



OFFERING MEMORANDUM

1420 HEALDSBURG
AVE

HEALDSBURG, CA 95448

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GOLDEN THREAD
REAL ESTATE

THE OPPORTUNITY

EXECUTIVE SUMMARY

Opportunities of this scale and flexibility are increasingly rare in Healdsburg.

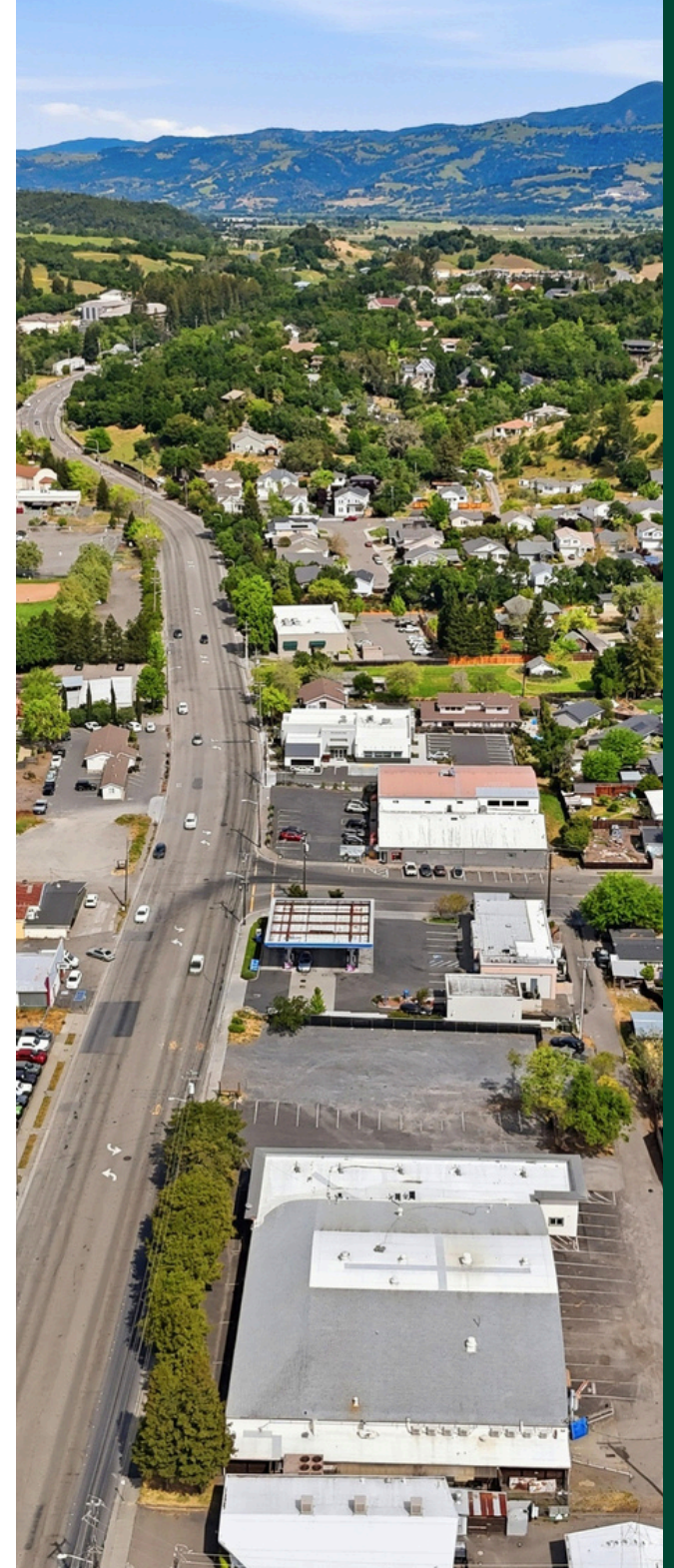
Positioned on approximately 0.93 acres, this ±16,272 sq ft commercial building offers a compelling foundation for businesses seeking control, functionality, and long-term presence in one of Sonoma County's most sought-after markets.

The property features a well-configured layout with expansive shop space, approximately 14' ceilings, 3-phase 208V / 600 amp power, multiple Daikin mini-split HVAC systems (installed 2018), and a seamless blend of office and warehouse areas. Additional highlights include a loading dock, grade-level roll-up access, multiple restrooms, and an estimated ±50 on-site parking spaces—supporting a wide range of operational needs.

Zoned CS (Commercial Service), the property supports a broad spectrum of uses including retail, showroom, office, medical, and service-based businesses, as well as automotive sales, equipment rental, contractor shops, and other light commercial operations. The zoning also allows for a range of conditionally permitted uses—such as automotive repair, contractor yards, warehouse-style retail, and certain light manufacturing—providing additional flexibility subject to City approval. Designed to accommodate service-oriented businesses that benefit from visibility, access, and functional space, this designation creates a rare opportunity to align your business with the right environment for growth.

An adjacent ±0.2342 acre parcel is also available for purchase and carries the same CS (Commercial Service) zoning, offering seamless expansion potential for additional parking, yard space, or future development—bringing the total potential control to over 1.16 acres.

In a market where large-format commercial properties are tightly held and rarely come available, 1420 Healdsburg Avenue presents a unique opportunity to secure both immediate usability and long-term optionality in a premier location.



PROPERTY SUMMARY

PROPERTY ADDRESS	1420 Healsburg Ave
PRICE	\$2,995,000
PRICE PER SF	\$184.06
SQUARE FEET	16272 SF
LOT SIZE	0.93 AC
YEAR BUILT	1960
PROPERTY TYPE	Flex
BUILDING CLASS	C
ZONING	CITYHE - Zoned CS



HIGHLIGHTS

- Office + warehouse configuration
- Flexible CS zoning
- ~50 existing parking spaces
- Potential 80+/- parking with adjacent parcel
- 3-phase power
- Loading dock + grade-level access
- Strong Healdsburg location



CS ZONING OVERVIEW

Buyer to independently verify all permitted and conditionally permitted uses with the City of Healdsburg.

The Commercial Service (CS) zoning designation allows for a broad range of service-oriented, retail, automotive, and light commercial uses. This framework supports both immediate occupancy and future repositioning opportunities.

Permitted Uses (By Right)

- Restaurants, cafés, and eating establishments
- Retail businesses and consumer services
- Medical and professional offices
- Contractor shops and service-based operations
- Equipment rental and light commercial uses

Conditionally Permitted Uses (CUP Required)

- Drive-through or walk-up restaurants
- Bars, cocktail lounges, and nightclubs
- Automotive repair and service stations
- Contractor yards and building material sales
- Light manufacturing and processing



1420 HEALSBURG AVE, HEALDSBURG, CA

EXPANSION OPPORTUNITY

The adjacent parcel (.2342 AC) significantly enhances the functionality and long-term potential of the property, increasing the total site area to approximately 1.16 acres. This added scale introduces flexibility that is increasingly difficult to achieve in the Healdsburg market.

KEY BENEFITS

- Potential to accommodate additional parking
- Improved site circulation and access
- Flexibility for outdoor storage or operations
- Broader tenant appeal and leasing potential
- Supports higher-intensity commercial uses

INVESTMENT IMPACT

The additional land acts as a strategic multiplier by:

- Expanding operational flexibility
- Increasing income and tenant demand potential
- Creating future redevelopment optionality



HEALDSBURG LOCATION

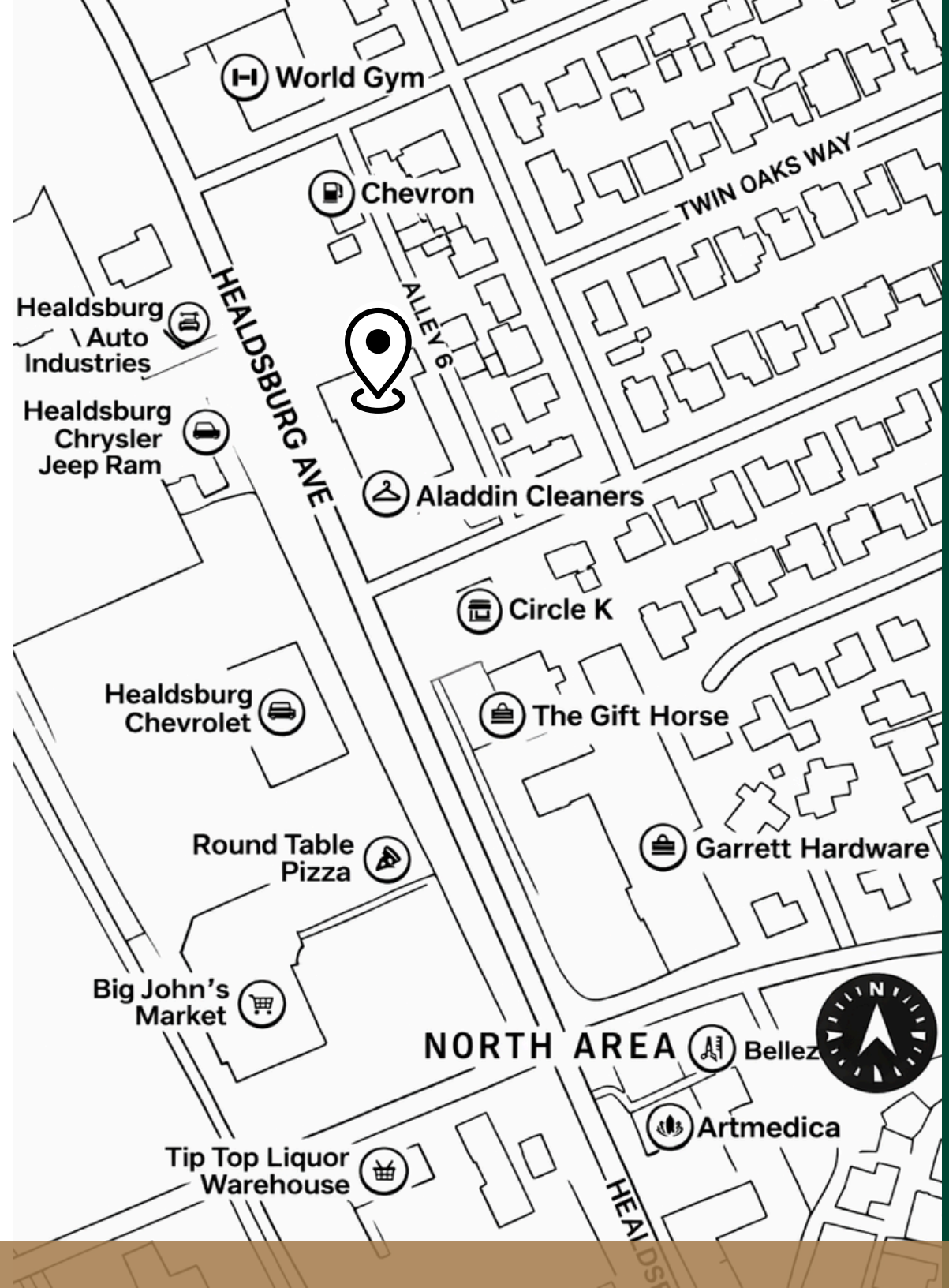
Healdsburg is one of Sonoma County's most established commercial markets, supported by a strong tourism economy, an affluent regional customer base, and limited commercial inventory. The area continues to attract long-term investment due to its proximity to Highway 101, its vibrant downtown core, and sustained demand for well-located commercial space.

MARKET DRIVERS

- Strong tourism and hospitality economy
- Limited commercial inventory
- Affluent regional demographics
- Proximity to Highway 101
- Consistent demand for flexible commercial space

LOCATION

- Located along a primary commercial corridor
- Strong visibility and access
- Close proximity to downtown Healdsburg
- Surrounded by established businesses





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