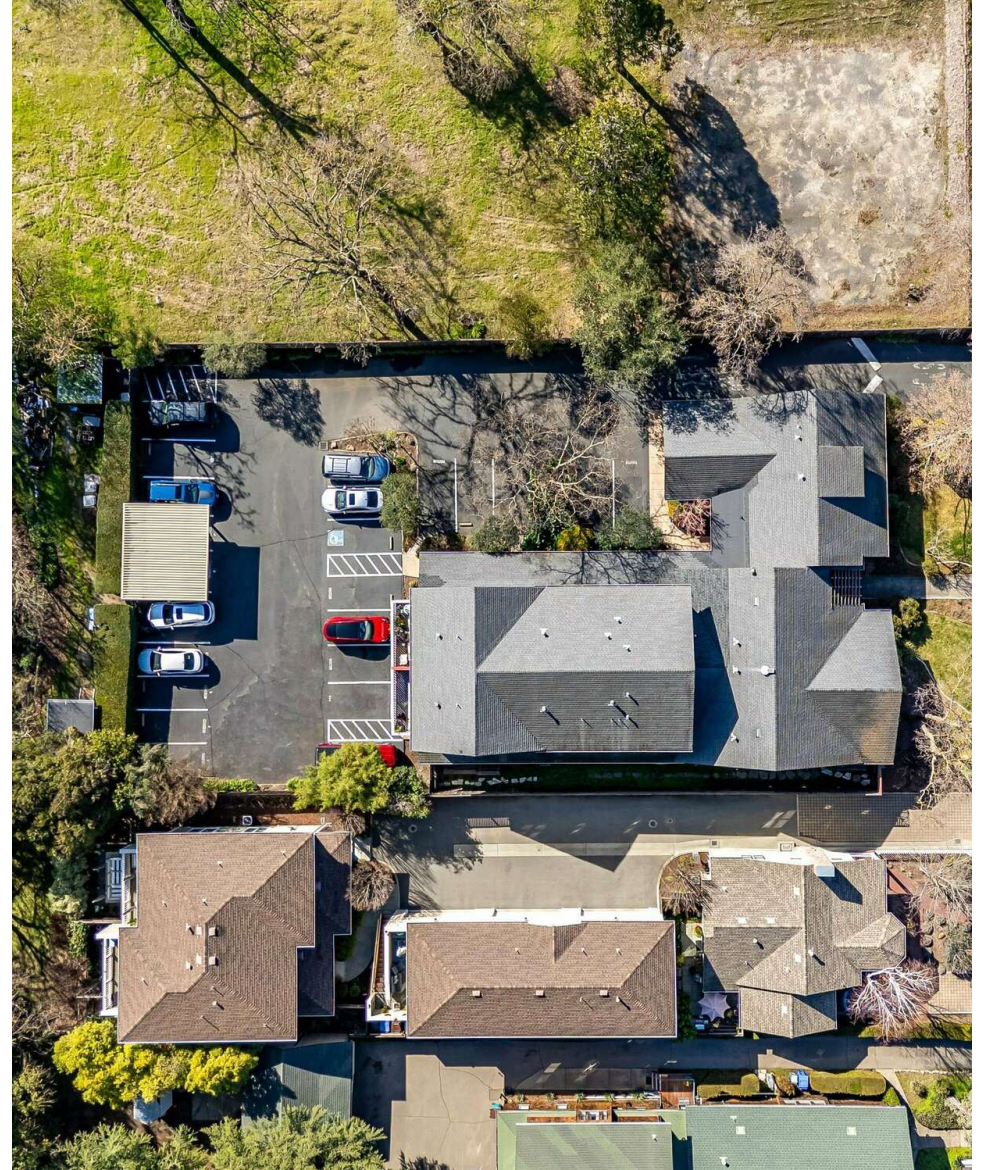
Sonoma Retailer Map

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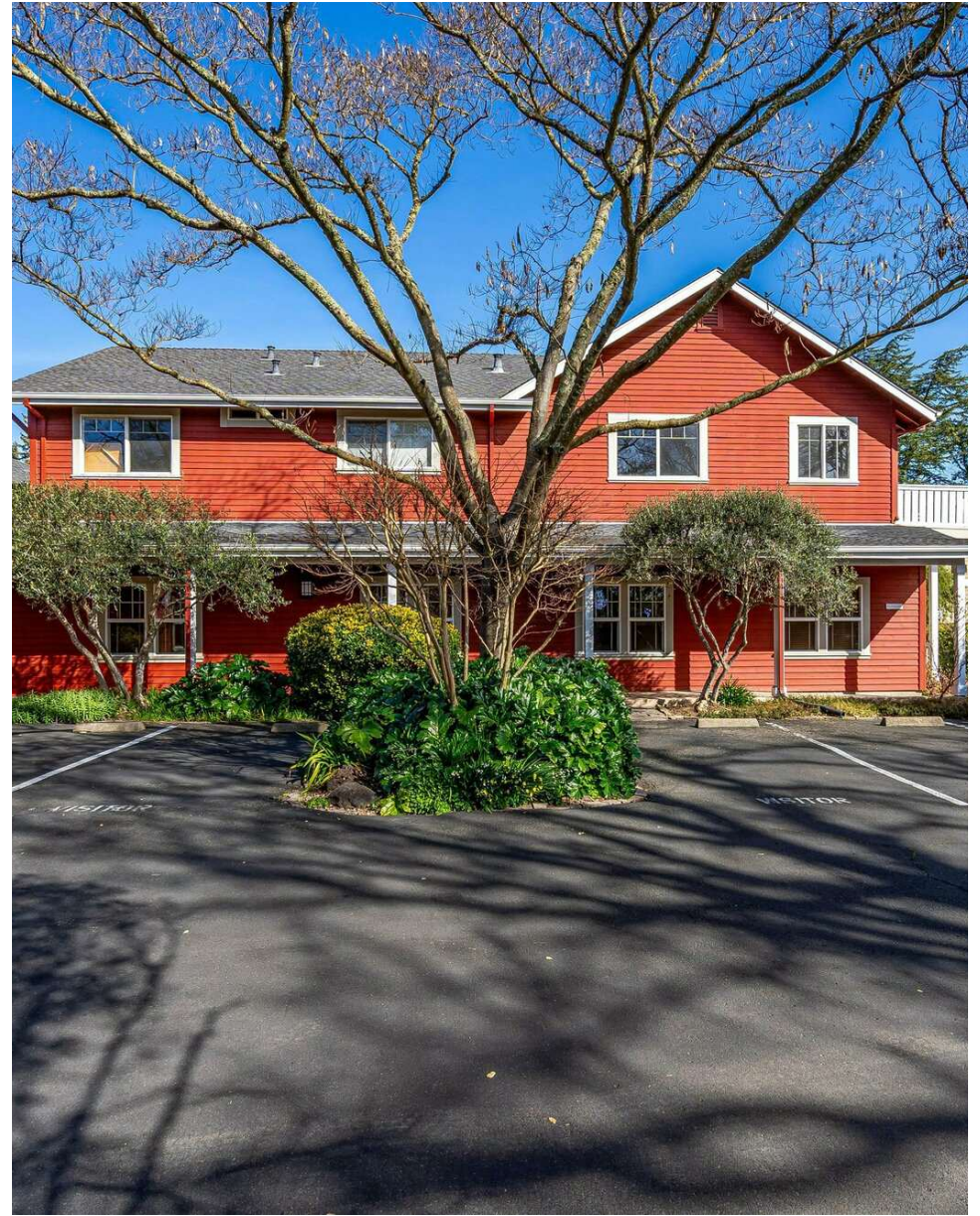
Aerial Photos

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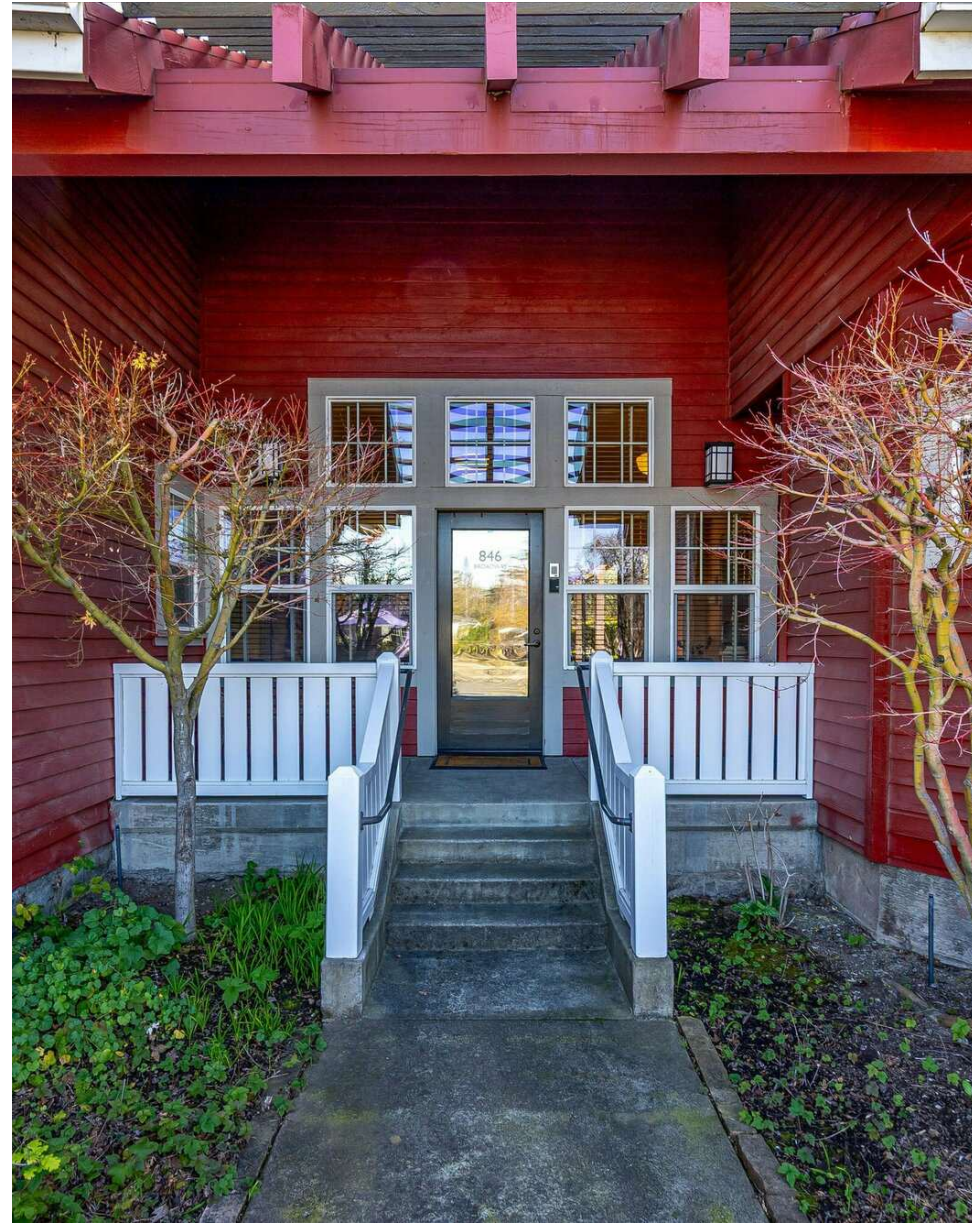
Exterior Photos

846 BROADWAY | SONOMA



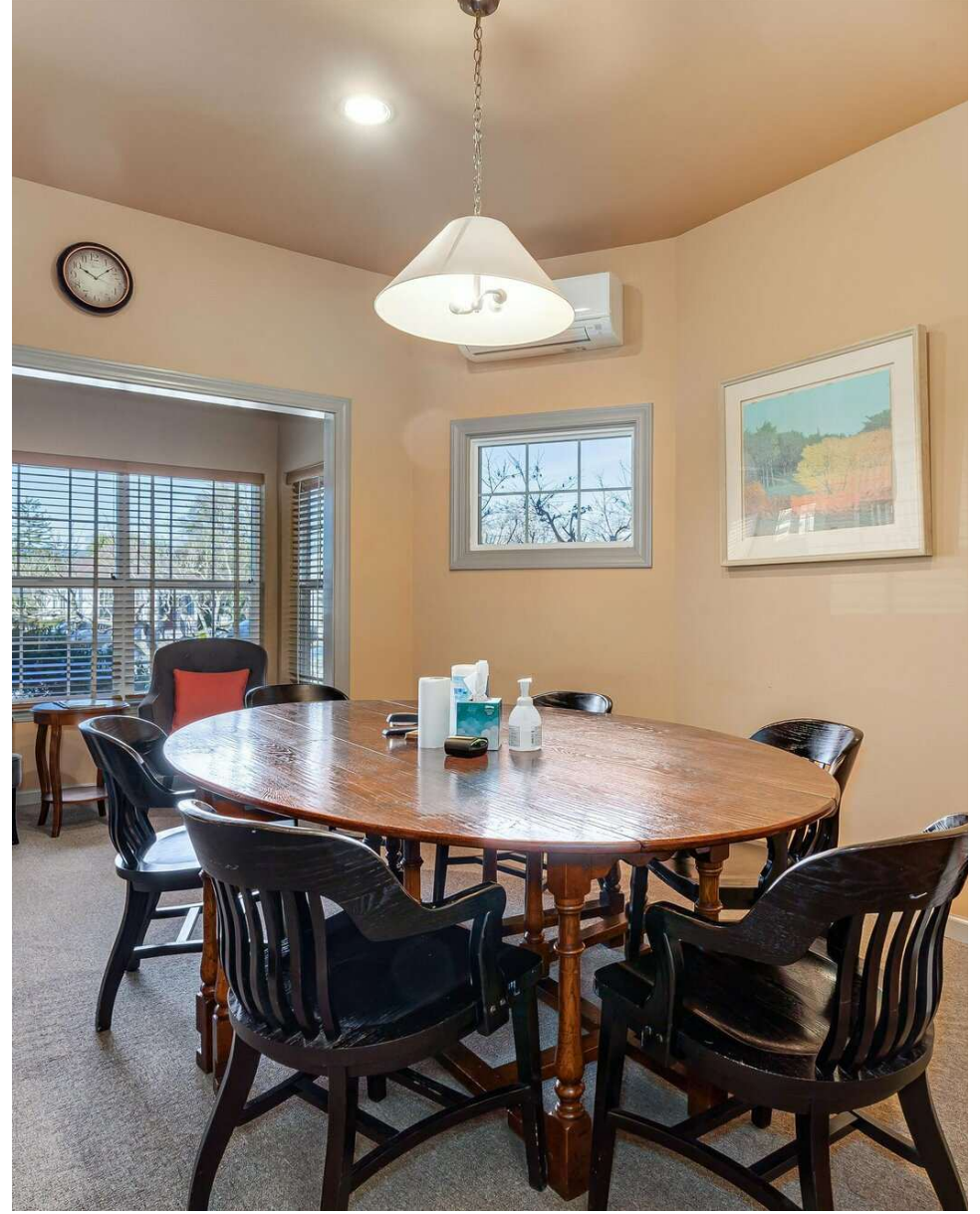
Exterior Photos

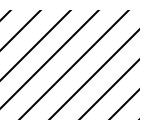
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Interior Photos

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Interior Photos

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Interior Photos

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About Sonoma

Nestled in the heart of Sonoma, the surrounding area of the property exudes a captivating energy, blending historic charm with modern conveniences. Flourishing with local boutiques, inviting cafes, and esteemed restaurants, the area provides a vibrant backdrop for a thriving office community. Just moments away, Sonoma Plaza stands as a historic hub, offering an array of cultural attractions and frequent community events. The nearby vineyards and picturesque parks offer a serene escape from the daily hustle, while providing ample opportunities for team-building activities and client entertainment. This dynamic location ensures a perfect fusion of work-life balance, making it an enticing choice for businesses seeking a prime office location in Sonoma.

| POPULATION | 1 MILE | 5 MILES | 10 MILES | HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|----------------------|---------------|----------------|-----------------|--------------------------------|---------------|----------------|-----------------|
| Total Population | 9,411 | 33,906 | 106,838 | Total Households | 4,412 | 14,493 | 42,028 |
| Average Age | 51 | 48 | 45 | # of Persons per HH | 2.1 | 2.3 | 2.5 |
| Average Age (Male) | 49 | 46 | 44 | Average HH Income | \$160,954 | \$158,346 | \$153,248 |
| Average Age (Female) | 54 | 49 | 47 | Average House Value | \$1,159,187 | \$1,058,822 | \$1,019,995 |



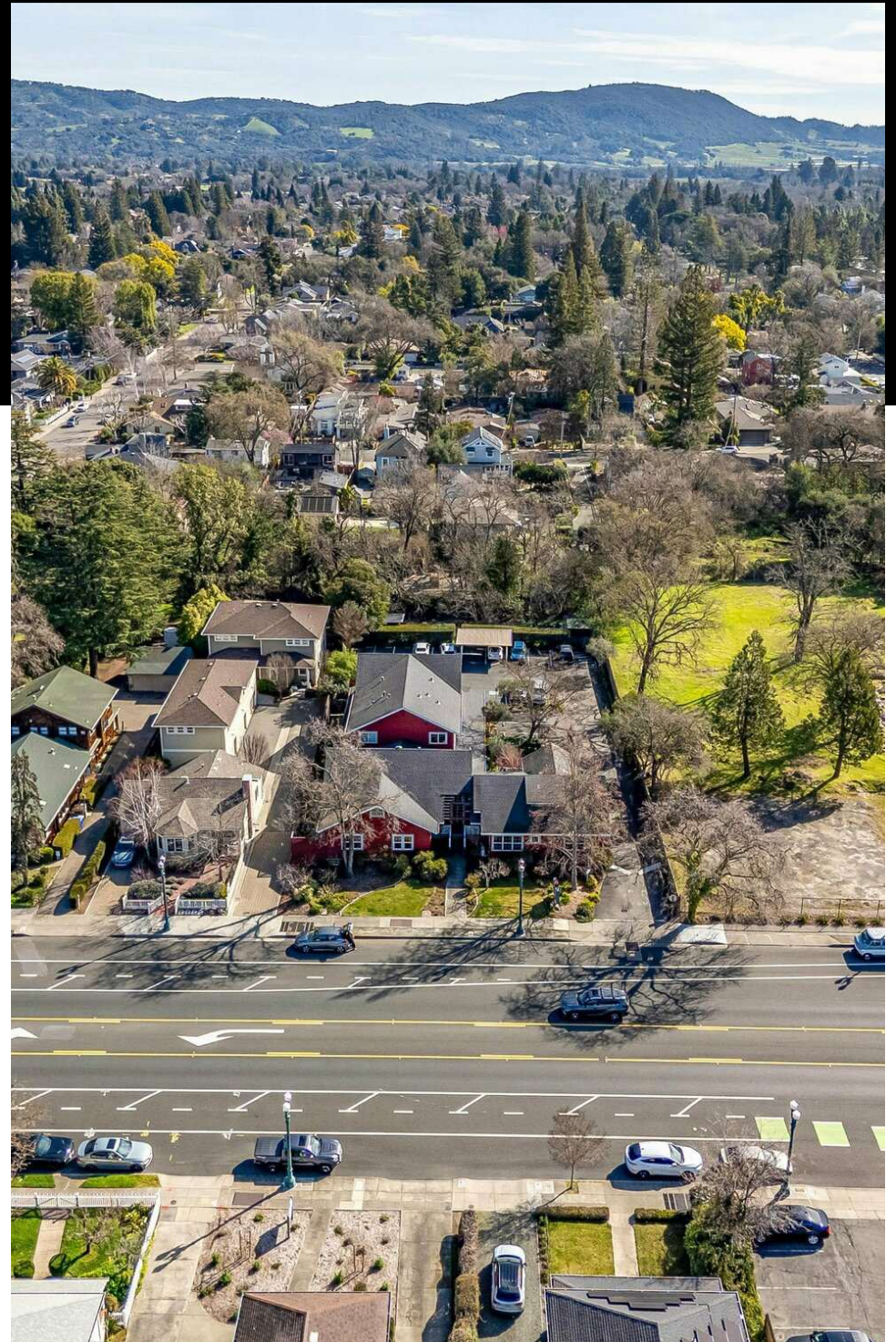
About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

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This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

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