

FOR SALE



FORMER CVS (VACANT)

788 N Gravenstein Hwy, Sebastopol



±26,278 SF AVAILABLE

\$2,750,000 (\$104 PSF)

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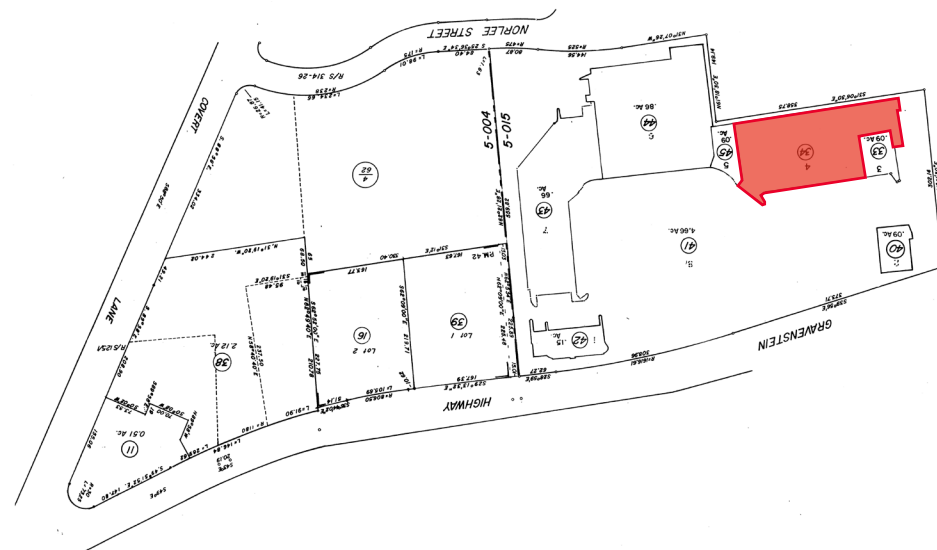
Lic #: 00906508

PROPERTY OVERVIEW

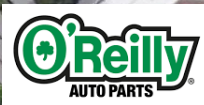


Location:	Sebastopol, CA	Zoning:	GC
Building Size:	± 26,278 SF (±30,056 SF parcel)	Type:	In-line junior anchor retail
Year Built:	1985	Price:	\$2,750,000 (\$114 PSF)

- Highly visible location on US Highway 116 (Gravenstein Hwy)
- Signalized intersection
- Grocery Anchored Shopping Center (Lucky Supermarket) of ± 90,146 SF
- Tenants include: O'Reilly Auto Parts, Verizon, Ace Hardware, Lucky, and more
- Gravenstein Hwy (US Highway 116) is major regional thoroughfare connecting the many Russian River and coastal communities with Highway 101 through Sebastopol. ±23,000 cars per day
- Extremely high barriers for new development
- Historically low commercial and retail vacancy

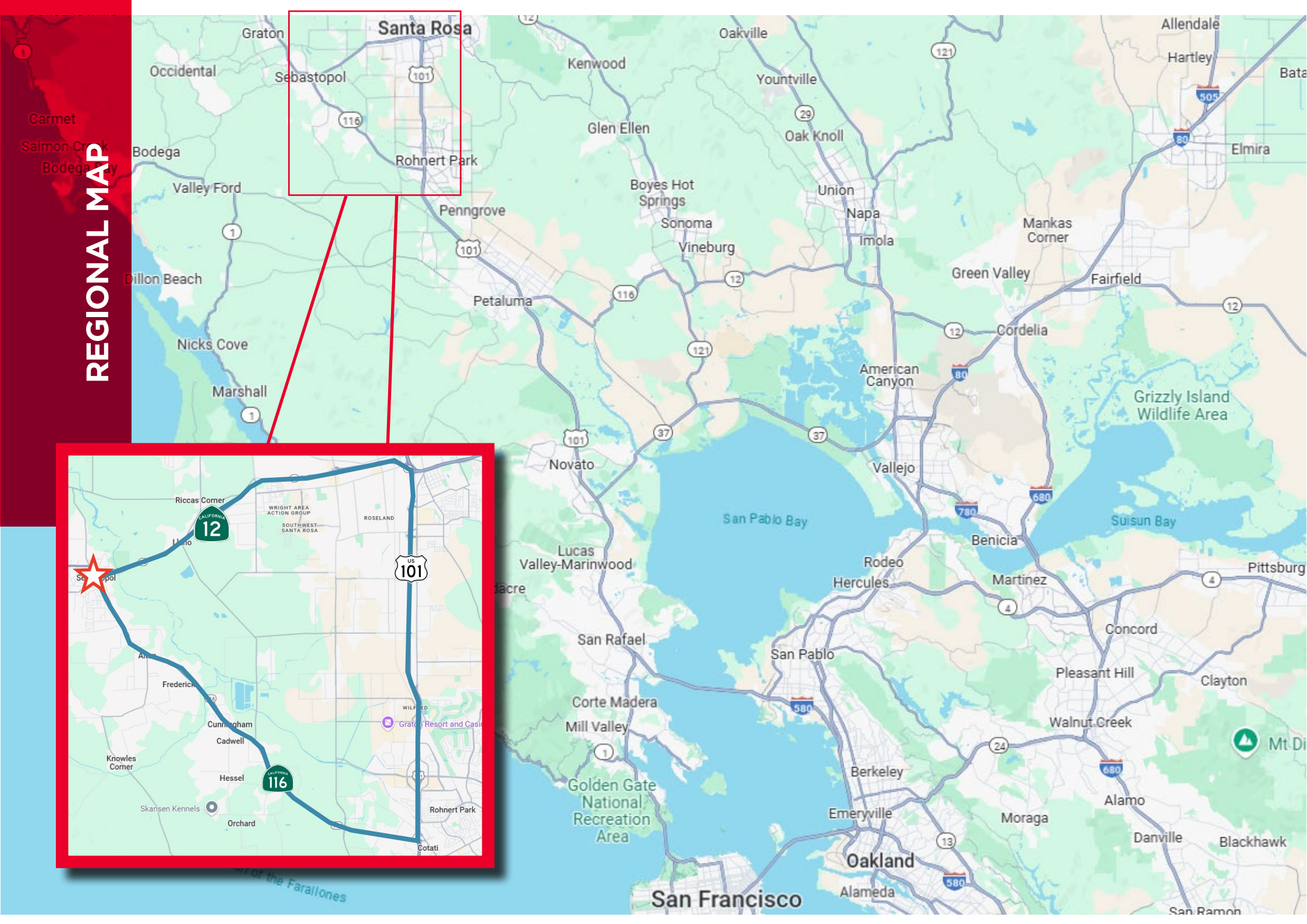


NEIGHBORING RETAILERS

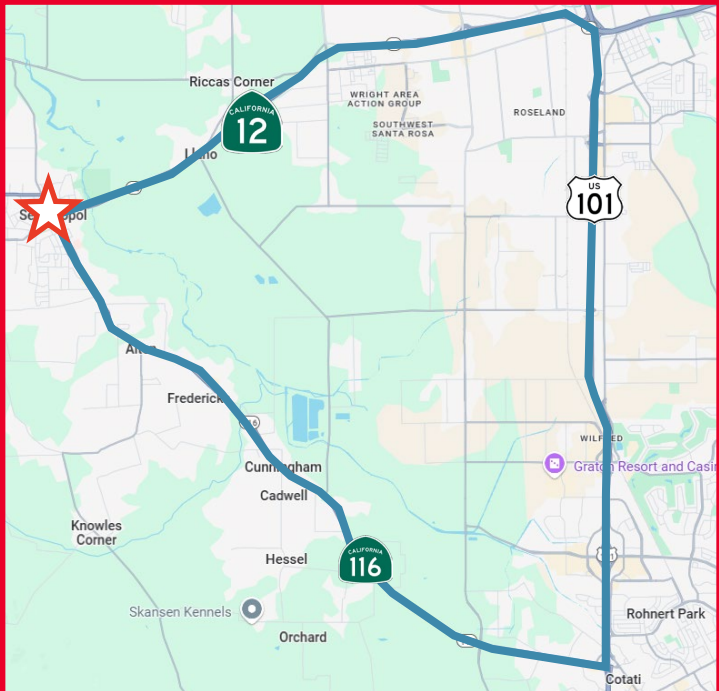


PROPERTY PHOTOS





REGIONAL MAP





CONTACT INFORMATION

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