



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

8225 OLD REDWOOD HIGHWAY  
COTATI, CA

OWNER/USER OPPORTUNITY OR  
INVESTMENT - THREE BUILDINGS

**PRICE REDUCED!**



Go beyond broker.

PRESENTED BY:

**KEVIN DORAN, PARTNER**  
LIC # 01704987 (707) 528-1400, EXT. 270  
[KDORAN@KEEGANCOPPIN.COM](mailto:KDORAN@KEEGANCOPPIN.COM)





# EXECUTIVE SUMMARY

## PROPERTY HIGHLIGHTS

- Location, Location, Location!
- Fully Leased Investment OR Owner/User with Income.
- Excellent opportunity for potential development in the near future.
- **BUILDING INFORMATION SPEC:**
- Total of 3 Buildings with 5 Tenants
- Total Square Footage: 5,283+/-
- Lot Size: 0.55+/- Acres
- 30 total parking spots
- City may invest incentives to deliver property with three stories – retail ground floor, multi-family apartments 2nd & 3rd floor development play.
- Three access points of entry to the properties – one via west side and the other two on the south side.
- Upgraded parking lot in rear.
- All of the asphalt has been recently re-striped and resealed.
- All electrical panels have been recently upgraded.
- Frequently, the city encourages/will allow you to do remodeling, repairs, upgrades, and/or expansion. The City of Cotati is “pro-business.”
- Well located on 101 corridor for freeway accessibility.
- Strong economy with locals as well as SSU college students frequenting the businesses.
- Site allows room to expand buildings and current building footprint.

\* **Please contact broker for additional information on the lease terms and conditions.**

## PROPERTY INFORMATION

### Parking

On-Site Parking

### Zoning

HC - Historic Core

**OFFERING**

Sale Price

**\$1,690,000**

### PRESENTED BY:

KEVIN DORAN, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01704987 (707) 528-1400, EXT. 270  
KDORAN@KEEGANCOPPIN.COM



8225 OLD REDWOOD HIGHWAY  
COTATI, CA

**THREE-BUILDING OWNER/  
USER OR INVESTMENT  
DEVELOPMENT  
OPPORTUNITY**



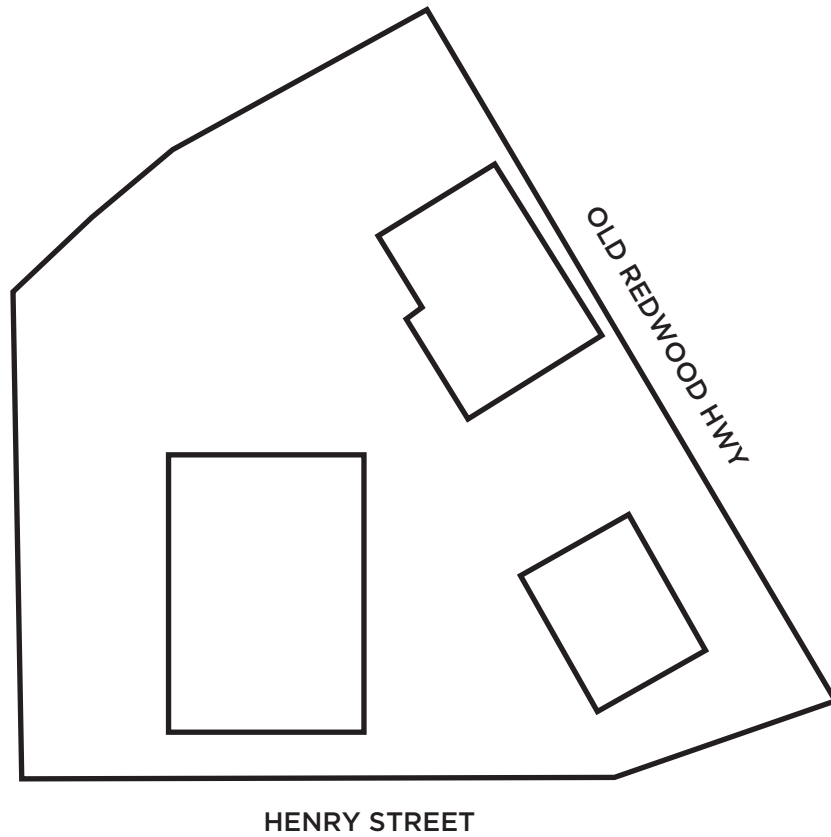
### DESCRIPTION OF AREA

This property is a great corner location not far from other major traffic arteries which makes it easy access to Highway 101. Public transportation is also easy to come by if needed.

Cotati boasts a rich history rooted in agriculture and music. The hexagonal downtown plaza, a California Historic Landmark, is one of only two such layouts in the entire United States.



## SITE MAP



8225 OLD REDWOOD HIGHWAY  
COTATI, CA

**THREE-BUILDING OWNER/  
USER OR INVESTMENT  
DEVELOPMENT  
OPPORTUNITY**



**PRESENTED BY:**

KEVIN DORAN, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01704987 (707) 528-1400, EXT. 270  
KDORAN@KEEGANCOPPIN.COM





## PROPERTY PHOTOS



8225 OLD REDWOOD HIGHWAY  
COTATI, CA

THREE-BUILDING OWNER/  
USER OR INVESTMENT  
DEVELOPMENT  
OPPORTUNITY



PRESENTED BY:

KEVIN DORAN, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01704987 (707) 528-1400, EXT. 270  
KDORAN@KEEGANCOPPIN.COM





## PROPERTY PHOTOS



8225 OLD REDWOOD HIGHWAY  
COTATI, CA

THREE-BUILDING OWNER/  
USER OR INVESTMENT  
DEVELOPMENT  
OPPORTUNITY



PRESENTED BY:

KEVIN DORAN, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01704987 (707) 528-1400, EXT. 270  
KDORAN@KEEGANCOPPIN.COM





## PROPERTY PHOTOS

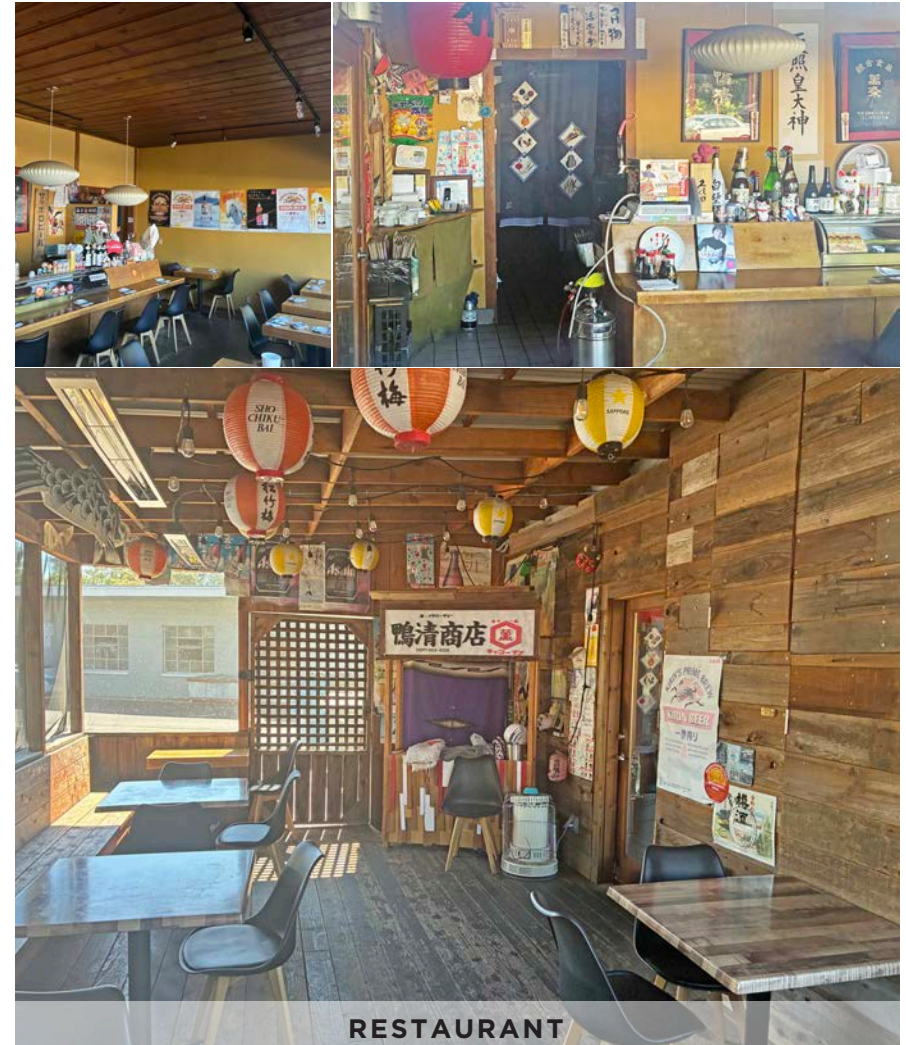


8225 OLD REDWOOD HIGHWAY  
COTATI, CA

THREE-BUILDING OWNER/  
USER OR INVESTMENT  
DEVELOPMENT  
OPPORTUNITY



COFFEE SHOP



RESTAURANT

PRESENTED BY:

KEVIN DORAN, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01704987 (707) 528-1400, EXT. 270  
KDORAN@KEEGANCOPPIN.COM





## PROPERTY PHOTOS



8225 OLD REDWOOD HIGHWAY  
COTATI, CA

THREE-BUILDING OWNER/  
USER OR INVESTMENT  
DEVELOPMENT  
OPPORTUNITY



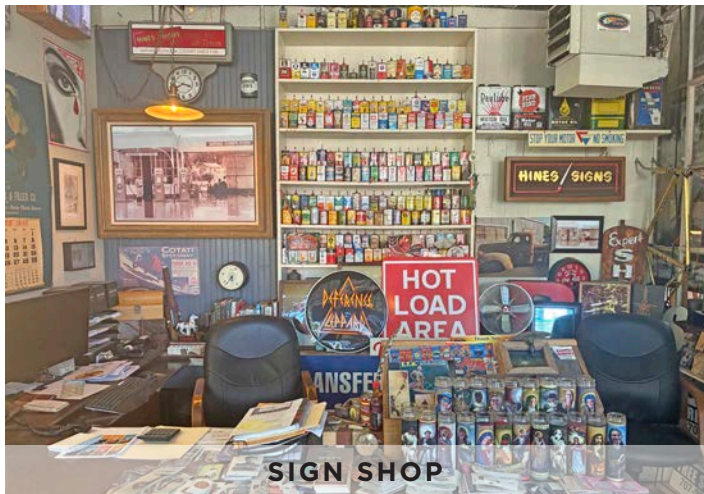
CLEANERS



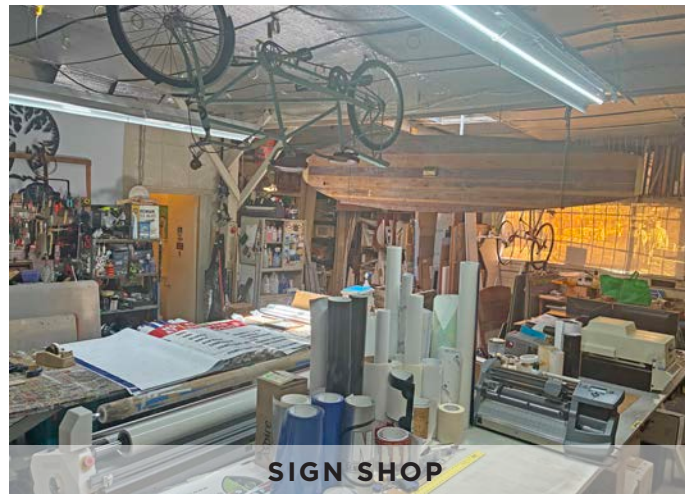
CLEANERS



CLEANERS



SIGN SHOP



SIGN SHOP



SALON

PRESENTED BY:

KEVIN DORAN, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01704987 (707) 528-1400, EXT. 270  
KDORAN@KEEGANCOPPIN.COM



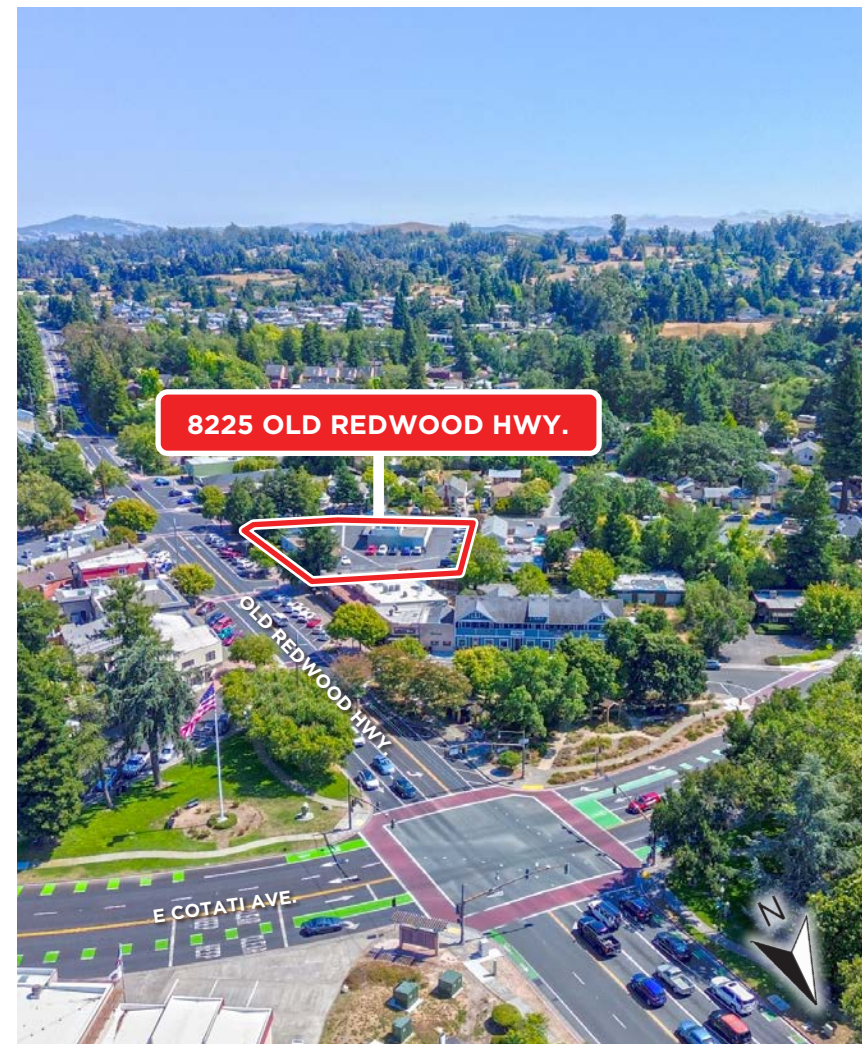


# AERIAL PHOTOS



8225 OLD REDWOOD HIGHWAY  
COTATI, CA

THREE-BUILDING OWNER/  
USER OR INVESTMENT  
DEVELOPMENT  
OPPORTUNITY



PRESENTED BY:

KEVIN DORAN, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01704987 (707) 528-1400, EXT. 270  
KDORAN@KEEGANCOPPIN.COM





# AREA DESCRIPTION



8225 OLD REDWOOD HIGHWAY  
COTATI, CA

THREE-BUILDING OWNER/  
USER OR INVESTMENT  
DEVELOPMENT  
OPPORTUNITY

## DESCRIPTION OF AREA

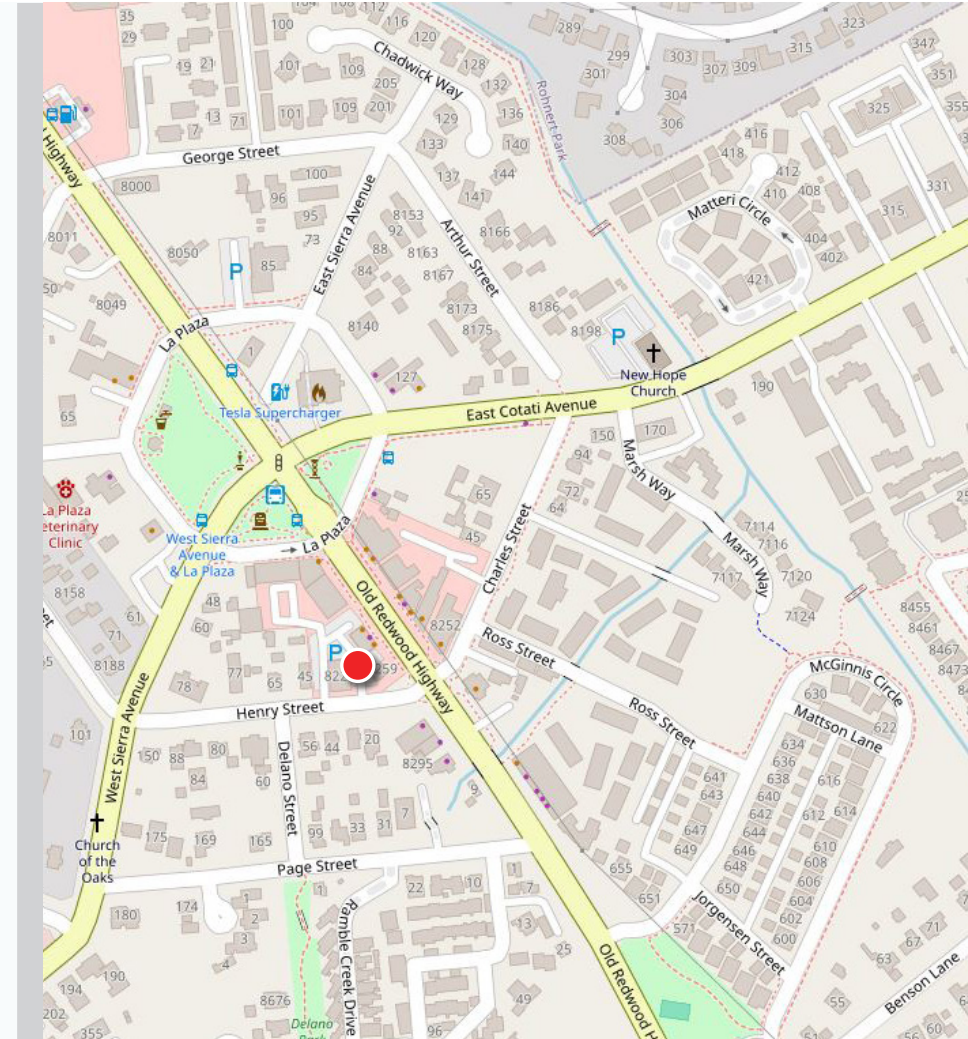
Cotati is centrally located in Sonoma County, 40 miles north of San Francisco and is touted as “The Hub of Sonoma County.” Brimming with character, the city is home to a lively mix of the old and new, from rustic barns and historic churches, to a world-renowned Accordion Festival and a summertime Farmers Market. Cotati has an eclectic assortment of restaurants, shops and services, and boasts one of only two hexagonally designed town plazas in the United States. Down the road is Sonoma State University, one of the most highly rated of the California State Universities.

## NEARBY AMENITIES

- Downtown Cotati
- Restaurants, Cafes, and Shopping
- Sonoma State University

## TRANSPORTATION ACCESS

- SMART Train
- Public Transportation
- Easy Access to Highway 101



## PRESENTED BY:

KEVIN DORAN, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01704987 (707) 528-1400, EXT. 270  
KDORAN@KEEGANCOPPIN.COM



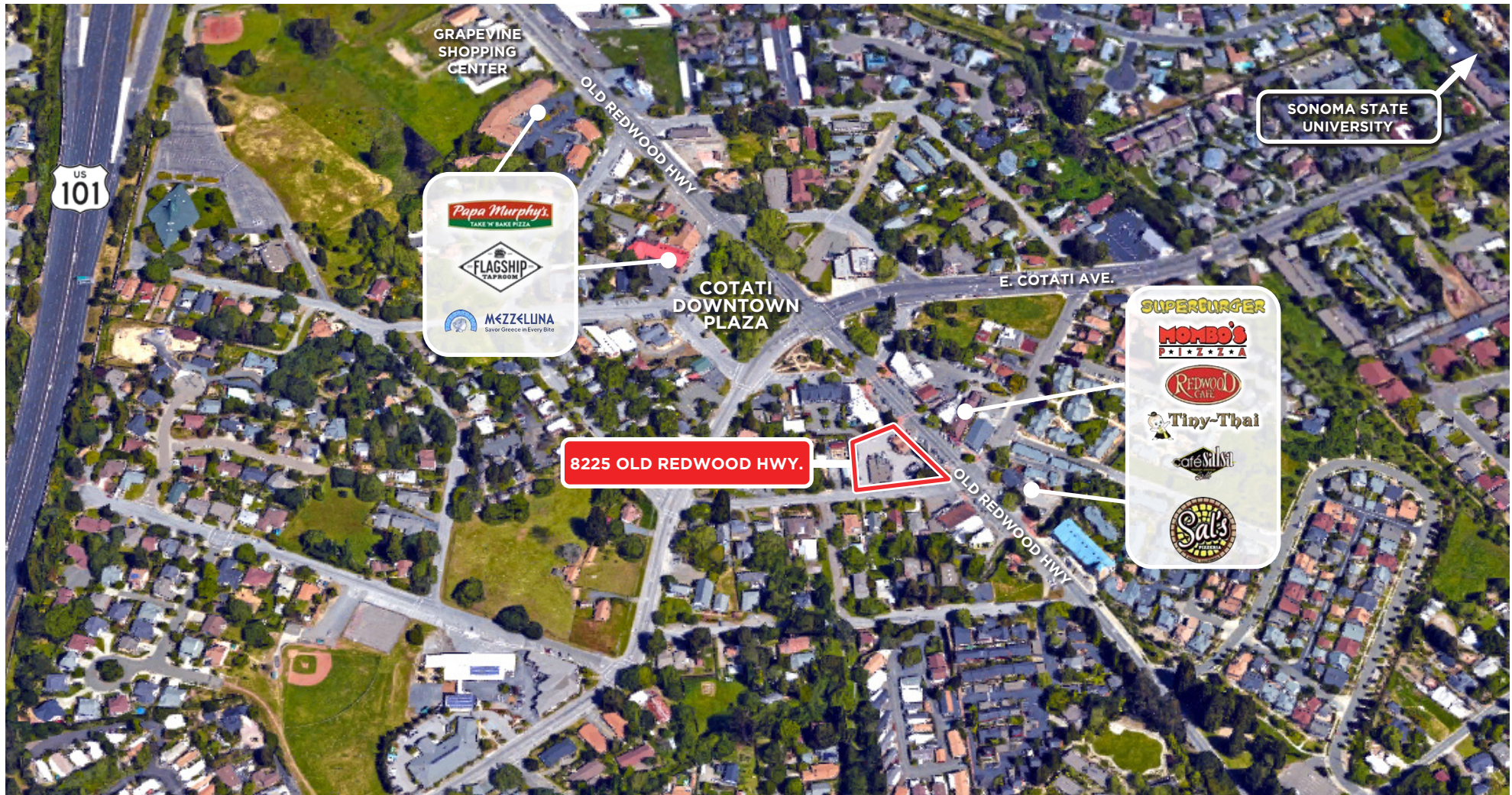


## AERIAL MAP



8225 OLD REDWOOD HIGHWAY  
COTATI, CA

THREE-BUILDING OWNER/  
USER OR INVESTMENT  
DEVELOPMENT  
OPPORTUNITY



### PRESENTED BY:

KEVIN DORAN, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01704987 (707) 528-1400, EXT. 270  
KDORAN@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

Map created using ArcGIS® software by Esri. ArcGIS® is the intellectual property of Esri and is used herein under license. Copyright © Esri.





## ABOUT KEEGAN & COPPIN



8225 OLD REDWOOD HIGHWAY  
COTATI, CA

**THREE-BUILDING OWNER/  
USER OR INVESTMENT  
DEVELOPMENT  
OPPORTUNITY**



# Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

Keegan & Coppin Company, Inc.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.





## DISCLAIMER



8225 OLD REDWOOD HIGHWAY  
COTATI, CA

**THREE-BUILDING OWNER/  
USER OR INVESTMENT  
DEVELOPMENT  
OPPORTUNITY**

## DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

Keegan & Coppin Co., Inc.  
1355 N Dutton Ave.  
Santa Rosa, CA 95401  
[www.keegancoppin.com](http://www.keegancoppin.com)  
(707) 528-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

PRESENTED BY:

**KEVIN DORAN, PARTNER**  
LIC # 01704987 (707) 528-1400, EXT. 270  
[KDORAN@KEEGANCOPPIN.COM](mailto:KDORAN@KEEGANCOPPIN.COM)