



FOR LEASE

880 Sanguinetti Rd.
Sonora, CA



NICKOLAS SALDIVAR III

916.672.4112

nick.saldivar@ngcip.com

Lic #01766394

CHRIS SANTANA

925.203.1106

chris.santana@ngcip.com

Lic #01868378

NAINorthgate

LEASING TEAM

PROPERTY SUMMARY



AVAILABLE SPACE:
± 6,040 SF



LEASE TERMS:
Negotiable



LEASE TYPE:
NNN



PROPERTY HIGHLIGHTS

- 880 Sanguinetti Road is nestled between Mono Way & Sanguinetti Road.
- The site is located in Sonora's primary retail district which services the surrounding Gold Country communities.
- The space is equipped with one (1) grade level door, retail sales area, and insulated warehouse space.
- Area tenants include Walmart, Safeway, Applebee's, Starbucks, PetSmart, Save Mart, Lowes, Staples, Big Lots, Regal Cinemas, and more

PROPERTY INFO

ADDRESS	880 Sanguinetti Rd. Sonora, CA
LEASE PRICE:	Contact Broker
SPACE AVAILABLE:	± 6,040 SF
ZONING:	Commercial (C)
LEASE TYPE:	NNN
APN:	056-180-29
TRAFFIC:	Mono Way @ Greenley Rd: ± 22,000 ADT Hwy 108 @ Mono Way: ± 16,000 ADT

AERIAL VIEW

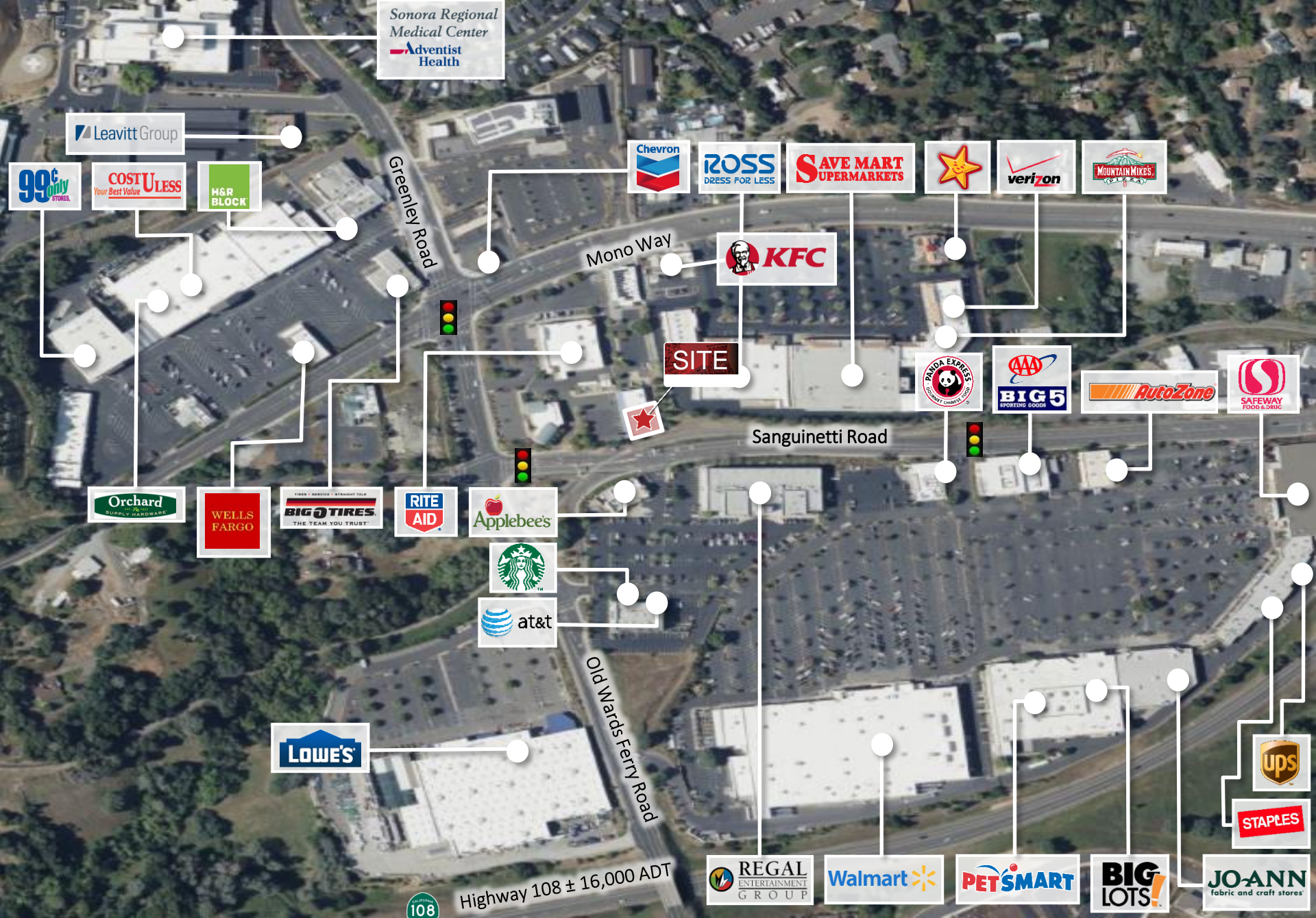


AERIAL VIEW – Southeast View



AERIAL VIEW – Northern View





Sonora Regional
Medical Center
Adventist
Health

Leavitt Group

99¢
only
STORES

COST U LESS
Your Best Value

H&R
BLOCK

Chevron

ROSS
DRESS FOR LESS

SAVE MART
SUPERMARKETS

★

verizon

MOUNTAIN MIKES
RESTAURANT

Gretnley Road

Mono Way

KFC

SITE

PANDA EXPRESS
COMBINATION RESTAURANT

AAA
BIG 5
SPORTING GOODS

AutoZone

SAFeway
FOOD & DRUG

Sanguinetti Road

Orchard
SUPPLY HARDWARE

WELLS
FARGO

BIG TIRES
THE TEAM YOU TRUST

RITE
AID

Applebee's

Starbucks

at&t

LOWE'S

Old Wards Ferry Road

REGAL
ENTERTAINMENT
GROUP

Walmart

PETSMART

BIG LOTS!

ups

STAPLES

JO-ANN
fabric and craft stores

Highway 108 ± 16,000 ADT

AREA OVERVIEW

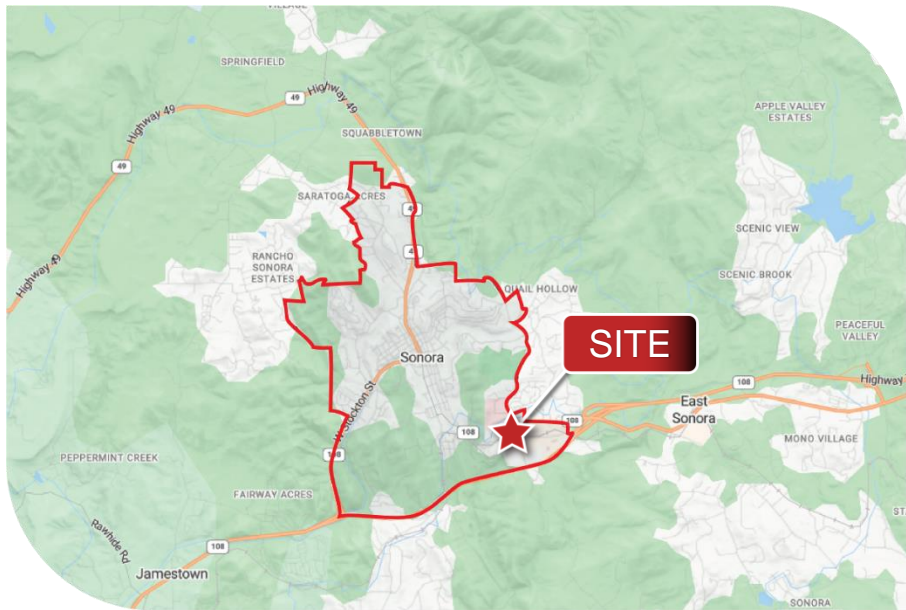
SONORA - CALIFORNIA

The City of Sonora is the county seat Tuolumne County, California. In the beautiful Sierra Nevada Foothills, in the heart of California's "Gold Country" lies Sonora, named after the miners from Sonora, Mexico who settled the City in 1848. Known as the "Queen of the Southern Mines", this pristine City still holds on to its historic charm with many of its existing buildings dating back to the 1800's.

- Sonora is an easy drive from the San Francisco Bay Area or the Central Valley State Highways 108 and 49 pass through the City, which, incidentally, is just 70 miles north of Yosemite National Park
- As the area's cultural center, Sonora is home to museums, art galleries and live theatre
- Just outside the City limits are year-round outdoor recreational opportunities at resorts, campgrounds, lakes, golf courses and high country waterways
- Sonora services a population of 55,810 throughout Tuolumne County
- The median income for a household in the city is \$67,825
- The area economy was historically based on the mining and timber industries, but now relies on tourism



	POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population		2,553	25,474	43,884
2028 Projected Population		2,638	26,168	43,525
2023 Median Age		43	45	46
	INCOME			
2023 Estimated Average Household Income		67,825	83,387	86,683
	DIVERSITY			
2023 Estimated White		2,348	23,409	39,609
2023 Estimated African American/Black		21	202	331
2023 Estimated Asian or Pacific Islander		85	549	850
2023 Estimated Hispanic		351	3,170	5,221



NAI Northgate

880 SANGUINETTI | SONORA, CA



NICKOLAS SALDIVAR III

Investments Partner

P: 916.672.4112

nick.saldivar@ngcip.com

Lic #01766394

DRE: #01910787



CHRIS SANTANA

President | CFO

P: 925.203.1106

chris.santana@ngcip.com

Lic #01868378

DRE: #01910787

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