FOR LEASE

360° VIRTUAL TOUR



Endcap Commercial Retail - Former Kelly Moore Paints

880 Sanguinetti Rd | Sonora, CA

EXCLUSIVELY LISTED BY

NORTHGATE

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PROPERTY SUMMARY

AVAILABLE SPACE
±6,040 SF

LEASE TERMS
Negotiable

LEASE TYPE
NNN



HIGHLIGHTS

- 880 Sanguinetti Road is nestled between Mono Way & Sanguinetti Road.
- The site is 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 OVERVIEW

ADDRESS	880 Sanguinetti Rd, Sonora, CA
PROPERTY TYPE	Commercial
LEASE PRICE	Contact Broker
AVAILABLE SPACE	±6,040 SF
LOT SIZE	0.79 acres
ZONING	Commercial (C)
APN	056-180-29
TRAFFIC	Mono Way: ±22,000 ADT Hwy 108: ±16,000 ADT

AERIAL VIEW

360° VIRTUAL TOUR



AERIAL VIEW

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AERIAL VIEW

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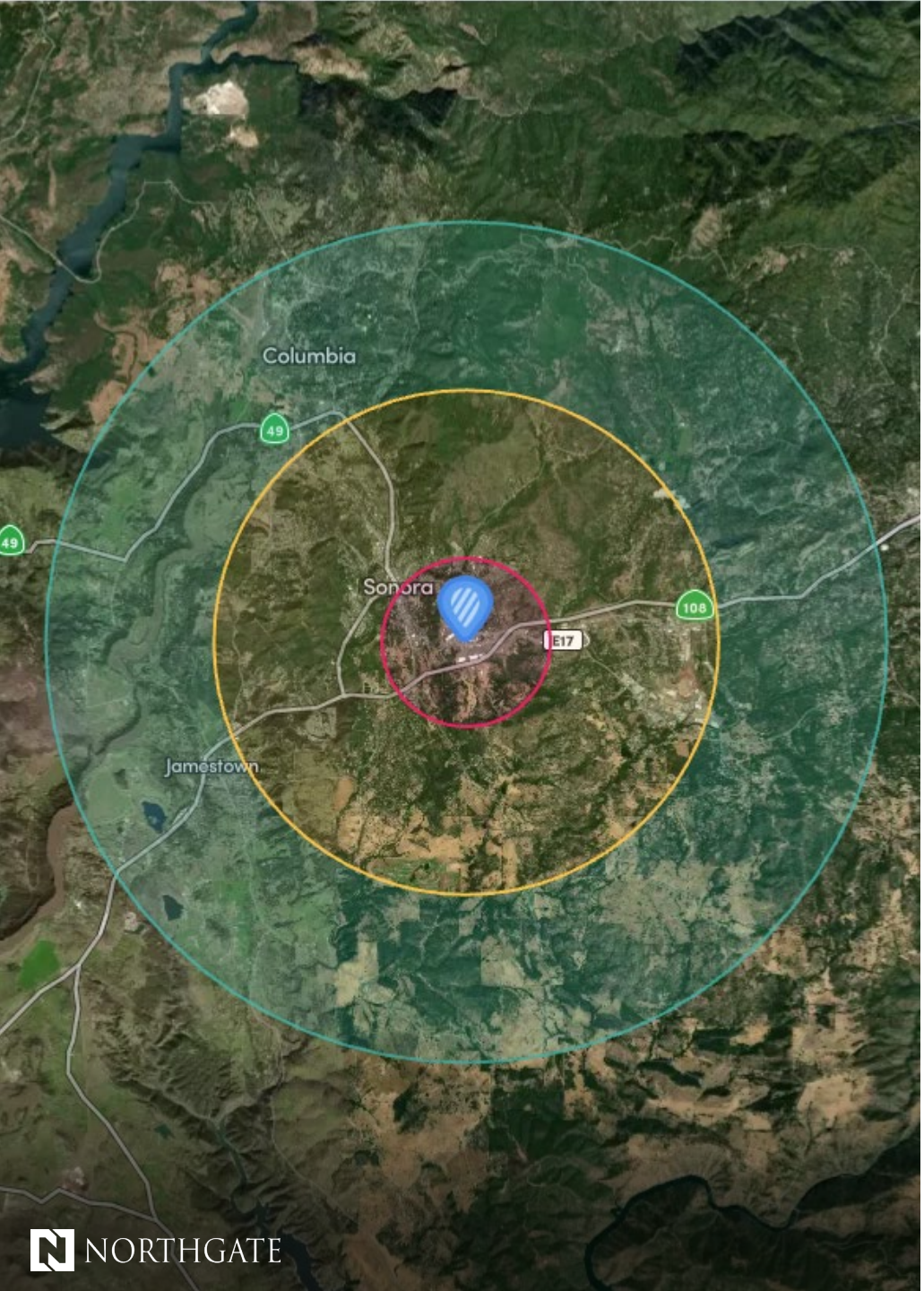
MARKET OVERVIEW





DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	2,796	14,706	23,421
Projected Growth (5 Yr)	2,731	14,430	22,939
Average Age	50	48	48
Households	1,355	6,653	10,303
White Population	2,026	11,095	17,610
Black Population	53	148	220
Am Indian Population	51	213	378
Asian Population	133	433	557
Other Population	468	2,541	4,175
Hispanic Population	14.76%	15.72%	16.28%
Average HH Income	$94.7k	$106.2k	$105.9k
High School Graduates	2,016	10,488	16,522
College Graduates	823	4,385	6,549
Total Employees	1,164	6,076	9,545





Historic Gold Rush Gateway

Nestled in the Sierra Nevada foothills, Sonora blends Old West charm with modern-day appeal, offering a welcoming and authentic small-town atmosphere with deep historical roots.

Growing Local Economy

Sonora serves as the commercial and service hub of Tuolumne County, with economic strength in tourism, healthcare, retail, and government services, supporting consistent business activity year-round.

Community-Focused Education

With quality local schools and Columbia College nearby, the area supports a well-rounded educational environment and workforce development focused on practical skills and community needs.

Scenic Mountain Setting

Surrounded by national forests, lakes, and Yosemite National Park, Sonora offers abundant opportunities for hiking, fishing, and outdoor adventure in a naturally beautiful landscape.

Accessible Location

Strategically located on Highway 49 and close to Highway 108, Sonora offers convenient regional access, connecting businesses to Central Valley markets and Sierra Nevada destinations.

Vibrant Arts & Culture

Sonora features a lively arts scene with historic theaters, seasonal festivals, and local galleries, creating a culturally rich experience that draws both residents and visitors alike.

NORTHGATE

Investment Sales | Leasing | Asset Management | Property Management



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