



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

2193 FRANCISCO AVENUE  
SANTA ROSA, CA

NORTH WESTERN SANTA ROSA  
DEVELOPMENT

FRANCISCO AVE.

Go  
beyond  
broker.

PRESENTED BY:

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## EXECUTIVE SUMMARY

2193 FRANCISCO AVE.  
SANTA ROSA, CA

### NORTHWEST SANTA ROSA DEVELOPMENT

Keegan & Coppin is pleased to present the opportunity to acquire a well-located 5.21-acre residential development site at 2193 Francisco Avenue, Santa Rosa, CA. This unique site is positioned in northwest Santa Rosa, offering convenient access to some of Sonoma County's most notable amenities, including acclaimed wineries, highly regarded schools, the Charles M. Schulz-Sonoma County Airport, shopping, dining, and multiple parks. The property's location makes it an exceptional setting to address the strong demand for new housing in Santa Rosa.

The zoning of the property is R-1-6 allowing for up to six units an acre. The zoning will also allow for a small scale multifamily project with the approval of a Minor Use Permit.

This offering represents a rare chance to acquire a prime development site in one of Northern California's most desirable markets. With flexible zoning, strong market fundamentals, and a location at the heart of Sonoma County, 2193 Francisco Avenue provides developers with the ability to create a community that meets the region's growing housing needs.

- Development site well-suited for single-family homes, townhomes, or a small-scale multi-family community
- Mostly flat site with development potential

#### OFFERING

Sale Price

**\$1,750,000**



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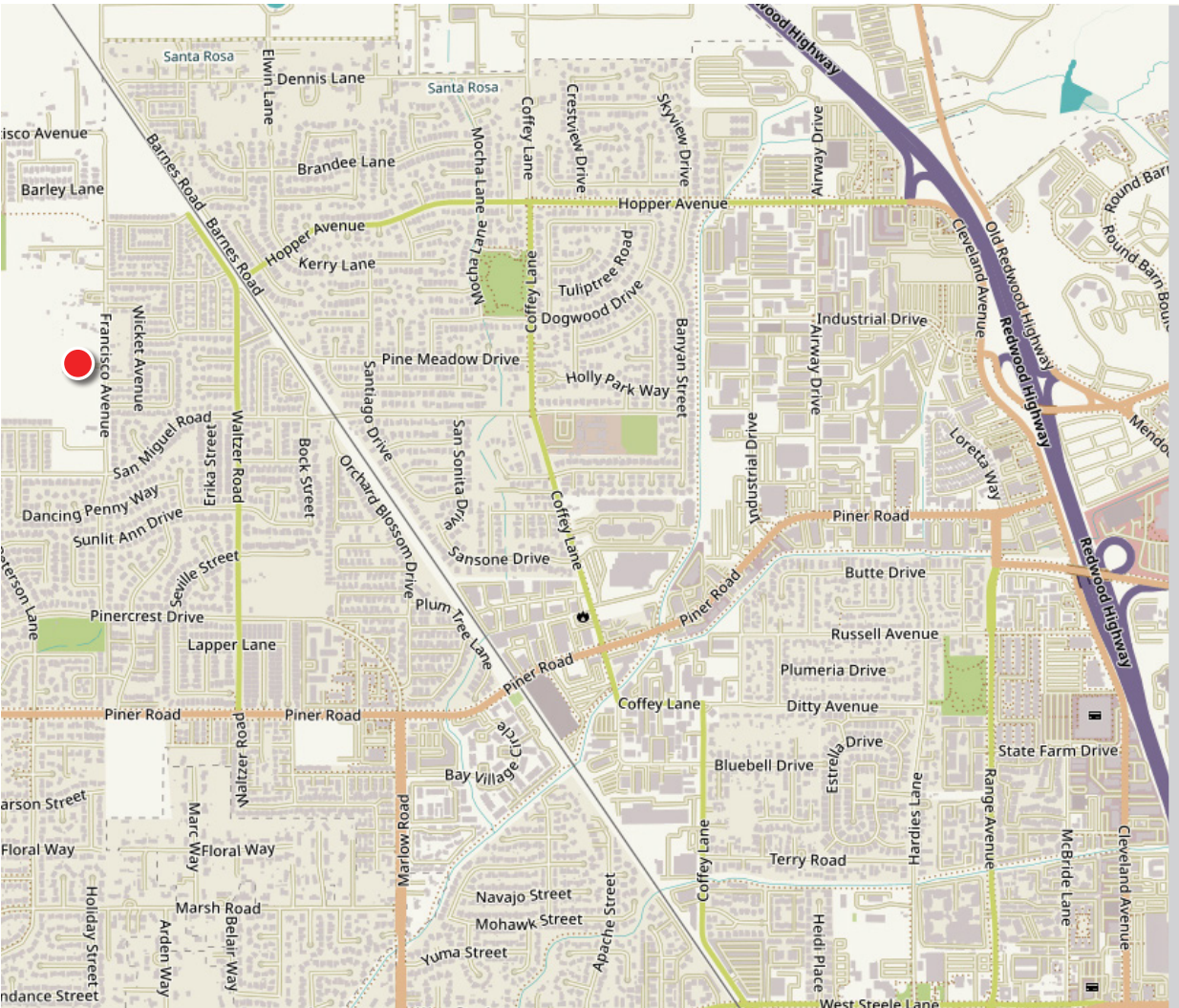




# SITE LOCATION OVERVIEW

2193 FRANCISCO AVE.  
SANTA ROSA, CA

## NORTHWEST SANTA ROSA DEVELOPMENT



### LOCATION OVERVIEW

- Close to Highway 101, the Sonoma County Airport, and employment centers, with easy connectivity to downtown Santa Rosa and surrounding communities
- Nearby established residential neighborhoods, schools, retail, and recreation
- Strong demand for housing

### DRIVING DISTANCE

SAN FRANCISCO	74 MILES
OAKLAND	69 MILES
WALNUT CREEK	64 MILES
SONOMA	45 MILES
PETALUMA	28 MILES

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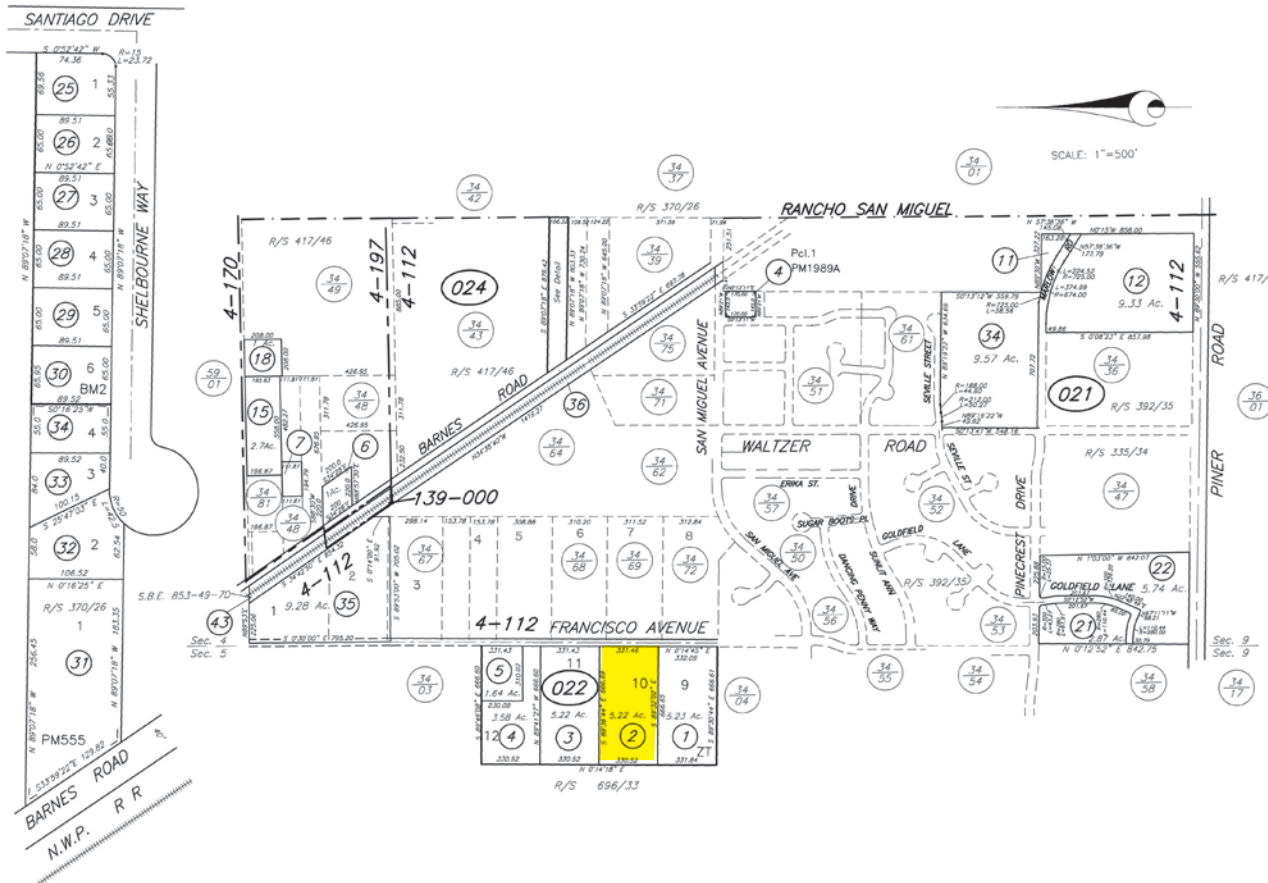
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# PROPERTY DESCRIPTION

2193 FRANCISCO AVE.  
SANTA ROSA, CA

## NORTHWEST SANTA ROSA DEVELOPMENT



LOT SIZE  
5.21+/- Acres  
226,948+/- SF

APN  
034-022-002

ZONING  
R-1-6

BUILDINGS  
One Single family home onsite to be delivered vacant  
at the close of escrow.

TOPOGRAPHY  
Mostly flat buildable site

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# PROPERTY PHOTOS

2193 FRANCISCO AVE.  
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NORTHWEST  
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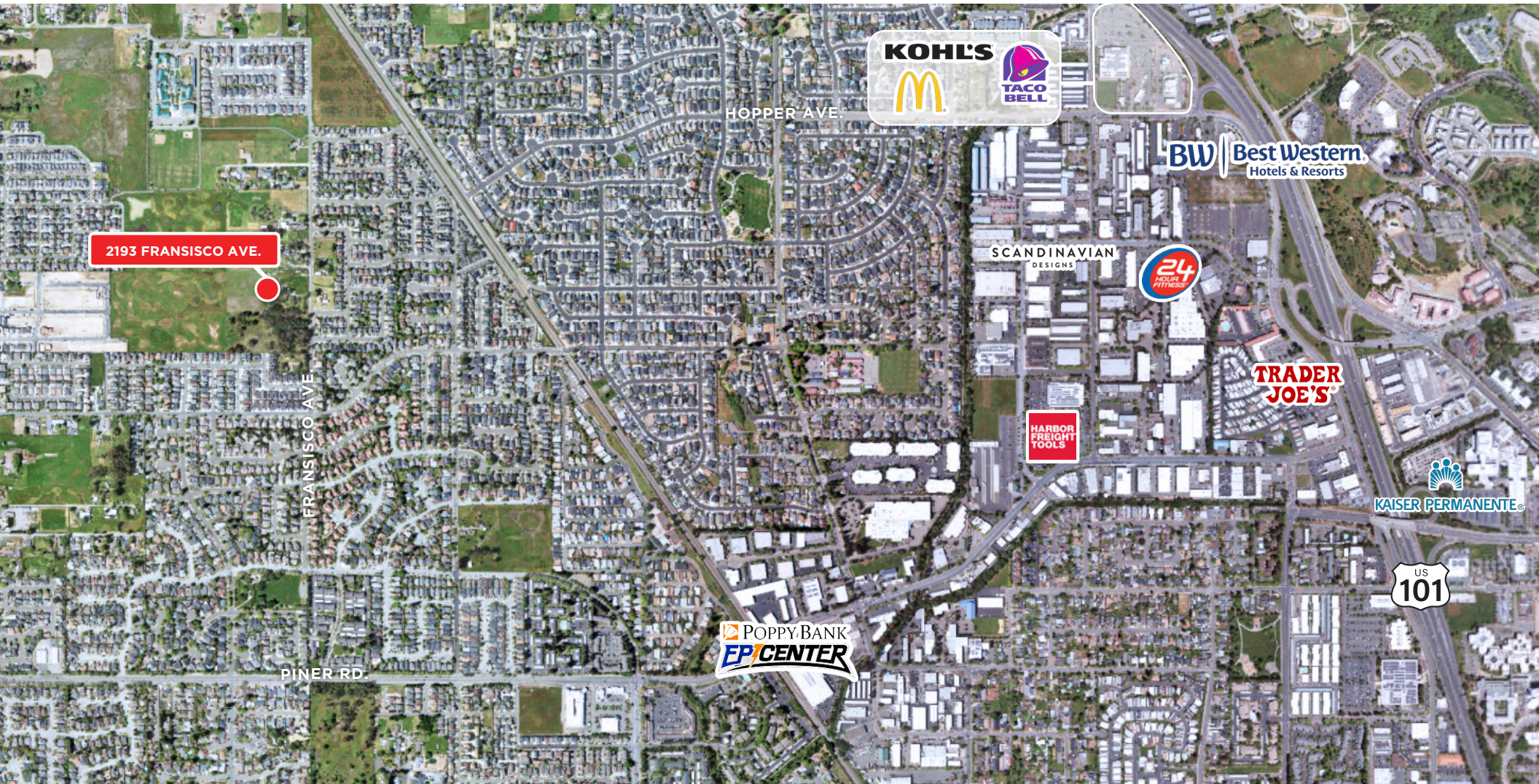




## AREA MAP

2193 FRANCISCO AVE.  
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## NORTHWEST SANTA ROSA DEVELOPMENT



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# MARKET SUMMARY

2193 FRANCISCO AVE.  
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## NORTHWEST SANTA ROSA DEVELOPMENT



### SANTA ROSA SUMMARY

Santa Rosa, California is the county seat of Sonoma County. It is the largest city in the North Bay Area and all of California's Wine Country. The city of Santa Rosa is the North Bay's premier location and as a business and service hub, Santa Rosa is the economic engine that drives the region.

As the largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce. Santa Rosans have a deep appreciation for the arts, education, conscientious business development and quality living.

The city of Santa Rosa offers a one-stop permitting process, easy access to Economic Development program staff and Community Development staff, collaborative partnerships with key business players; from our local chambers of commerce, the higher education institutes, brokers, benchmark industries, and community organizations to a global venture community, just to name a few.

The city of Santa Rosa is conveniently located just 55 miles north of San Francisco via the Golden Gate Bridge. Santa Rosa is a main shopping hub for the surrounding neighborhoods near and along the 101

corridor, such as Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. Santa Rosa has several prominent shopping districts, including Downtown, Santa Rosa Avenue, and Montgomery Village, offering a variety of general retail, boutique shops, dining, and entertainment. There are two regional shopping malls, Coddington Mall and Santa Rosa Plaza.

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure, hospitality, educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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## ABOUT KEEGAN & COPPIN

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NORTHWEST  
SANTA ROSA  
DEVELOPMENT



# 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.

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## DISCLAIMER

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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.

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