



Keegan & Coppin
COMPANY, INC.

FOR SALE

640 4TH STREET
SANTA ROSA, CA

SANTA ROSA DOWNTOWN
RETAIL PROPERTY



OLD COURTHOUSE
SQUARE



640 4TH STREET



L'Oro Di Napoli

D STREET

BARNES & NOBLE

REPRESENTED BY

RUSS MAYER, PARTNER
LIC # 01260916 (707) 664-1400, EXT 353
RMAYER@KEEGANCOPPIN.COM



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RETAIL PROPERTY





EXECUTIVE SUMMARY



640 4TH STREET
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RETAIL PROPERTY

Keegan & Coppin is pleased to offer this rare opportunity to acquire a retail property located in the epicenter of downtown Santa Rosa. 640 4th Street is a single-story commercial building that straddles Fourth Street, the Third Street Parking Garage and the recently reunified Old Courthouse Square in downtown Santa Rosa. The building consists of approximately 4,700 square feet with 40 feet of retail frontage and excellent foot traffic. With a Walk Score of 99 out of 100, "Walker's Paradise", the property is surrounded by many great restaurants, art galleries, cafes, and boutique shopping stores. Constructed in 1971, the property was the previous home to the prestigious Stanroy Music Center, the oldest music store in Sonoma County. Located one-half block from Old Courthouse Square and adjacent to ±200 car Third Street Garage, this property would be an excellent location for many retail and quasi-office uses, including; restaurants, brew pubs, wine shops, tasting rooms, health clubs, studios (art, dance, martial arts, music, etc), banks, financial and personal services, and more!

- High Identity Retail/Storefront Office
- Available for Owner/User or Investor
- Abundant Adjacent Parking



Purchase price:	\$1,375,000
Building(s) total size:	4,700+/- SQ FT (APPROX.)
Price / PSF:	\$293

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PROPERTY DESCRIPTION



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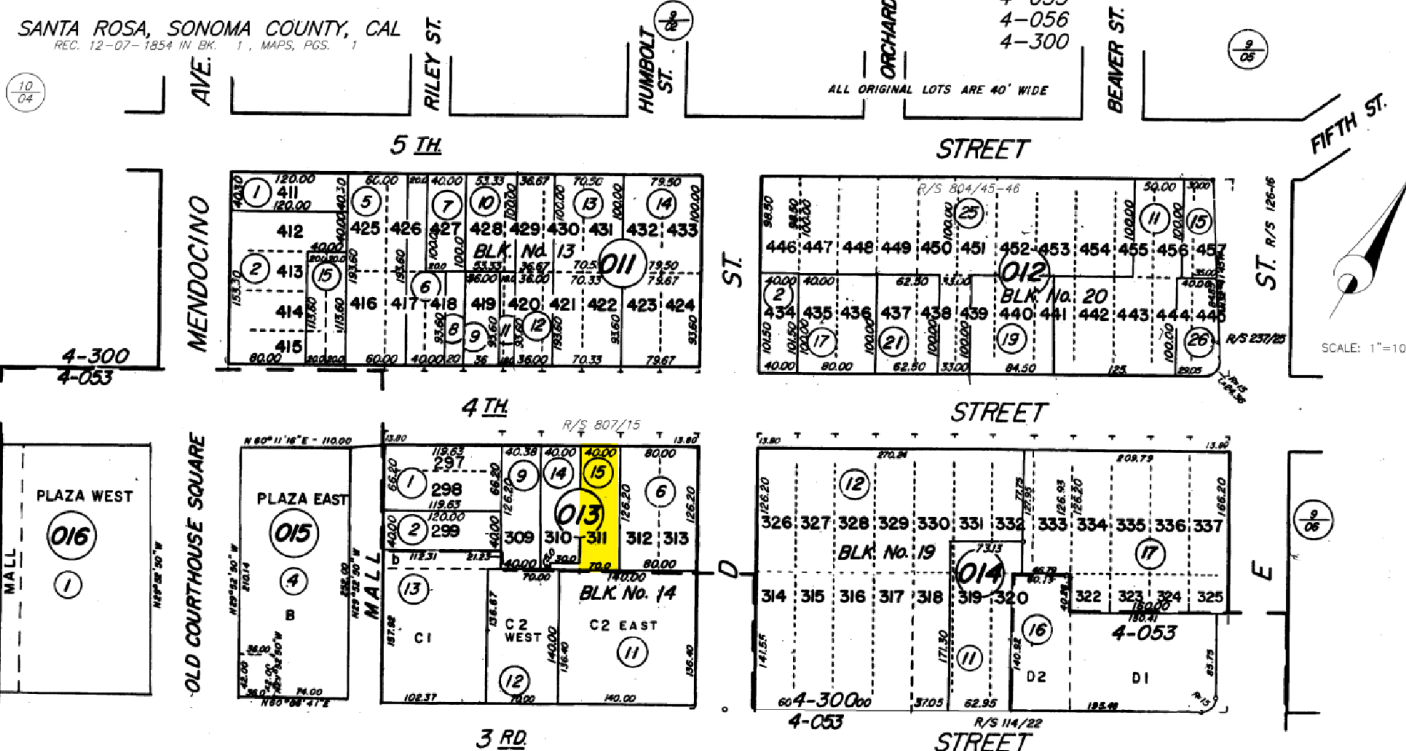
COUNTY ASSESSOR'S PARCEL MAP

SANTA ROSA, SONOMA COUNTY, CAL
REC. 12-07-1854 IN BK. 1, MAPS, PGS. 1

TAX RATE AREA

4-053
4-056
4-300

009-01



PROPERTY DESCRIPTION

009-013-015
APN

4,700+/- SF
BUILDING SIZE

5,184+/- SF
TOTAL SIZE OF PARCEL

City of Santa Rosa 3rd Street Garage
(197 Spaces) and Street Parking
PARKING

CMU - Core Mixed Use
DSA - Downtown Station Area
Combining District
ZONING

Reinforced Concrete
CONSTRUCTION TYPE

Single Story
STORIES

99/100 "Walker's Paradise"
WALK SCORE

1971
YEAR BUILT

Santa Rosa Center Project
Bk. 210 pp. 48, Rec. 11/7/74

PART OF ORIGINAL TOWN

REVISED
06-21-74
01-18-77
02-07-78
12-09-97=15(011)-RL
05-01-07=TRA-KB
06-13-18=AddedInfo-DL
03-30-20=R/S DL

Assessor's Map Bk. 009, Pg. 01
Sonoma County, Calif. (ACAD)
HYBRID 6/13/18 DL

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

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LOCATION DESCRIPTION



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DESCRIPTION OF AREA

Santa Rosa's downtown and its vibrant charm offers both visitors and locals alike an eclectic mix of restaurants, boutiques, museums, galleries and entertainment. At its center is Old Courthouse Square, reunified in 2017 to create an outdoor plaza and park designed to host events and create a beautiful gathering place in the heart of Santa Rosa. Historic Fourth Street is downtown's main street and is lined with many locally owned stores, pubs, a public library, bookstores, and coffee shops. Russian River Brewing Company is located here and is widely known for its craft beers, including the popular Pliny the Younger. During its two-week release each April, Fourth Street is lined for blocks with thirsty beer lovers, all waiting for their taste of this golden elixir.

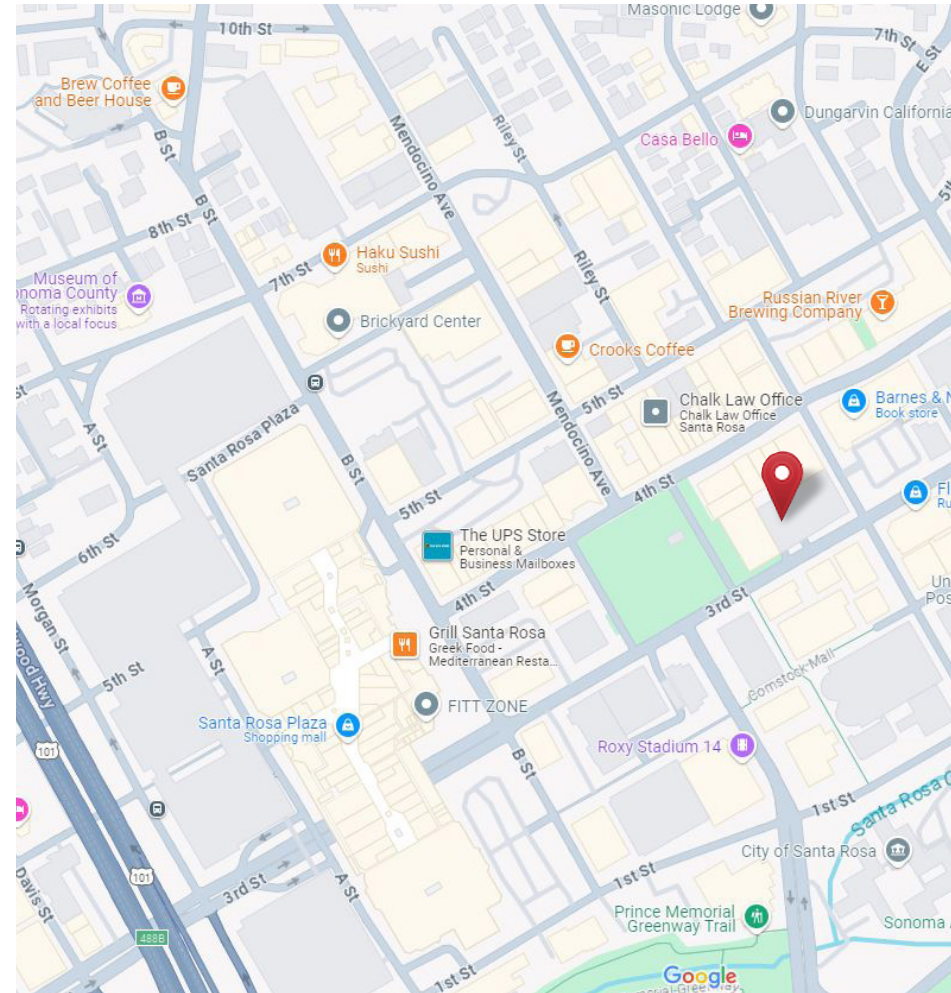
NEARBY AMENITIES

- Santa Rosa Plaza Mall
- Hotel E on Courthouse Square
- Russian River Brewing Company
- Corrick's Stationary, Gallery & Gifts
- Historic Railroad Square
- California Wine Country

TRANSPORTATION ACCESS

- Sonoma Marin Area Rail Transit (SMART)
- Sonoma County Transit
- Santa Rosa CityBus
- Golden Gate Transit

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	19,719	145,123	197,966
Est. Avg. HH Income	\$87,565	\$106,682	\$114,414



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MARKET SUMMARY



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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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PROPERTY PHOTOS



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LOCATION AERIAL



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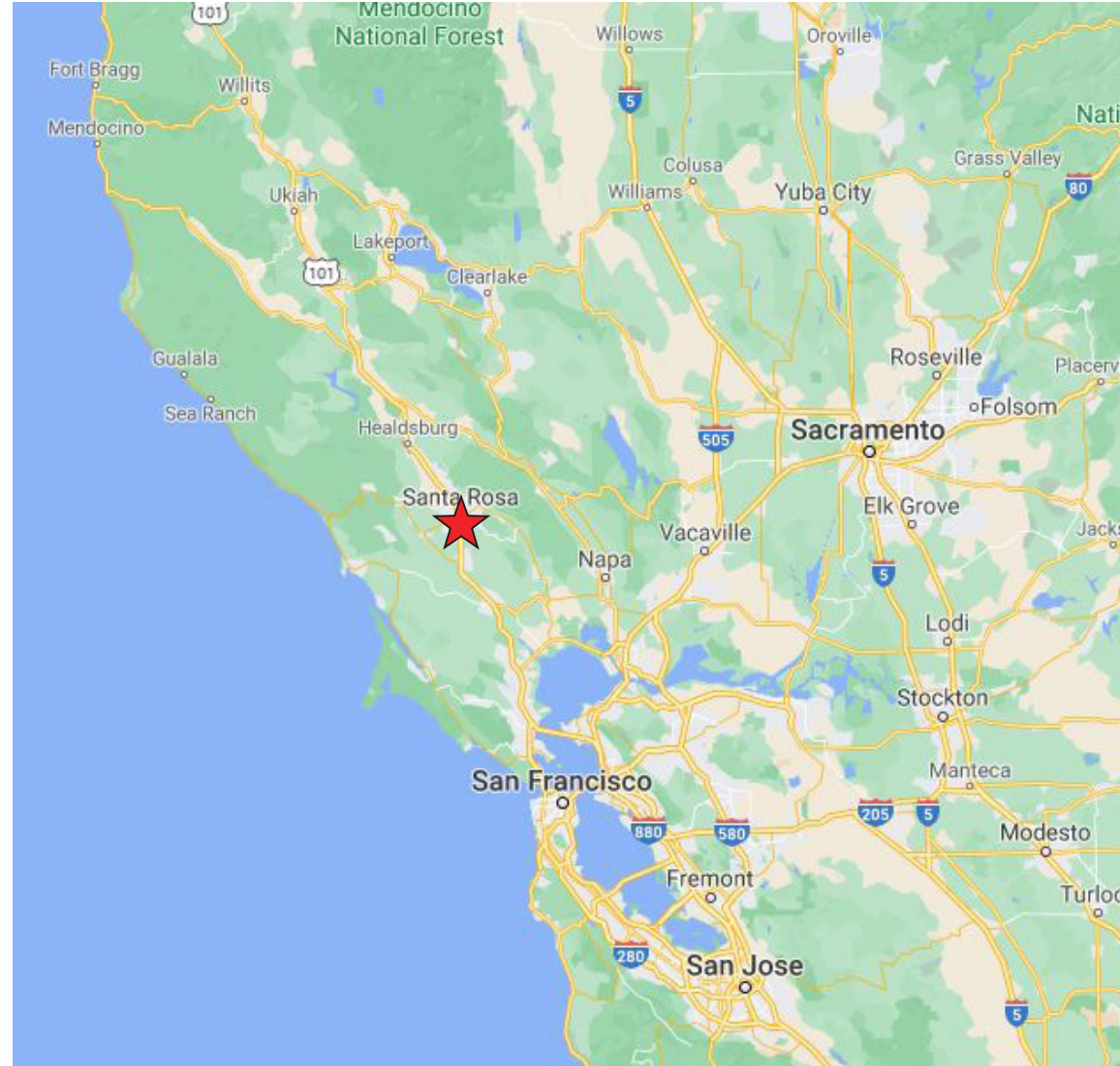


AREA MAP



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ABOUT US



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

Keegan & Coppin has served our communities in the North Bay for almost 50 years. 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 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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(707) 664-1400

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.

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