



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE/LEASE

589 MENDOCINO AVENUE  
SANTA ROSA, CA

OWNER / USER OPPORTUNITY



Go beyond broker.

PRESENTED BY:

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589 MENDOCINO AVE.  
SANTA ROSA, CA

**OWNER/USER  
OPPORTUNITY**





# EXECUTIVE SUMMARY



589 MENDOCINO AVE.  
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## DESCRIPTION OF PREMISES

589 Mendocino Avenue offers a rare combination of visibility, accessibility, and flexibility in the heart of Downtown Santa Rosa. Totalling 8,242+/- SF across two floors, this property presents an exceptional opportunity for an owner/user or investor seeking a versatile asset in a high-demand location. The first floor totals 4,116+/- SF and is currently built out as a fully operational fitness studio, featuring two studio rooms, a reception and retail area, a private room, and two restrooms, one of which includes a shower. The second floor offers an additional 4,126+/- SF configured as private offices with a waiting area, common area restrooms and a kitchenette. This level can be occupied in its entirety or subdivided, giving an owner/user the flexibility to occupy a portion of the space while leasing the remainder.

Prominent signage exposure on busy Mendocino Avenue, combined with an expansive storefront window line, make this space well-suited for a wide range of retail, wellness, fitness, or retail/office uses. Two separate entrances, with one fronting Mendocino Avenue and one from the rear parking lot.

## HIGHLIGHTS

- High Visibility in the Downtown Corridor
- Convenient Access to Highway 101
- Owner/User Opportunity
- Potential Multi-Tenant Investment Opportunity
- Rare On-Site Parking

## LEASE AVAILABILITIES

**Suite 3:** 254+/- SF | \$800/Month

**Suite 4:** 660+/- SF | \$1,500/Month

### OFFERING

Sale Price **\$1,625,000**

Price PSF **\$197+/-**

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# PROPERTY DESCRIPTION



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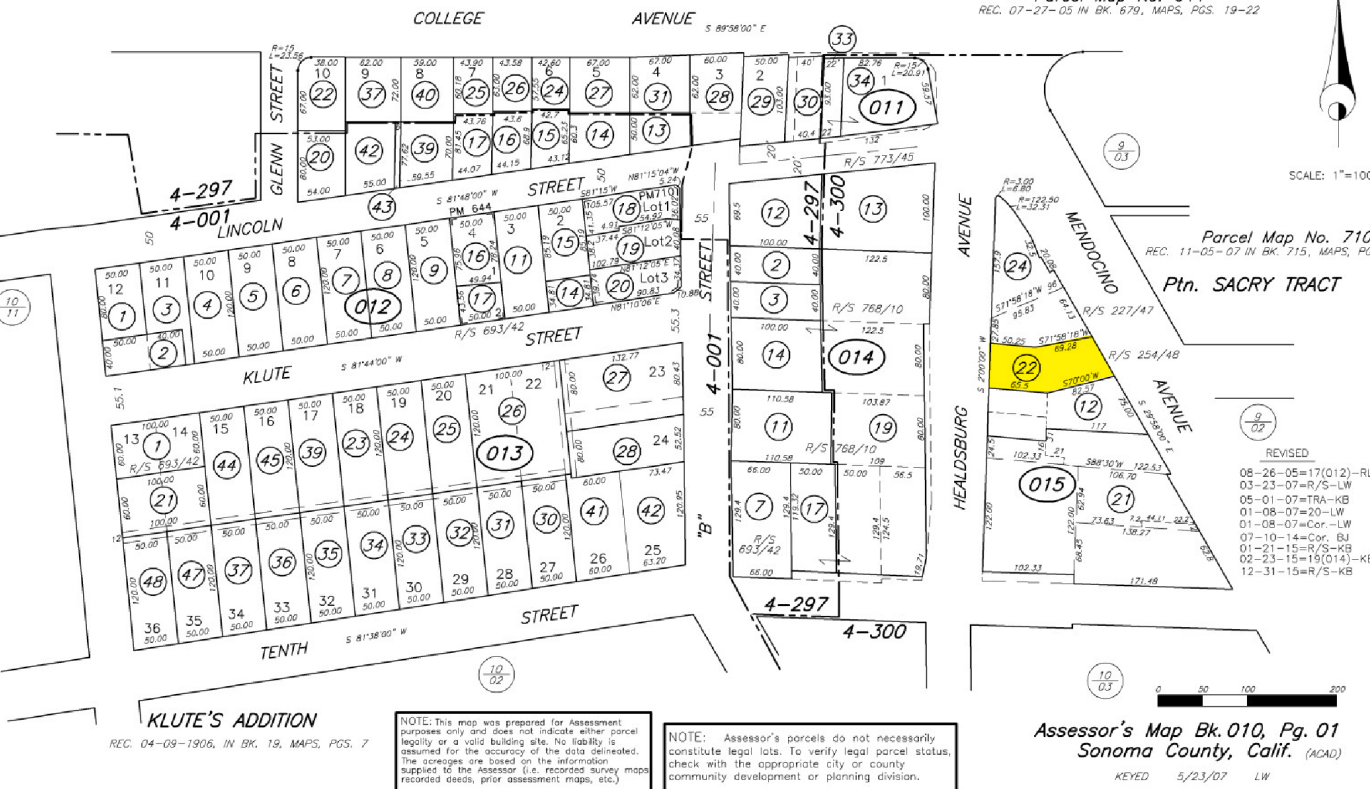
## COUNTY ASSESSOR'S PARCEL MAP

Ptn. JOSIAS DAVIS' ADDITION  
REC. 05-13-1880, IN BK. 1, MAPS, PGS. 22

TAX RATE AREA  
4-001 4-297  
4-051 4-300

010-01

Parcel Map No. 644  
REC. 07-27-05 IN BK. 679, MAPS, PGS. 19-22



BUILDING SIZE  
8,242+/- SF

APN  
010-015-022

YEAR BUILT  
1978/79

ZONING  
CMU - Core Mixed Use

STORIES  
2

PARKING  
On-site

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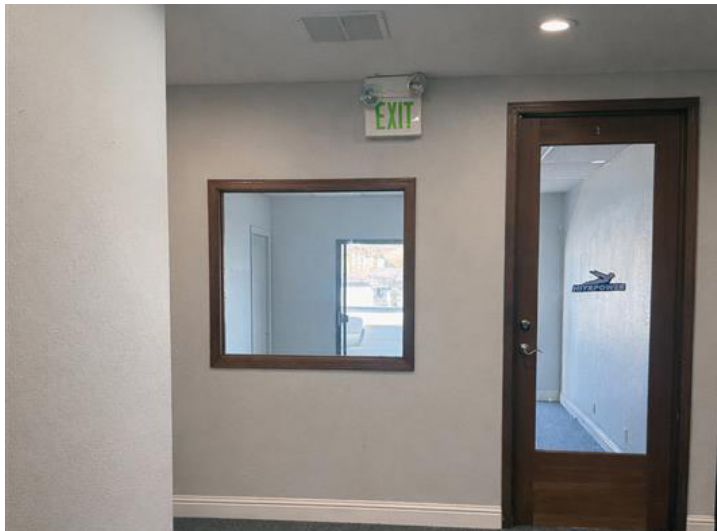


## PROPERTY PHOTOS



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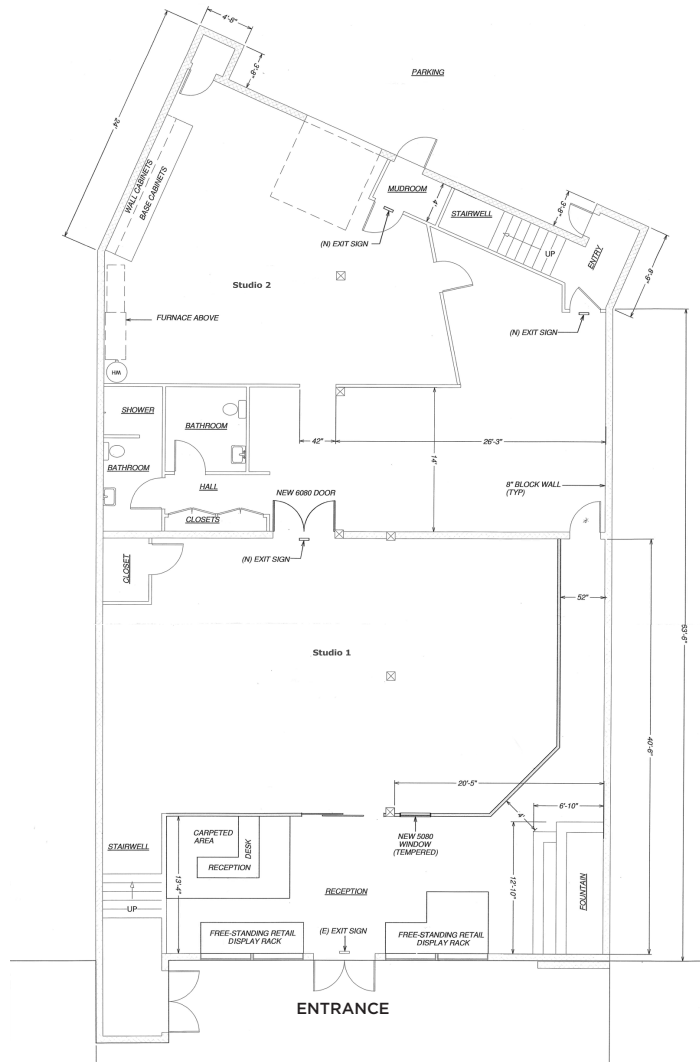
# FLOOR PLANS



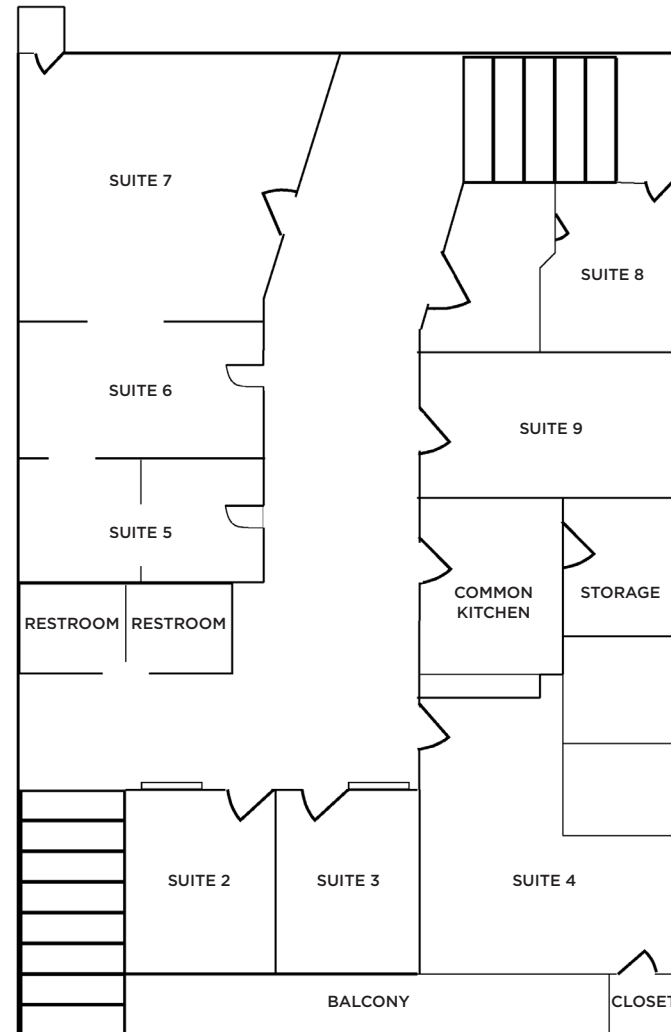
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FIRST FLOOR  
4,116+/- SF



SECOND FLOOR  
4,126+/- SF







## AREA DESCRIPTION



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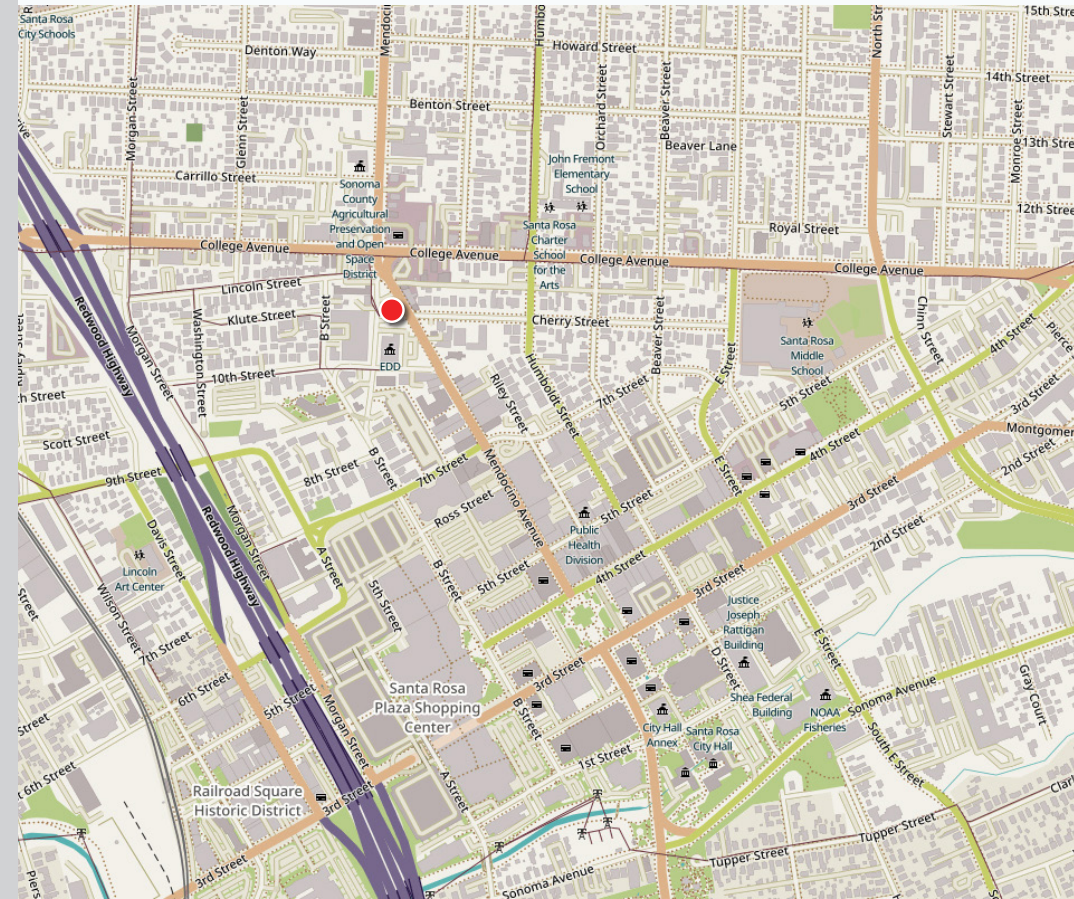
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### DESCRIPTION OF AREA

Situated along the prominent Mendocino Avenue corridor, 589 Mendocino Avenue enjoys a highly visible position in one of Santa Rosa's most active commercial districts. Just four blocks from Courthouse Square and the heart of Downtown Santa Rosa, the property benefits from strong foot traffic and a dense surrounding mix of retail, dining, professional services, and civic uses. The location places tenants and customers within easy reach of Santa Rosa Junior College, Kaiser Permanente, and the broader Mendocino Avenue business community.

### TRANSPORTATION ACCESS

- Direct Freeway Access to Highway 101
- Santa Rosa Transit Mall
- SMART Train Within Walking Distance



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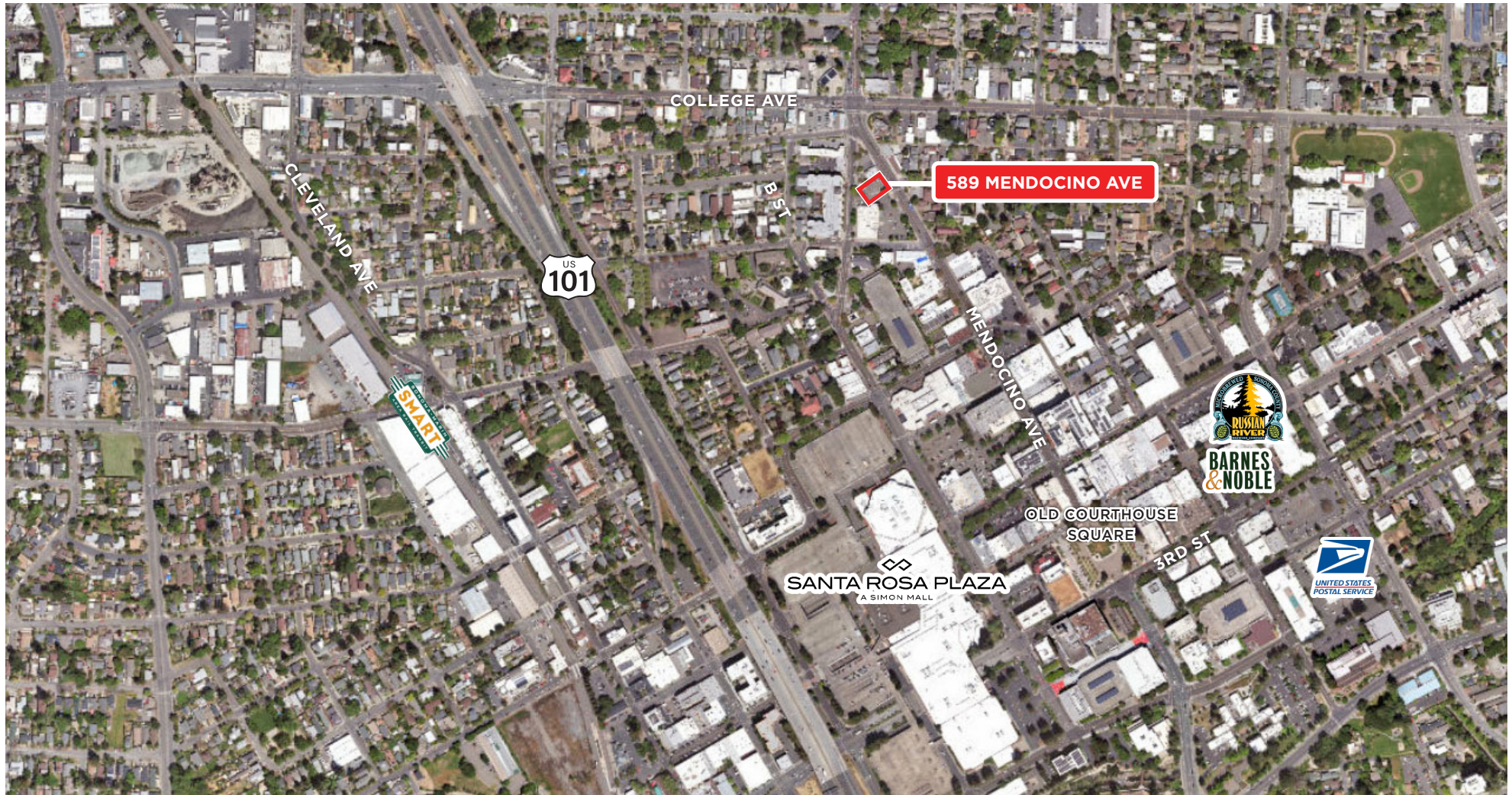


# AERIAL MAP



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# MARKET SUMMARY



589 MENDOCINO AVE.  
SANTA ROSA, CA

## OWNER/USER OPPORTUNITY



## 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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# 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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## 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.

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