



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

806-816 PINER ROAD  
SANTA ROSA, CA

OWNER/USER OPPORTUNITY IN  
NORTHWEST SANTA ROSA

806-816 PINER ROAD

RANGE AVE.

PINER ROAD

Go  
beyond  
broker.

PRESENTED BY:

**JAMES NOBLES, PARTNER**  
LIC # 01988349 (707) 528-1400, EXT. 247  
[JNOBLES@KEEGANCOPPIN.COM](mailto:JNOBLES@KEEGANCOPPIN.COM)



# EXECUTIVE SUMMARY



806-816 PINER ROAD  
SANTA ROSA, CA

**INDUSTRIAL  
OWNER/USER  
OPPORTUNITY**

Keegan & Coppin is pleased to present 806 & 816 Piner Road in Santa Rosa. This property was formerly operated as a dental lab and offers a compelling value-add opportunity.

The site sits on just under a half-acre and includes approximately 4,500 square feet of existing improvements. The property is zoned Light Industrial (IL) in the City of Santa Rosa and benefits from excellent access to Highway 101. The property has deferred maintenance allowing strong upside potential for an owner-user or investor seeking to reposition an industrial property in a well-located submarket.

## OFFERING

Sale Price

**\$615,000**



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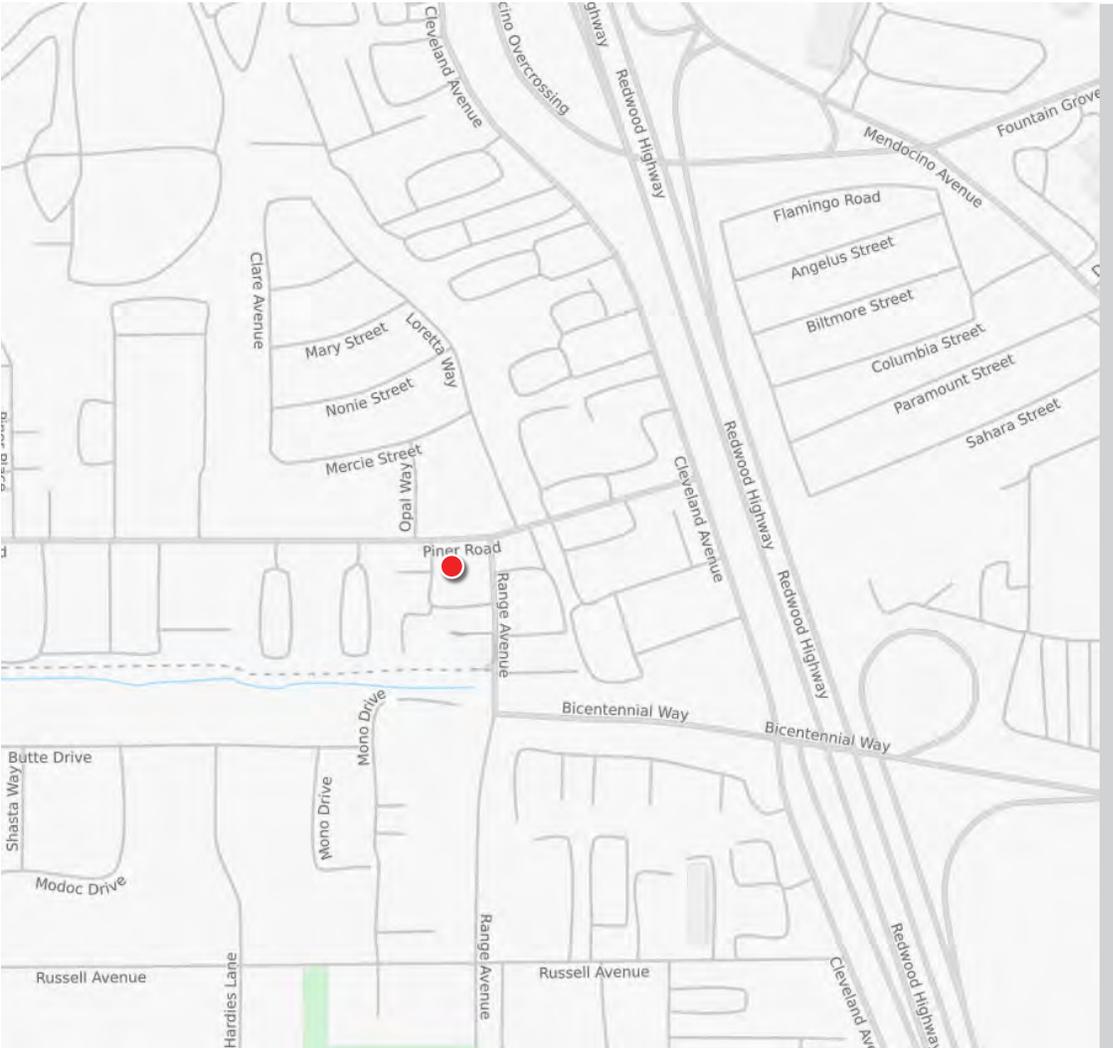


# PROPERTY DESCRIPTION



806-816 PINER ROAD  
SANTA ROSA, CA

**INDUSTRIAL  
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## HIGHLIGHTS

- Immediate Access to Entire Sonoma County Freeway System
- 4,000+/- sf Office/Light Manufacturing/Lab and 500+/- sf Storage Building on 0.44+/- Acres
- Deferred maintenance
- Light Industrial Zone
- Potential for Fenced Yard
- 600 AMP/240 Volt Power to Building

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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.

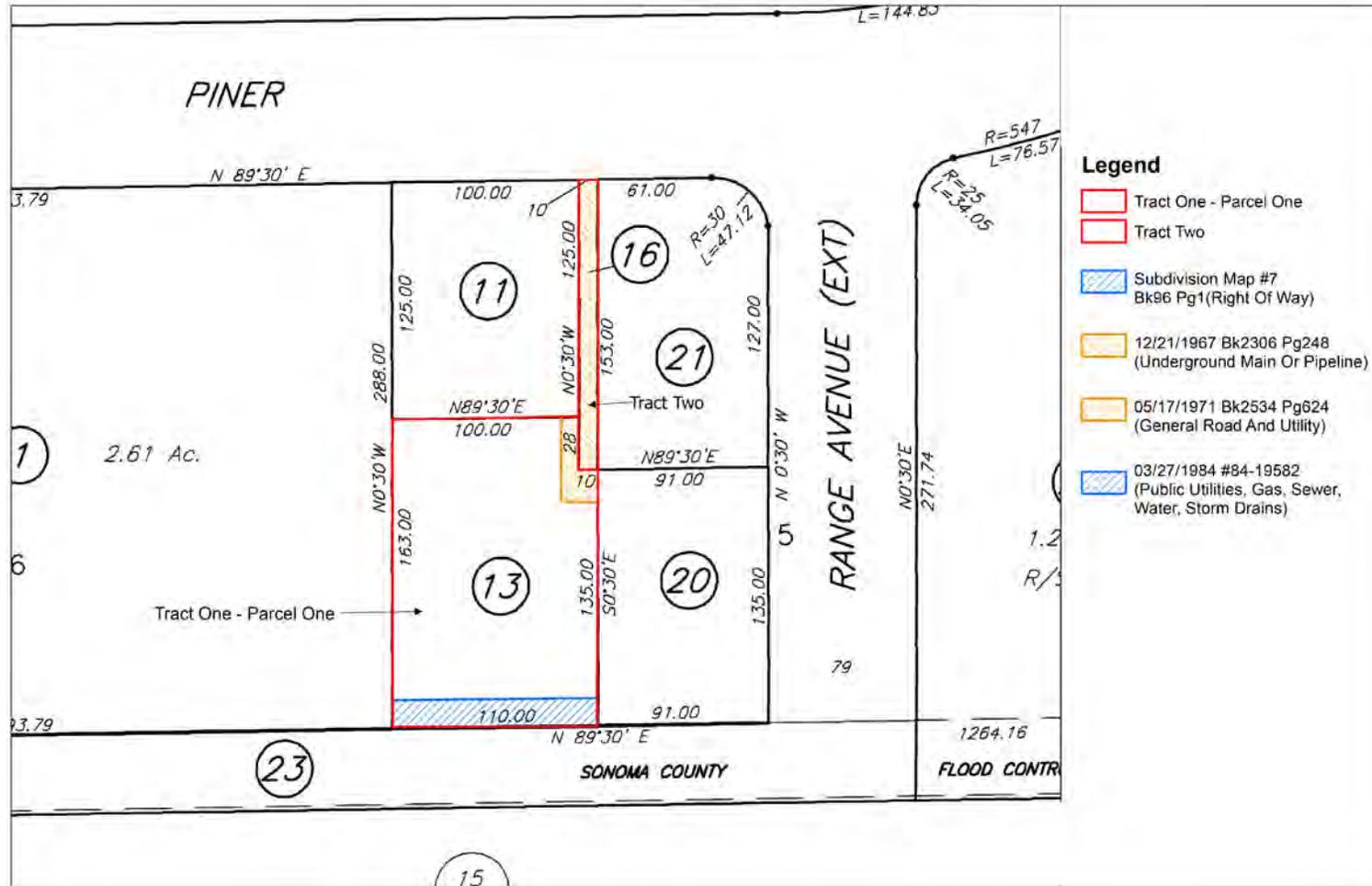


# PLOTTED EASEMENTS



806-816 PINER ROAD  
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**TOTAL BUILDING S.F.**  
4,000+/- sf & 500+/- sf (2 Buildings)

**LAND SIZE**  
0.44+/- Acres (19,166+/- sf on Two Parcels)

**APN**  
015-710-013  
015-710-016

**ZONING**  
IL - Light Industrial

**DATE CONSTRUCTED**  
1969

**ELECTRICAL**  
600 Amp, 120/240 Volt, 3-Phase  
(Currently no electrical wiring in building)

**NATURAL GAS**  
2" Supply Line - 2,200 CFH

**CONSTRUCTION TYPE**  
Wood Frame

**PARKING**  
On-Site

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# PROPERTY PHOTOS



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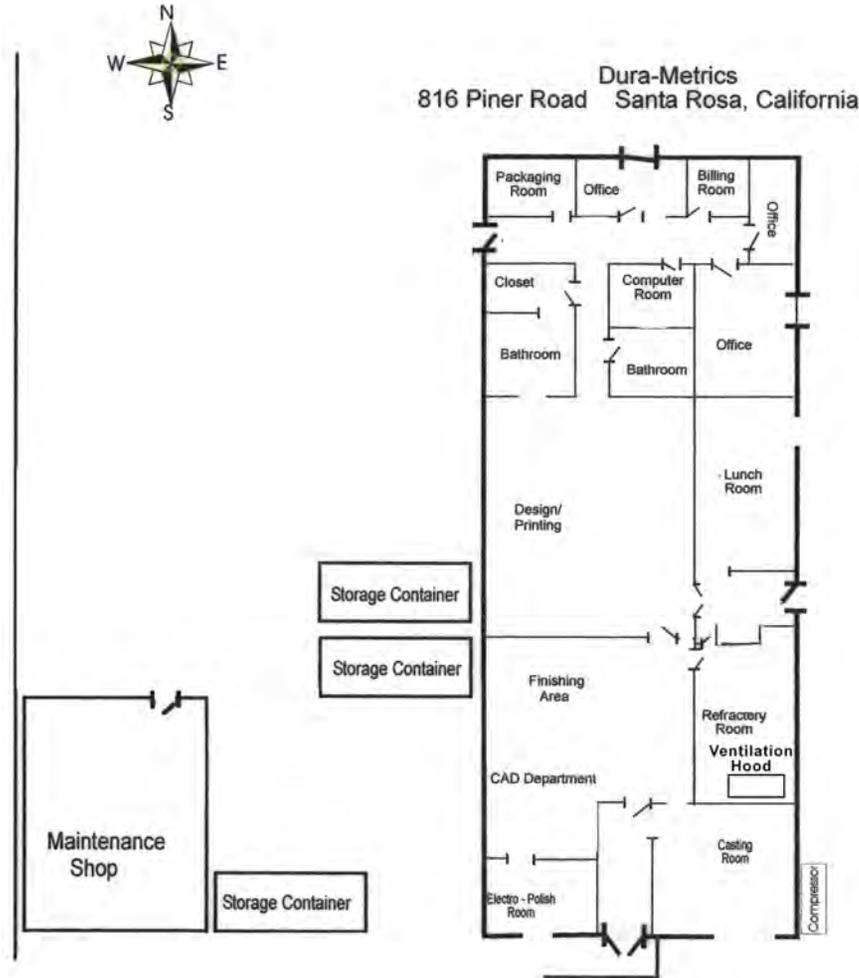


# FLOOR PLAN



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# LOCATION MAP



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# MARKET SUMMARY



806-816 PINER ROAD  
SANTA ROSA, CA

## INDUSTRIAL 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.



## 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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