

Iconic Restaurant Space Available For Lease

± 7,928 Square Feet - \$1.25 NNN



3901 Montgomery Drive

Santa Rosa • Sonoma County • California



Paul Schwartz

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DRE #01111744

corcoran

ICON PROPERTIES

www.CorcoranIcon.com

2416 Sonoma Avenue
Santa Rosa, CA 95405

Features Include:

- Attractive views from dining area.
- Excellent parking.
- Great signage available along Montgomery Drive.
- Excellent location in East Santa Rosa.
- Zoning - General Commercial. Potential uses include restaurant, night club, wine tasting, brewhouse, entertainment venue.
- Excellent demographics within 1 to 3 miles.
- New roof
- Full bar and kitchen, pizza oven.
- Banquet room
- Outdoor deck overlooking Bennett Valley area of Santa Rosa.

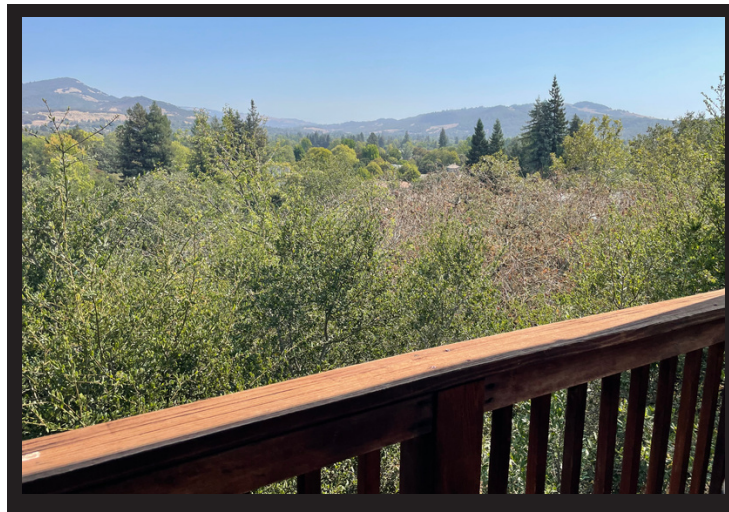


Building Photos

Ownership is willing to make building improvements



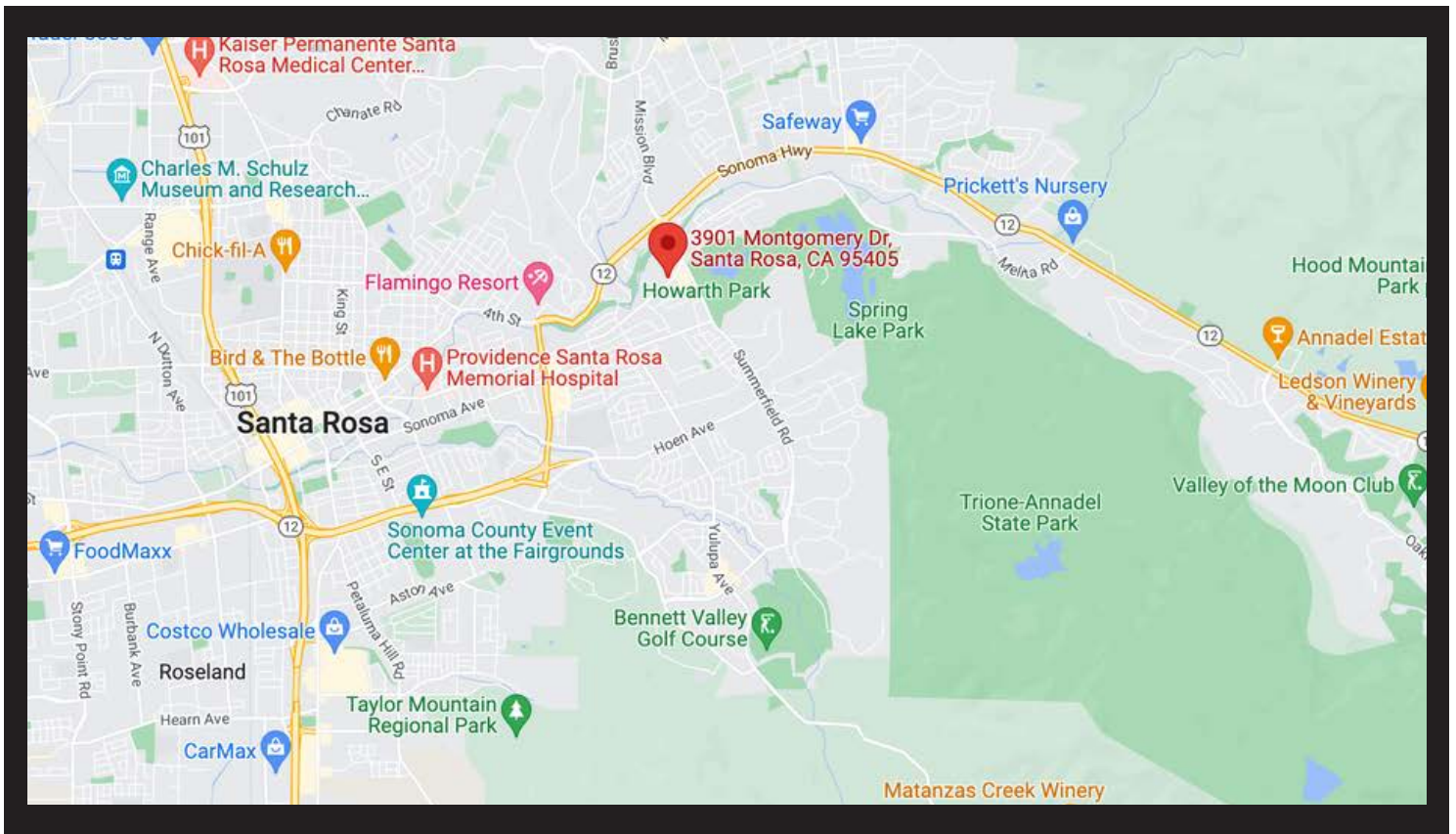
Views From Hilltop Deck



Demographics

Population	1 Mile	3 Mile	5 Mile
Total Population:	12,222	74,050	176,156
Male:	5,939	36,069	86,138
Female:	6,283	37,961	90,018
Household Income			
Median Household: \$84,354			

Santa Rosa Area Map



One Mile Radius



Zoning

20-23.030 Commercial district land uses and permit requirements.

Table 2-6 identifies the uses of land allowed by this Zoning Code in the commercial zoning districts, and the land use permit required to establish each use, in compliance with Section 20-21.030 (Allowable Land Uses and Permit Requirements).

Note: Where the last column in the table (“Specific Use Regulations”) includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of this Zoning Code may also apply.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts*	P		Permitted Use, Zoning Clearance required		MUP		Minor Conditional Use Permit required		CUP		Conditional Use Permit required		S		See Specific Use Regulations for permit requirement		-		Use not allowed	
	PERMIT REQUIRED BY DISTRICT																			
LAND USE (1)COCN (7) INDUSTRY, MANUFACTURING & CG CV CMU SMU MMU CSC (2) TV-M Specific Use Regulations																				
PROCESSING, WHOLESALING																				
Artisan/craft product manufacturing	-	MUP	P	-	MUP	MUP	P	P	-											
Brewery—Brew pub	-	MUP	MUP	-	MUP	MUP	P	MUP	MUP											
Cannabis—Commercial cultivation—up to 5,000 sq ft	-	-	-	-	-	-	MUP	-	-											
Cannabis—Distribution	-	-	-	-	-	-	MUP	-	-											
Cannabis—Manufacturing Level 1 (non-volatile)	-	-	-	-	-	-	MUP	-	-											
Cannabis Microbusiness	-	-	-	-	-	-	MUP	-	-											
Cannabis—Testing laboratory	MUP	-	-	-	-	-	P	-	-											20-46
Laboratory—Medical, analytical	MUP	-	-	-	MUP	MUP	P	-	-											
Manufacturing/processing—Light	-	-	-	-	-	-	P	-	-											
Manufacturing/processing—Medium	-	-	-	-	-	-	MUP	-	-											
Media production	-	-	-	-	-	-	P	-	-											
Printing and publishing	-	-	-	-	MUP	MUP	P	-	-											
Recycling—Reverse vending machines	-	P	P	-	-	-	-	P	-											20-
Recycling—Small collection facilities	-	-	MUP	-	-	-	-	MUP	-											42.120
Research and development	-	-	-	-	MUP	P	P	-	-											20-
Storage—Accessory	P	P	P	P	P	P	P	P	P											42.120
Storage—Personal storage facility (mini-storage)	-	-	MUP	-	-	-	-	-	-											
Winery—Boutique	-	-	MUP	-	MUP	MUP	P	MUP	MUP											
																				20-

42.180

Winery—Production	—	—	CUP	—	CUP	CUP	MUP	—	CUP
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Key to Zoning District Symbols

CO	Office Commercial	CV	Motor Vehicle Sales	TV-	Transit Village—Mixed	MMU	Maker Mixed Use
CN	Neighborhood Commercial	CD	Downtown Commercial	M	Core Mixed Use		
CG	General Commercial	CSC	Community Shopping Center	CM	Station Mixed Use		

Notes:

- (1) See Division 7 for land use definitions.
- (2) Each new development or project involving significant additions or reconstruction is required to be a mixed use project with a residential component in compliance with the residential density requirements for the CSC zoning district as described in Sections 20-23.040 and 20-23.080.
- (3) Each new development on a site shown in Figure 2-1, Section 20-23.060.C shall be a mixed use project, and each new development within the Courthouse Square Sub-Area of the Downtown Station Area Specific Plan shall provide activity-generating uses at the ground floor along all public streets.
- (4) Minor Conditional Use Permit required when site abuts residential zoning district or parcel with residential use.
- (5) Uses permitted on upper stories of building, Minor Use Permit required when proposed on ground floor.
- (6) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.
- (7) Residential uses are encouraged as part of new development on sites zoned CN, as described in Section 20-23.050.
- (8) Administrative Design Review is required when a project is not part of a building permit application.
- (9) Mobile food vending is permitted on private property, with the approval of a Minor Use Permit, only on sites located within the CG zoning district that have street frontage on Sebastopol Road, between Stony Point Road and Olive Street, as described in Section 20-42.210.
- (10) Subject to a 600-foot minimum setback requirement to a “school,” as defined by the Health and Safety Code Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.
- (11) Not permitted in the Southeast Greenway area.
- (12) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill 2162, as specified in Government Code Section 65651.
- (13) Outdoor dining permitted by right, pursuant to Section 20-42.110.B.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts*	P	Permitted Use, Zoning Clearance required									
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	—	Use not allowed									
	PERMIT REQUIRED BY DISTRICT										
LAND USE (1) CO RECREATION, EDUCATION & PUBLIC	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations		

ASSEMBLY USESP

Adult entertainment business	S	S	S	S	S	S	S	S	S	20-40
Commercial recreation facility—Indoor	—	—	MUP	—	MUP	MUP	MUP	MUP	MUP	
Community garden (6)	P	P	P	P	P	P	P	P	P	
Conference/convention facility	—	—	CUP	—	MUP	MUP	CUP	—	CUP	
Health/fitness facility—Commercial	MUP	P	P	P	P	P	P	P	MUP	

Health/fitness facility—Quasi-public	—	MUP	P	—	P	P	P	P	MUP	
Library, museum	P	P	P	MUP	P	P	P	P	P	
Meeting facility, public or private	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Park, playground	P	P	P	MUP	P	P	P	P	P	
School, public or private	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Sports and entertainment assembly facility	—	—	CUP	—	MUP	MUP	CUP	—	—	
Studio—Art, dance, martial arts, music, etc.	MUP	P	P	—	P	P	P	P	MUP	
Theater, auditorium	—		CUP		MUP	MUP	MUP	CUP	MUP	

RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)

Animal keeping—Domestic and exotic	S	S	S	—	S	S	S	S	S	20-
Community care facility—6 or fewer clients	P	P	P	—	P	P	P	P	P	42.040
Community care facility—7 or more clients	MUP	MUP	MUP	—	MUP	MUP	MUP	MUP	MUP	20-

Key to Zoning District Symbols

42.060

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Notes:

U

(1) See Division 7 for land use definitions.

SMU

(2) Each new development or project involving significant additions or reconstruction is required to be a mixed use project with a residential component in compliance with the residential density requirements for the CSC zoning district as described in Sections 20-23.040 and 20-23.080.

(3) Each new development on a site shown in Figure 2-1, Section 20-23.060.C shall be a mixed use project, and each new development within the Courthouse Square Sub-Area of the Downtown Station Area Specific Plan shall provide activity-generating uses at the ground floor along all public streets.

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LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations

RESIDENTIAL USES (continued)

Emergency shelter—50 or fewer beds	CUP	CUP	P	CUP	CUP	CUP	CUP	CUP	CUP	20-
Emergency shelter—51 or more beds	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	42.190
Home occupation	S	S	S	—	S	S	S	S	S	20-
Live/work	MUP	MUP	MUP	—	P	P	P	MUP	MUP	42.190
Multi-family dwelling	CUP	P	MUP	—	P	P	P	P	P(5)	20-
Residential accessory uses and structures	P	P	P	—	P			P	P	42.070
Residential component of a mixed use project	MUP	P	MUP	—	P	P	P	P	P(5)	20-
Single-family dwelling—Attached only	CUP	P	CUP	—	MUP	MUP	P	P	P(5)	42.080
Single room occupancy facility			CUP		MUP	MUP	MUP	CUP	—	
Single room occupancy facility	P	P	P	—	P	P	P	P	P	20-
Supportive housing (12)	CUP	CUP	CUP	CUP	MUP	MUP	MUP	—	CUP	42.030
Transitional housing	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	20-
Work/live										42.090

RETAIL TRADE

Accessory retail uses	P	P	P	P	P	P	P	P	P	20-
Alcoholic beverage sales	—	CUP	CUP	—	CUP	CUP	CUP	CUP	CUP	42.064
Artisan shop	—	P	P	—	P	P	P	P	P	20-
Auto and vehicle sales and rental	—	—	MUP(11)	P	—	—	—	—	—	42.034
Auto parts sales (no installation services)	—	—	P(11)	P	—	—	—	P	—	20-
										42.060

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	PERMIT REQUIRED BY DISTRICT									
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations

RETAIL TRADE (continued)

Bar/tavern	–	CUP	CUP	–	CUP	CUP	CUP	CUP	CUP	20-42.034
Building and landscape materials sales—Indoor	–	–	P(11)	–	–	–	–	P	–	
Building and landscape materials sales—Outdoor	–	–	MUP	–	–	–	–	MUP	–	20-42.100
Cannabis—Retail (dispensary) and delivery	CUP(10)	CUP(10)	CUP(10)	–	–	–	–	CUP(10)	–	20-46
Construction and heavy equipment sales and rental	–	–	–	MUP	–	–	–	–	–	
Drive-through retail sales	–	CUP	CUP(11)	–	–	–	–	CUP	–	20-42.064
Electric vehicle sales	–	–	–	–	MUP	MUP	MUP	–	–	
Farm supply and feed store	–	–	MUP	–	–	–	–	MUP	–	
Fuel dealer (propane for home and farm use)	–	–	–	CUP	–	–	–	–	–	

Furniture, furnishings, appliance/equipment store	—	—	P	—	P	P	P	P	MUP	
Gas station	CUP	CUP(11)	CUP(11)	CUP	—	CUP	CUP	CUP	—	20-42.150
General retail—Up to 20,000 sf of floor area	—	P(11)	P	—	P	P	P	P	P	
General retail—More than 20,000 sf, up to 50,000 sf	—	MUP(11)	P(11)	—	P	P	MUP	P	MUP	

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- U
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	PERMIT REQUIRED BY DISTRICT									
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Regulations
RETAIL TRADE (continued)										
General retail—More than 50,000 sf of floor area	—	—	CUP(11)	—	—	—	—	P	—	

Grocery store, large—20,000 sf and greater	—	CUP(11)	CUP(11)	—	P	P	P	P	CUP	20-
Mobile food vending	—	—	MUP(9)	—	MUP	MUP	MUP	—	—	42.200
Mobile home, boat, or RV sales	—	—	MUP	P	—	—	—	—	—	20-
Neighborhood center	MUP	P	P	CUP	P	P	P	P	MUP	42.210
Night club	—	—	MUP(11)	—	MUP	MUP	MUP	MUP	MUP	
Office—Supporting retail	MUP	P	P	—	P	P	P	P	P	
Outdoor display and sales	—	MUP	MUP	—	MUP (13)	MUP(13)	MUP (13)	CUP	CUP	
Pharmacy	MUP	P	P	—	P	P	P	P	MUP	20-
Restaurant, café, coffee shop—Counter ordering	MUP	P	P	—	P(8)	P	P(8)	P	P	42.110 20-42.110,
Restaurant, café, coffee shop—Outdoor dining	P(8)	P(8)	P(8)	—		P(8)		P(8)	P(8)	20-42.160

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LAND USE (1)	PERMIT REQUIRED BY DISTRICT									Specific Use Regulations
	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	

RETAIL TRADE (continued)

Restaurant, café, coffee shop—Serving alcohol (no bar)	P	P	P	—	P	P	P	P	P	
Restaurant, café, coffee shop—Table service	MUP	P	P	—	P	P	P	P	P	
Second hand store	—	MUP	MUP	—	MUP	MUP	MUP	MUP	MUP	
Shopping center	—	—	P	—	P	P	P	P	—	
Tasting room	—	MUP	P	—	P	P	P	P	P	
Tobacco or smoke shop	—	—	MUP	—	MUP	MUP	MUP	MUP	—	
Warehouse retail	—	—	CUP(11)	—	—	—	—	CUP	—	

SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL

ATM	P	P	P	P	P	P	P	P	P	20-42.044
Bank, financial services	MUP	P	P	—	P	P(5)	P(5)	P	P(5)	
Business support service	MUP	MUP	P	—	P	P	P	P	P	
Medical service—Clinic, urgent care	P	MUP	P	—	P	P	MUP	P	MUP	
Medical service—Doctor office	P	P	P	—	P	P(5)	MUP	P	P(5)	
Medical service—Health care facility	MUP	—	MUP	—	—	—	—	—	—	20-42.060
Medical service—Hospital	CUP	CUP(11)	CUP(11)	CUP	CUP	CUP	CUP	CUP	CUP	
Medical service—Integrated medical health center	P	MUP	P	—	P	P	P	P	MUP	
Medical service—Lab	P	—	P	—	—	—	—	MUP	—	

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Commercial

SM

U

Santa Rosa/Sonoma County

Santa Rosa is the County Government seat and largest business and economic center between San Francisco and Portland, OR. This beautiful mid-sized city has a population of approximately 176,000 and is the governmental, financial, medical, and retail center of Sonoma County. Santa Rosa is located 45 miles north of the Golden Gate Bridge in the world class Sonoma County Wine Country.

Sonoma County has a population of approximately 500,000 and is known for its incredible natural beauty, technology base and bioscience firms, diverse landscape, world-class foods and beverages including approximately 250 wineries and 25 craft beer breweries, 16 American Viticultural Areas (AVA's) nestled between the Mayacamas Mountains and the gorgeous Pacific Coast/Bodega Bay to the Russian River and Sonoma Valley. Employment and innovation leaders include Medtronic, Keysight (formerly Agilent), Viavi, Tri Vascular Medical Devices, American Ag Credit, Kaiser Hospital, St. Joseph Health, and Sutter Health.

Sonoma County educational institutions include Sonoma State University, Empire College, Santa Rosa Junior College and a branch of San Francisco State University.

A Mediterranean climate with exceptional air quality and four distinct seasons, the weather in Sonoma County is ideal. Sonoma County is bordered to the south by Marin County, to the east by Napa County and to the north by Mendocino County. There is immediate access to San Francisco and the entire Bay Area, and is a commercial hub of the North Bay.

Sonoma County is the home to a burgeoning craft beer industry led by world- renowned breweries including Lagunitas Brewing Co., Russian River Brewing Co., Fogbeldt Brewing Co. and Bear Republic Brewing Co. The annual release in Downtown Santa Rosa of Russian River Brewing Company's 'Pliny the Younger' draws thousands of beer aficionados from around the world for two weeks each February and is ranked among the world's top craft beers. The economic impact of the craft brewing industry in Sonoma County is estimated to be over \$125,000,000.

During the last 30 years, the popularity and significance of Sonoma County wines have given rise to a variety of cultural amenities, attractions and experiences including wine tasting, winemaker dinners, vineyard cycling and competitive cycling events, the Green Music Center, Luther Burbank Center for the Arts, and the recent boom in craft breweries tours.

Sonoma County was also the home of Peanuts cartoonist Charles Schulz, and the Sonoma County Airport is named after Mr. Schulz. Air service to the Sonoma County Airport includes Horizon Air Flights to Seattle, Portland, Los Angeles and San Diego, Orange County, Phoenix and Minneapolis.

Links:

Santa Rosa Chamber of Commerce — www.santarosametrochamber.com

Sonoma County Economic Development Board — www.sonomaedb.org

City of Santa Rosa — www.srcity.org

Press Democrat Newspaper — www.PressDemocrat.com

North Bay Business Journal — www.NBBJ.com

