

FOR SALE



For more information
please contact listing
agent:

John Schaefer
415 235 8115
john@keystonerea.com
Lic # 01251740

1129 Industrial Avenue,
Suite 205, Petaluma, CA 94952
www.keystonerea.com

Keystone Real Estate Advisors, Inc.
Real Estate Brokerage#: 02117431

KEYSTONE
REAL ESTATE ADVISORS



SONOMA FIT POOL CLUB

17350 Valetti Dr, Sonoma, CA 95476

Once in a Lifetime Opportunity-Hot Spring Fed Aquatic Center/Health Club For Sale!

HIGHLIGHTS



Property includes a fully remodeled 3-bedroom 2-bath single family home



Sale/Leaseback opportunity with award winning operator Sonoma Fitness (currently operating 6 facilities)



3 spring fed pools, grassy areas/lounge, hot tub, fitness facility, locker rooms, showers, snack bar, outside game area including ping-pong and corn hole.



Up to 9 outdoor lanes for lap swimming, heated indoor pool, hot tub, boutique fitness club, and locker rooms.



56 dedicated parking spaces with direct access to HWY 12



20 year history built by Olympian swimmer's family in the Heart of Sonoma



Positioned on the West side of Hwy 12 in Beautiful Sonoma County.



Owner will continue to operate or is willing to step away if buyer wishes to bring in new operator.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2022 Population	7,567	29,072	36,320
Avg. HH Income	\$99,600	\$105,427	\$96,883

OVERVIEW



PROPERTY SUMMARY

LOT:	1.46 ac / 63,597 sf
BUILDING:	6,306 SF
YEAR BUILT	2003
APN:	056-201-093
# OF PARKING SPACES	56

INVESTMENT OPPORTUNITY

PRICE	\$3,500,000
CAP RATE	7.5%
NET OPERATING INCOME	\$264,000
RENT ESCALATIONS	10% / 5 Years
TERM	15 years w/ (3) 5 year options

PHOTOS



INDOOR SPRING FED POOL



PHOTOS



3 BR 2 BA SINGLE FAMILY HOME



INTERIOR SINGLE FAMILY HOME PHOTO



AMPLE PARKING



LOCKER ROOM

AERIAL VIEW



RESIDENTIAL

VALETTI DR

SONOMA CHARTER SCHOOL

CALIFORNIA
12

3 Bedroom
Single Family
Home

Hwy 12
17,248 VPD

RESIDENTIAL

SUBJECT SITE

CALIFORNIA
12

RESIDENTIAL

TRADE AREA





Sonoma

Sonoma Fit Sonoma
19310 Sonoma Hwy, Ste B
Sonoma, CA 95476

(707) 721-1394

infosonoma@sonoma-fit.com

Pool Club

Sonoma Fit Pool Club
17350 Vailetti Drive
Sonoma, CA 95476

(707) 939-8833

infosofitpoolclub@sonoma-fit.com

Petaluma

Sonoma Fit Petaluma
90 Casa Grande Road
Petaluma, CA 94954

(707) 774-6069

infopetaluma@sonoma-fit.com

Novato

Sonoma Fit Novato
1727 Grant Ave.
Novato, CA 94945

(415) 895-6555

infonovato@sonoma-fit.com

San Rafael

Sonoma Fit San Rafael
409 3rd St
San Rafael, CA 94901

(415) 785-3548

infosanrafael@sonoma-fit.com

Mill Valley

Sonoma Fit Mill Valley
639 E Blithedale Ave
Mill Valley, CA 94941

(415) 380-8787

infomillvalley@sonoma-fit.com

Santa Barbara!

