



Ideal Owner / User Opportunity

3,476 SF Office / Retail Building with Drive-Thru
Asking Sale Price: \$1,800,000

Property Highlights

- High Visibility from Hwy 12
- Drive -Thru
- Easy vehicle access
- Average Traffic: 40,000 per day
- Former Bank Branch
- On-site parking: 4.6/1,000

Building Features

- Prominent stand-alone location
- Newer Single Story Design
- Rare Drive Thru feature

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Area Amenities

- Gateway to Sonoma Wine Country
- Walgreens anchored neighborhood shopping center
- Affluent neighborhood, parks, recreational amenities

Daytime Demographics

Data for all businesses in area	1 mile
Total Businesses:	454
Total Employees:	2,927
Total Residential Population:	14,715
Employee/Residential Population Ratio (per 100 Residents)	20

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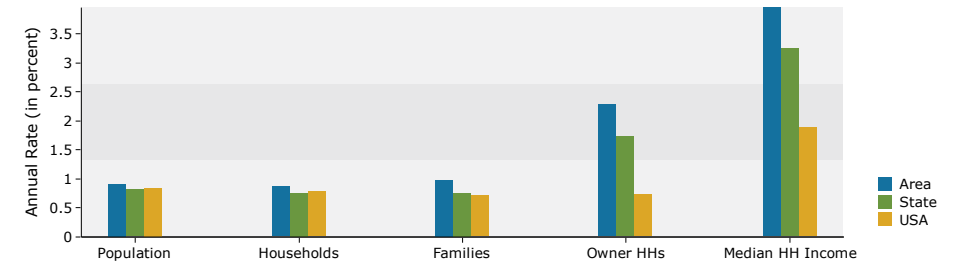
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	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	13,987	79,225	169,716
Households	5,839	32,228	63,636
Families	3,452	19,186	39,502
Average Household Size	2.35	2.38	2.61
Owner Occupied Housing Units	3,087	18,413	34,305
Renter Occupied Housing Units	2,752	13,815	29,331
Median Age	41.0	41.6	36.7
2018 Summary			
Population	14,715	79,318	169,094
Households	6,108	32,040	62,522
Families	3,635	18,994	38,598
Average Household Size	2.36	2.40	2.65
Owner Occupied Housing Units	3,353	18,641	34,027
Renter Occupied Housing Units	2,755	13,399	28,495
Median Age	43.1	42.7	37.5
Median Household Income	\$66,427	\$70,572	\$61,219
Average Household Income	\$91,832	\$99,440	\$87,230
2023 Summary			
Population	14,527	82,088	177,004
Households	6,008	32,965	65,288
Families	3,559	19,696	40,528
Average Household Size	2.37	2.41	2.66
Owner Occupied Housing Units	3,450	20,380	38,081
Renter Occupied Housing Units	2,559	12,584	27,206
Median Age	43.6	43.4	38.7
Median Household Income	\$79,057	\$83,867	\$74,314
Average Household Income	\$109,762	\$121,333	\$106,016

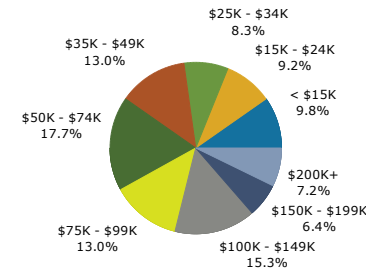
Trends: 2018-2023 Annual Rate			
Population	-0.26%	0.69%	0.92%
Households	-0.33%	0.57%	0.87%
Families	-0.42%	0.73%	0.98%
Owner Households	0.57%	1.80%	2.28%
Median Household Income	3.54%	3.51%	3.95%

5 miles

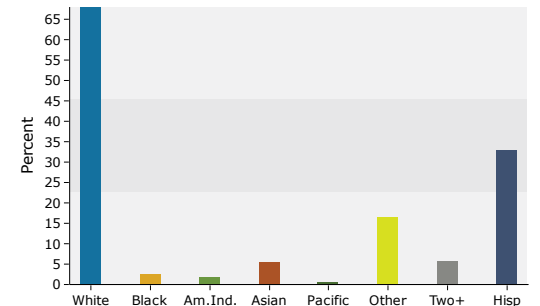
Trends 2018-2023



2018 Household Income



2018 Population by Race



Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	454	3,970	7,609
Total Employees:	2,927	37,685	73,160
Total Residential Population:	14,715	79,318	169,094
Employee/Residential Population Ratio (per 100 Residents)	20	48	43

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