

# AVAILABLE FOR LEASE

23570 ARNOLD DRIVE  
Sonoma, CA 95612

Spaces Range from +/- 950 - +/- 5,365 SF  
Pricing: **\$3.00-\$4.00 Per Sq. Ft. NNN**



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**CENTURY 21**

Select Real Estate, Inc.



ARNOLD DRIVE

Wagner Road

Wine Tasting Rooms with Patio, Retail and Restaurant Space For Lease



# THE PROPERTY

 23570 Arnold Drive, Sonoma, CA 95476

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



Sonoma



**Wine Tasting  
with Patio  
Restaurant Facility**  
Spaces Range  
from +/-600 sq. ft.  
+/-6,400 sq. ft.



DA20



**Tasting Room  
with Patio  
Retail**



**\$3.00-\$4.00  
Per Sq. Ft. NNN**



Diverse Income Streams: Combines wine tasting rooms, retail shops, a restaurant, and event venues, creating a robust, multi-tenant revenue model.



Renowned "Sunset Gardens": Features iconic, world-class walk-through landscape designs that act as a major tourist draw.



Premier Wine Country Location: Located in the heart of Sonoma Valley, surrounded by acclaimed wineries (Chardonnay, Pinot Noir, Cabernet) and benefiting from heavy tourist traffic.



Event & Venue Destination: Exceptional, versatile spaces suited for high-end weddings, corporate events, and large-scale gatherings.



Robust Amenities: Offers a curated mix of experiences including a coffee stand, art galleries, and diverse, upscale retail, catering to a sophisticated demographic. Iconic Brand Presence: Known as a destination for wine, food, and design, offering a unique, established "lifestyle" property investment.



Restaurant Space



# SITE PLAN



## VACANT

|         |              |
|---------|--------------|
| 23562-A | +/- 1,190 SF |
| 23564   | +/- 1,205 SF |
| 23568   | +/- 1,579 SF |
| 23584   | +/- 2,460 SF |
| 23586   | +/- 1,824 SF |
| 23588-C | +/- 2,670 SF |
| 23590   | +/- 1,745 SF |
| 23566   | +/- 1,650 SF |
| 23592-B | +/- 950 SF   |
| 23570   | +/- 1,995 SF |







# THE BUILDING

Discover an unparalleled opportunity to lease premier commercial space within Cornerstone Sonoma, the premier "mecca" of wine country lifestyle. Set along the bustling Highway 121 corridor, this iconic, 9-acre destination features world-class, walk-through gardens, renowned tasting rooms, artisan shops, and curated culinary experiences. Perfectly positioned to capture high-end tourists, locals, and commuters, this venue offers the ideal blend of rustic charm and modern luxury, featuring flexible footprints ideal for boutique wineries, restaurants, upscale retailers, or artisanal food purveyors.

### Key Highlights:

**Prime Location:** High-visibility frontage on Highway 121 (Arnold Drive), connecting Napa and Sonoma valleys.

**Unique Environment:** Situated within stunning, acclaimed walk-through gardens designed by world-renowned landscape architects.

**Curated Experience:** A proven lifestyle center featuring wineries, art installations, and curated event spaces.

**Flexible Spaces:** Flexible zoning suitable for restaurant, retail, tasting room, or boutique commercial use.

**High-Net-Worth Demographics:** Access to a consistent, affluent visitor base looking for the quintessential Sonoma experience.

### Ideal For:

Boutique Tasting Rooms & Wineries

Farm-to-Table Restaurants

Luxury Retail & Boutique Shops

Artisan Galleries & Home Decor

**Lifestyle & Location:** "Located at the gateway to Sonoma Valley, Cornerstone Sonoma is not just a destination; it is an experience. Join a vibrant community where curated art, wine, and culinary excellence intersect."

**The Venue:** "Featuring expansive indoor-outdoor spaces, this property allows your brand to thrive in a serene, park-like environment, attracting discerning visitors from around the world."

**The Opportunity:** "Seize the chance to secure prime commercial space in one of California's most visited wine country destinations. Flexible leasing options available for visionary tenants."

*Contact us today for a private tour and to learn more about joining this premier Sonoma Valley destination*





High Ceilings

Tremendous Glassline



YOUR  
NAME HERE

23588C



Communal Courtyard



# THE AREA

Located in the heart of Carneros, Cornerstone Sonoma offers a premier, high-visibility commercial opportunity on Highway 121, serving as a gateway to both Napa and Sonoma valleys. This renowned wine country destination boasts curated gardens, artisan shops, and tasting rooms, attracting significant tourist traffic and offering immense potential for hospitality, retail, or winery expansion.

## Location Highlights & Area Dynamics:

**Prime Gateway Position:** Strategically situated in Sonoma Valley, capturing high-volume traffic traveling between the Napa and Sonoma wine regions.

**Iconic Wine Country Lifestyle:** Nestled in the Carneros region, known for world-class Pinot Noir and Chardonnay, surrounded by elite vineyards and wineries.

**Unmatched Visibility & Access:** Direct, easy access from Highway 121, a major tourist artery in Sonoma County.

**Established Destination Asset:** The location is already a well-known, high-traffic hub, minimizing the need for extensive brand-building.

**Surrounding Amenities:** Close proximity to premium lodging, boutique dining, and downtown Sonoma, enhancing the luxury visitor experience.

## Ideal For:

- Boutique Wineries
- Tasting Rooms
- Luxury Retail
- Event Venues
- Agricultural Tourism Experiences



|         |              |
|---------|--------------|
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| 23590   | +/- 1,745 SF |
| 23566   | +/- 1,650 SF |
| 23592-B | +/- 950 SF   |
| 23570   | +/- 1,995 SF |

Ample Parking

Wagner Road

ARNOLD DRIVE



FOUR CORNERS

Adele Harrison Middle School

The Presentation School

bloomCARNEROS

LARSON FAMILY WINERY

Sonoma Valley Airport

CASIA INN

23570 Arnold Drive  
SONOMA, CA 95476

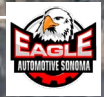
JACUZZI FAMILY VINEYARDS

VIANSIA



Anaba WINES

ARNOLD DRIVE



CLINE FAMILY CELLARS

116

ROCHE WINERY & VINEYARDS

SCHUG



TEMELEC

Three Bridges Vista Point



116

121

12

12

12

121

# THE HISTORY OF CORNERSTONE SONOMA

## Cornerstone Sonoma: A Legacy of Innovation and Cultivation

Nestled at the gateway to the Sonoma Valley, Cornerstone Sonoma has evolved from an avant-garde horticultural experiment into a premier wine country lifestyle destination. Originally envisioned in the early 2000s by founders Chris Hougie and Teresa Raffo, the property was designed as a “cultural and creative haven” inspired by the International Garden Festival at Chaumont-sur-Loire in France.

### KEY HISTORICAL HIGHLIGHTS:

**2004:** The site opened as the **Cornerstone Festival of Gardens**, pioneering a new type of tourism in Sonoma County by blending world-class landscape architecture with interactive, artistic installations.

**2007:** Rebranded as **Cornerstone Sonoma**, the venue expanded its vision to include an eclectic mix of boutique wine tasting rooms, gourmet food, and unique retail shops, establishing itself as a one-stop-destination for regional luxury.

**2015:** The property gained significant prestige when **Sunset Magazine** moved its celebrated test gardens and outdoor kitchen to the site, solidifying its reputation as a premier destination for garden, food, and wine enthusiasts.

**Modern Era:** Following a 2014 acquisition by Darius Anderson’s Kenwood Investments, the site was further curated to showcase Sonoma’s “natural beauty” with nine acres of curated, walk-through gardens.

**2025/2026:** Recently acquired by Highland Pacific Capital LLC, this 9-acre landmark continues to operate as a premier hub for wine tasting, retail, and event spaces.

### A UNIQUE INVESTMENT OPPORTUNITY

Today, Cornerstone Sonoma stands as a testament to creative land use, offering a blend of indoor and outdoor spaces that celebrate the “best of Sonoma”. Its history of curating high-end retail, tasting rooms, and horticultural art makes it an irreplaceable asset in the heart of the Sonoma wine region.

### THE VISION

Established in 2004, Cornerstone Sonoma was conceived by founders Chris Hougie and Teresa Raffo as a “cultural and creative haven” – a pioneering, 9-acre venue dedicated to blending world-class wine tasting, culinary delights, and experimental, art-driven landscape design. Inspired by the prestigious International Garden Festival at Chaumont-sur-Loire in France, the property was designed to offer an immersive, one-of-a-kind, “lifestyle” destination rather than a traditional tasting room.

### EVOLUTION & ACCLAIM

Upon opening, the site immediately garnered international attention, showcasing more than 20 cutting-edge, walk-through gardens designed by prominent landscape architects. Its reputation as a premier destination led to a significant partnership with Sunset Magazine, which established its famous test gardens and outdoor kitchen on-site in 2015, reinforcing Cornerstone’s position as a hub for culinary, garden, and wine culture.

### CORNERSTONE TODAY

Following a strategic sale in 2014 and subsequent investment, the property evolved into a premier venue for wine tasting, art, and retail, offering a “one-stop-destination” for visitors to experience the best of Sonoma.

**A “Vintner’s Collective”:** The property serves as a curated home to esteemed local wine producers, including the Grange Sonoma, providing a collaborative environment in a relaxed, luxurious setting.

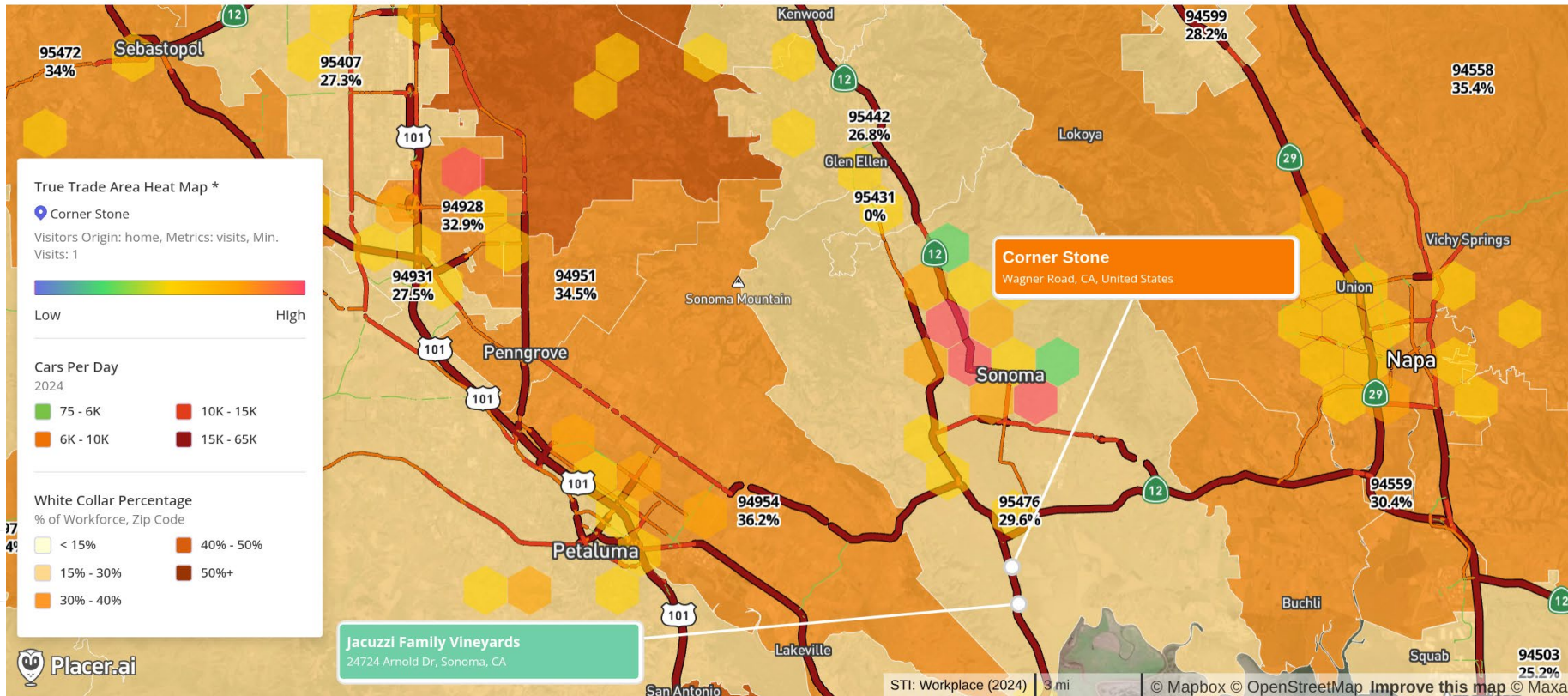
**Cultural Hub:** The site features an eclectic mix of boutiques, a bustling marketplace, artisanal food vendors, and the celebrated, evolving, nine-acre gardens.

**Premier Event Venue:** With its picturesque, expansive landscape, the property has established itself as a premier venue for high-end weddings, corporate events, and seasonal community gatherings.



# WHITE COLLAR PERCENTAGE

## CORNER STONE



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

\* Visitation data for POI is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>

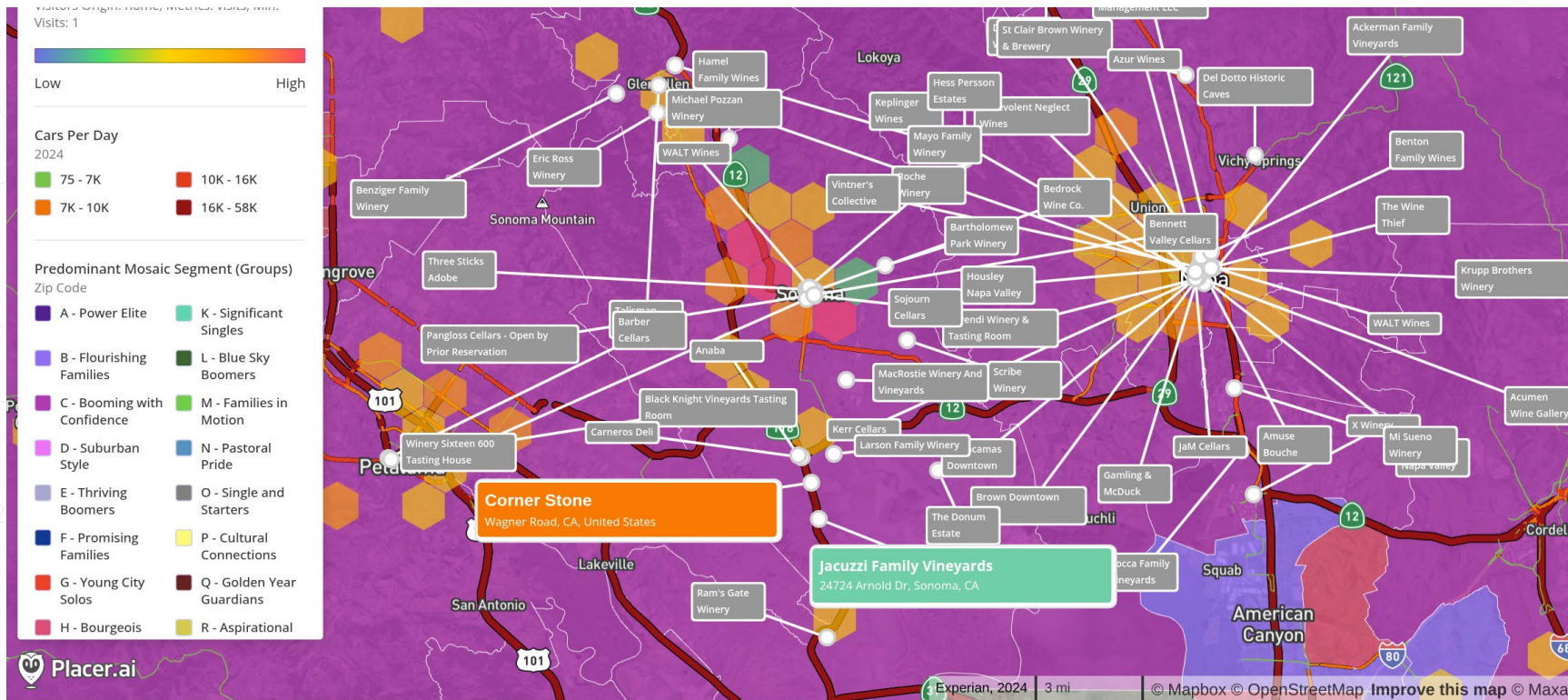
Mar 1, 2025 - Feb 28, 2026

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



# MOSAIC SEGMENT MAP

## CORNER STONE



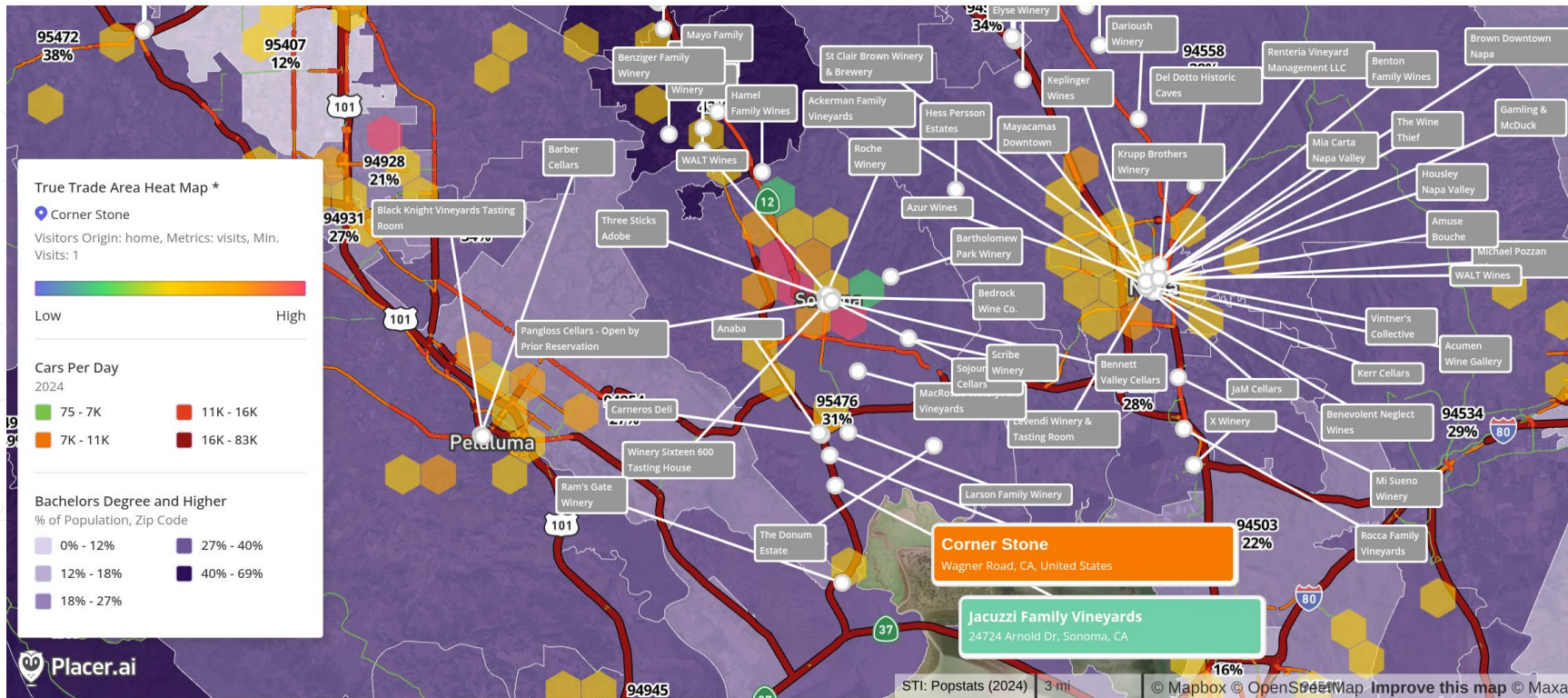
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# SURROUNDING WINERIES MAP

## CORNER STONE



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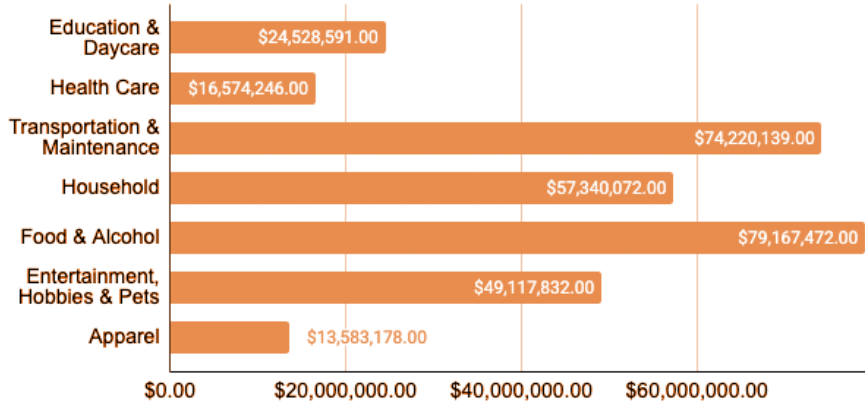
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# DEMOGRAPHICS

## CONSUMER SPENDING

3 miles Households

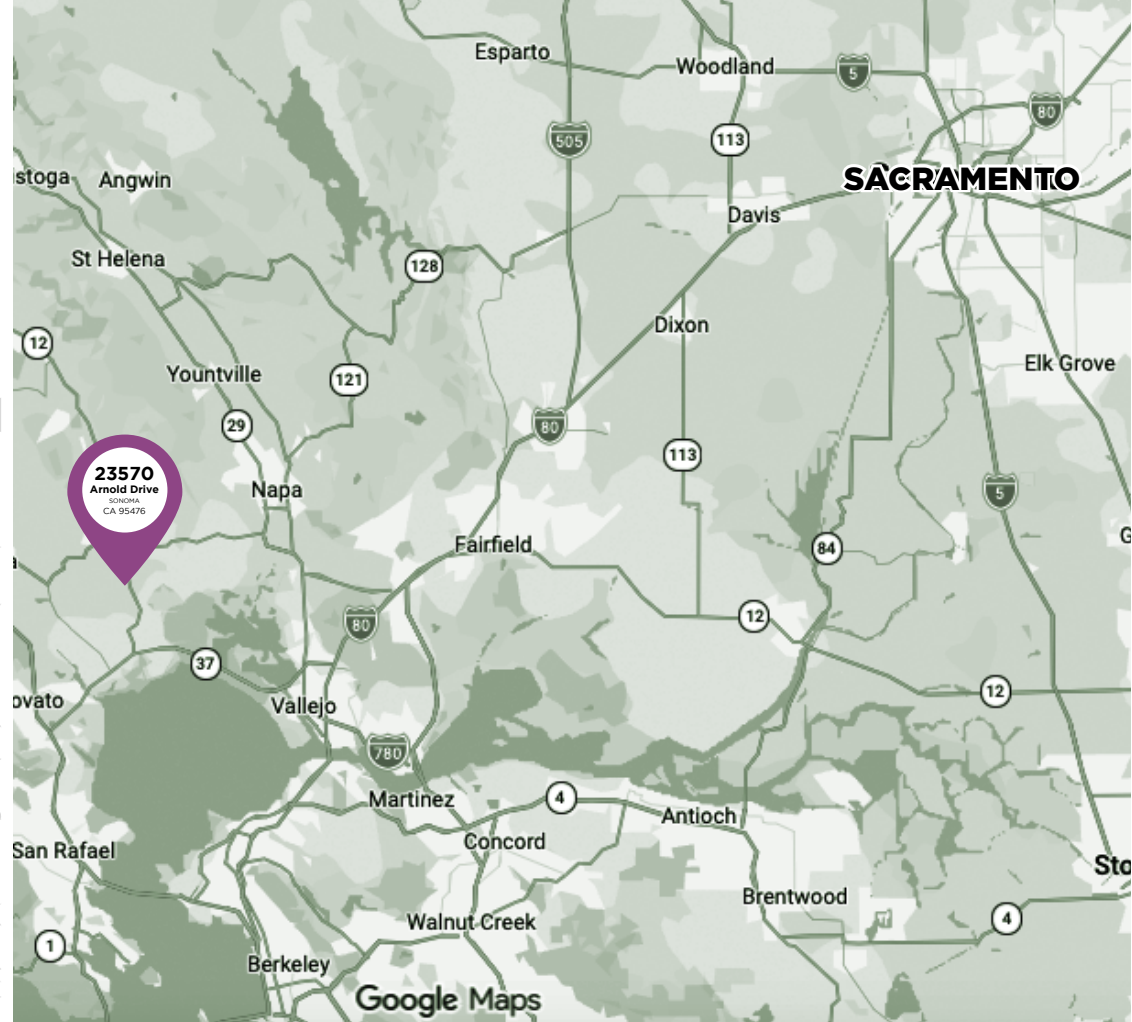


## EDUCATION

% Breakdown - 2024



- 29% Some College, No Degree
- 27% Bachelor's Degree
- 15% High School Graduate
- 18% Advanced Degree
- 5% Some High School, No Diploma
- 6% Associate Degree



## RESIDENT POPULATION



2024 16,828



## HOUSEHOLD INCOME

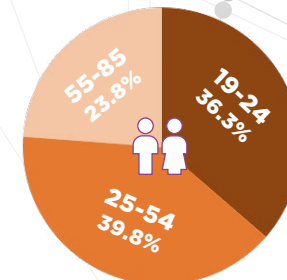


5 Mile Radius

| Avg. Household Income | Count |
|-----------------------|-------|
| < \$25K               | 969   |
| \$25K - 50K           | 1,042 |
| \$50K - 75K           | 1,012 |
| \$75K - 100K          | 914   |
| \$100K - 125K         | 811   |
| \$125K - 150K         | 511   |
| \$150K - 200K         | 793   |
| \$200K+               | 1,882 |

## POPULATION BY AGE

3 Mile Radius



# TENANT REPRESENTATION



***LOCATION, LOCATION, LOCATION!*** This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

**CENTURY 21.**  
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**CENTURY 21.**

Select Real Estate, Inc



# LEASE

# BUY

# SELL

**CENTURY 21**

Select Real Estate, Inc



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