

FOR LEASE RETAIL / INDUSTRIAL / OFFICE OPPORTUNITY

6780 DEPOT STREET, SEBASTOPOL, CA



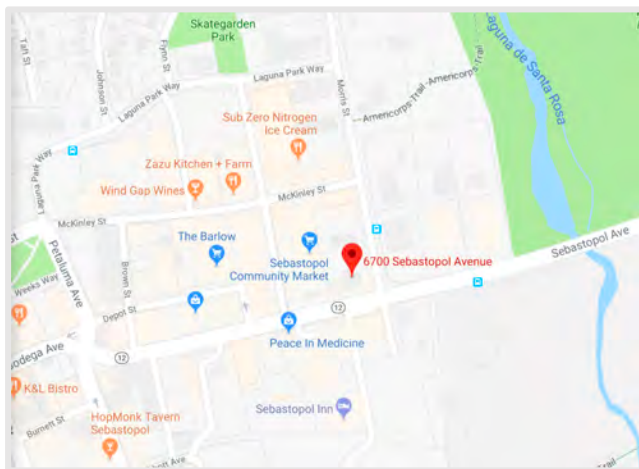
THE BARLOW

PRIME LOCATION FEATURES

- 3,857± SF space on ground floor of 2 story building located within The Barlow.
- High ceilings (about 16 feet)
- Bathrooms already built out
- Owner will contribute to Tenant Improvements
- Design Review approval for exterior remodel. Owner will deliver with new storefronts and glass at (\$2.00 / SF with upgrades, \$1.50 / SF without).



Rental Rate	\$1.50 / SF	Lease Terms	Negotiable
Service Type	Triple Net	Date Available	Now
Space Available	3,857 SF	Space Use	Various



THE BARLOW MARKET DISTRICT

The Barlow is an outdoor market district in Sebastopol, California, the gateway to Sonoma County Wine Country. Featuring local food, wine, beer, spirits and crafts made onsite by Sonoma County artisans, this unique, industrial-chic, dog-friendly campus is a favorite among locals and tourists alike.

LEASING INFORMATION

Barney Aldridge leasing@thebarlow.net m: 707-484-8020

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THE BARLOW



Approved Exterior Remodal



THE BARLOW



SOUTH ELEVATION OPTION #3

SCALE: 1/4" = 1'-0"
05/08/17

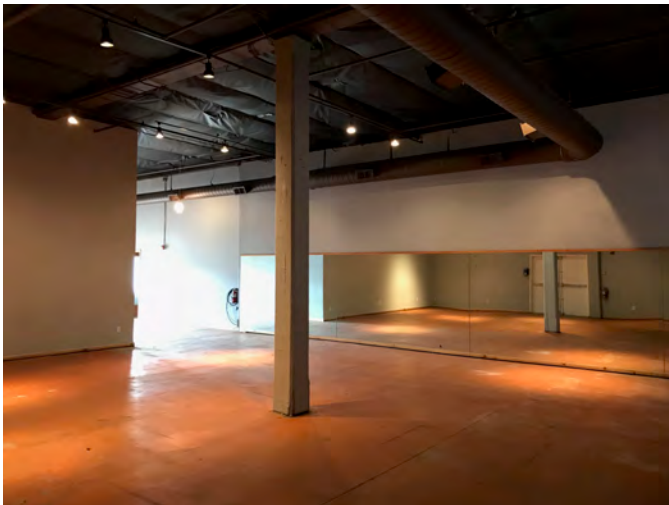
THE CO-OP BUILDING AT THE BARLOW
OFFICE EXPANSION

ARCHILOGIX

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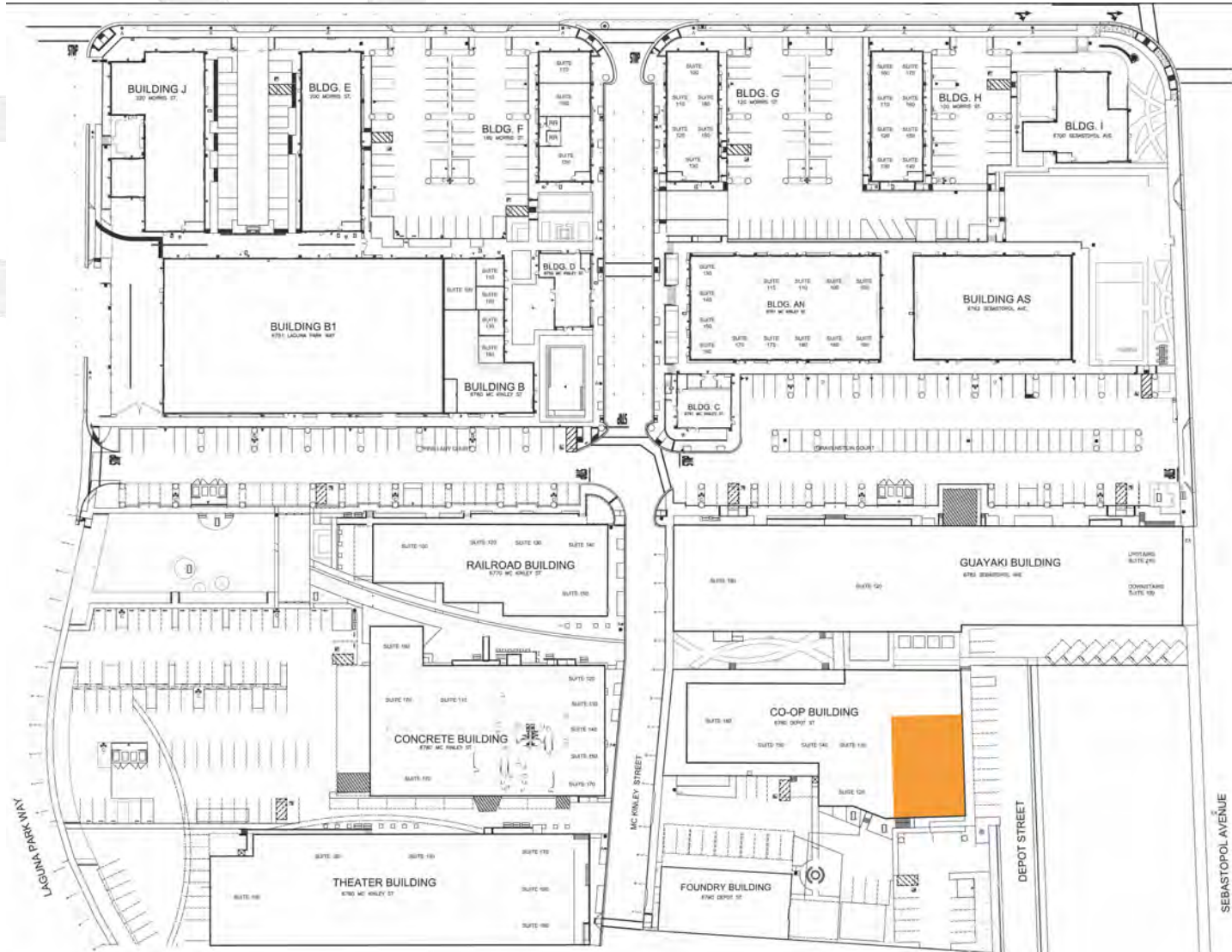


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6780 DEPOT STREET, SEBASTOPOL, CA



THE BARLOW



THE BARLOW IN THE HEART OF SEBASTOPOL



THE BARLOW



ABOUT THE BARLOW MARKET DISTRICT

To see *The Barlow in action*, [click here](#)



THE BARLOW

The Barlow is a unique 12.43-acre retail campus featuring 18 farmhouse-style buildings with 212,619 square feet of leasable space, accommodating a multitude of uses including a cooperative grocer and production rooms with related retail such as wineries and breweries.

The buildings are configured in a campus-like setting, around the intersection of the two primary privately maintained roads, McKinley Street and Pink Lady Court/Gravenstein Court. 425 surface parking spaces are available and the retail uses within The Barlow benefit from large, landscaped outdoor areas that provide an appealing shopping and dining environment for patrons. The dog-friendly, walkable retail campus, featuring restaurants, tasting rooms, and outdoor amenities including a fire pit and public lawns, invites visitors to linger and creates a unique shopping experience.

Tenants enjoy the plethora of landscaped outdoor space and proximity to other artisan producers, which creates collaboration between tenants and synergy with visitors. The current tenant mix of artisanal producers and The Barlow's amenities command a rent premium as tenants pay higher rents when compared to other maker spaces.



THE BARLOW DIRECTORY



THE BARLOW

LOCAL . FOOD . ART . WINE

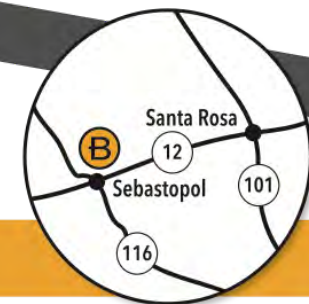


THE BARLOW

MARKET DISTRICT

DIRECTORY

- | | |
|-------------------------------|---------------------------------------|
| 1. CALIFORNIA SISTER FLORAL | 18. THE NECTARY |
| 2. REFRAME HAIR GALLERY | 19. TWO DOG NIGHT CREAMERY |
| 3. TAYLOR MAID ORGANIC COFFEE | 20. KOSTA BROWN (Office & Production) |
| 4. VANGUARD PROPERTIES | 21. VIGNETTE PIZZERIA |
| 5. SPIRIT WORKS DISTILLERY | 22. FRIEDEMANN WINES |
| 6. WIND GAP WINES | 23. TAMARIND |
| 7. PASSDOOR | 24. LITTLEFOUR |
| 8. MAD MOD SHOP | 25. CROOKED GOAT BREWING |
| 9. CIRCLE OF HANDS | 26. COMMUNITY MARKET |
| 10. WM COFIELD CHEESEMAKERS | 27. MACPHAIL TASTING LOUNGE |
| 11. ZAZU KITCHEN + FARM | 28. GUAYAKI CAFE |
| 12. BARLOW SUPPLY CO. | 29. WOODFOUR BREWING |
| 13. TIBETAN GALLERY + STUDIO | 30. SHAYNE USA |
| 14. BLUE ROSE MUSIC (OFFICE) | 31. INDIGENOUS |
| 15. BARLOW EVENT VENUE | 32. THE BARLOW (Office) |
| 16. VILLAGE BAKERY | |
| 17. BARRIO | |



B



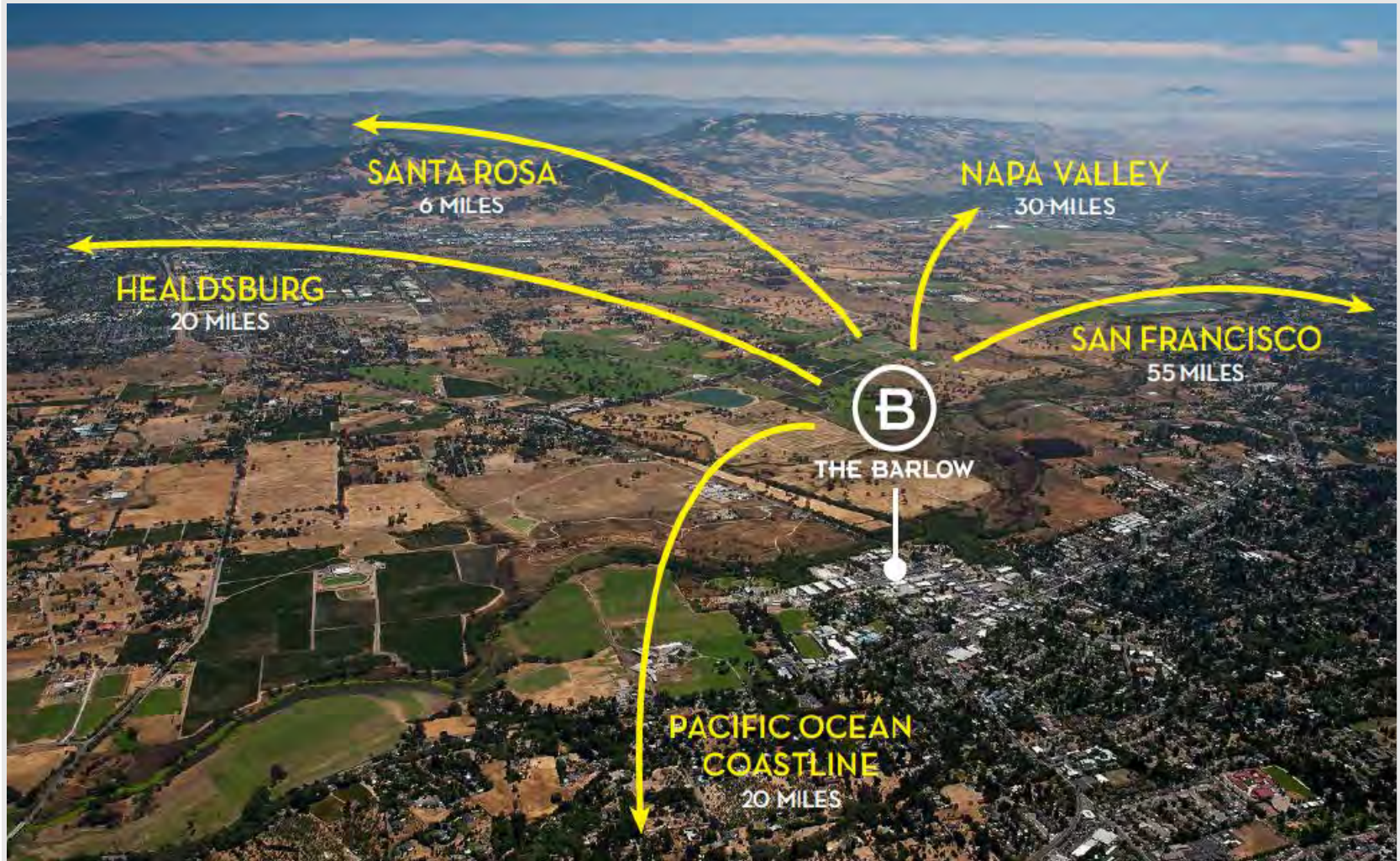
THE BARLOW



SEBASTOPOL GATEWAY TO SONOMA COUNTY



THE BARLOW



ABOUT SEBASTOPOL



THE BARLOW

Sebastopol is a quaint residential community of 8,000 residents located seven miles west of Santa Rosa and 56 miles north of San Francisco. It serves as the hub of Western Sonoma County, situated between the urbanized Highway 101 corridor to the east and the rural countryside of large dairy farms, apple orchards, and vineyards to the west.

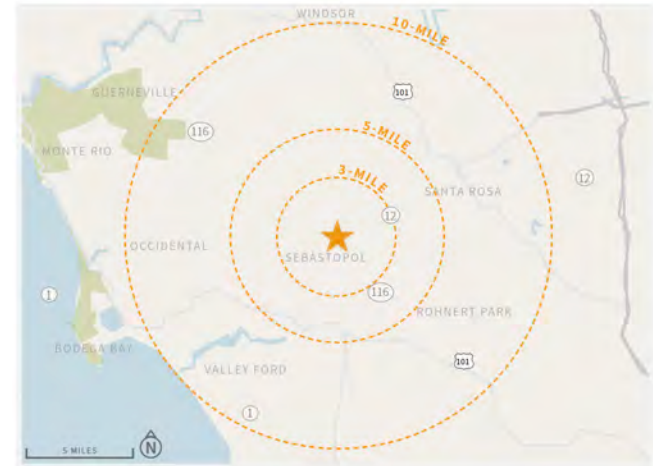
Sebastopol draws from a local community of over 50,000 who, along with hundreds of thousands of broader visitors, come to enjoy the town's proximity to nature, emphasis on wellness and healing, creative events, and foodie-orientation. This seemingly quiet town's 13 hotels, 30 restaurants, easy access to 500 wineries, and hundreds of other creative and outdoor experiences entertain locals and visitors alike. In recent years, Sebastopol has seen the opening of new restaurants, shops, and live music venues, securing the town's position as a West County arts and culture hub.

Sebastopol has favorable trade area demographics with 315,848 residents and an average household income of \$88,324 within a 10-mile radius of The Barlow.

Sebastopol's large trade area demand is met by the town's 883 businesses in operation in 2017. The grocer at The Barlow is a prime example of retailers benefiting from Sebastopol's large trade area attraction as exhibited by its healthy \$7.2 million (\$745 PSF) annual gross sales in 9,700 square feet.

Sebastopol's economy is thriving with the education, health care, tourism and legal services being the largest industries in the market. The town's strong economy is evidenced by its low unemployment rate of 4.2 percent and taxable sales of \$149 million annually. Sebastopol is rapidly becoming a desirable place to live for

San Francisco Bay area executives who prefer be equidistant to wine country and San Francisco. Similar to San Francisco, Sebastopol's housing market has seen substantial increase in price with the single family home selling for an average of \$830,000.



The Barlow Trade Area Demographic Profile

	2017	2022 Projection
Population		
3-mile	19,438	19,998
5-mile	69,709	71,910
10-mile	315,848	327,211
Income		
	2017	2022 Projection
3-mile	\$98,489	\$111,311
5-mile	\$91,122	\$103,049
10-mile	\$87,403	\$98,556

THE BARLOW TRADE AREA
AVERAGE HOUSEHOLD INCOME
\$88,324

THE BARLOW TRADE AREA
RESIDENTS
315,848