

FOR SALE - ENTITLED 24-UNIT MULTIFAMILY DEVELOPMENT SITE
ASKING: \$2,500,000.00

7621 Healdsburg Avenue
Sebastopol, CA 95472

ENTITLED
DEVELOPMENT SITE
PROPERTY FOR
SALE



JD
Management Group Inc.

1301 S 46th Street
Richmond, CA 94804
+15108348030 x6
jdmginc.com

JONATHAN DAVIS
President
510.834.8030 x4
jonathan.davis@jdmginc.com

PROPERTY SUMMARY

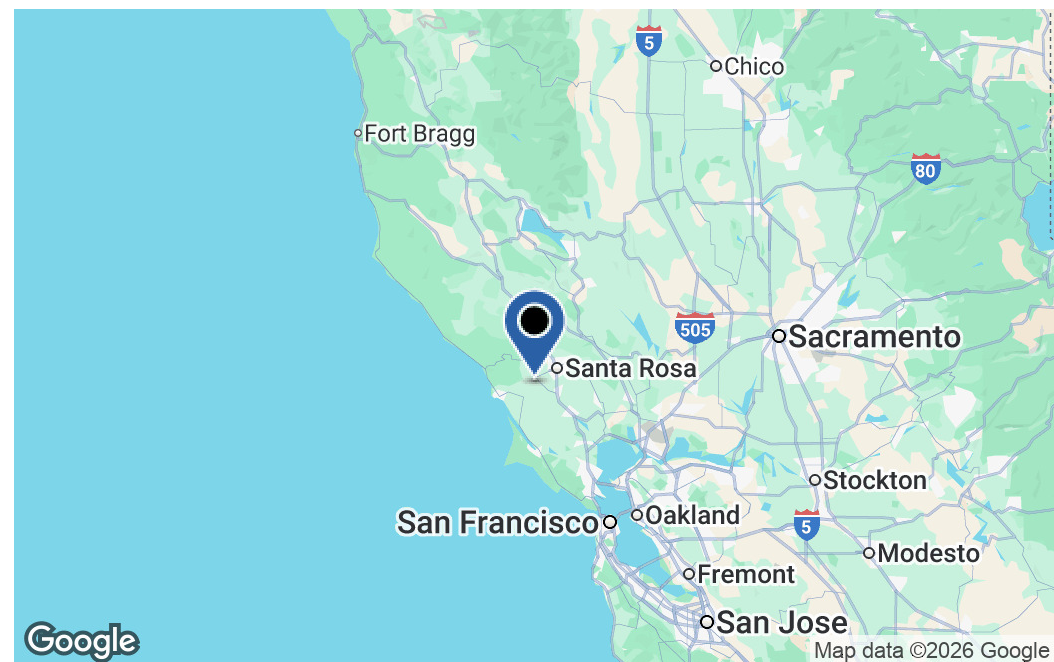


PROPERTY DESCRIPTION

JD Management Group Inc is pleased to offer for sale the exceptional opportunity to acquire an entitled 24-unit residential development site in Sebastopol, California. Site consists of 1.44 Acres (approximately 62,726 SF). The current entitlements permit for the development of 24 luxury apartment units in 4 separate garden-style buildings. The proposed units consist of (12) 1-bedroom/1-bathroom, and (12) 2-bedroom / 2-bathroom.

PROPERTY HIGHLIGHTS

- Entitled for 24 apartments
- Shovel ready
- 1.44 Acres (approximately 62,726 SF)
- (12) 1-bedroom/1-bathroom, and (12) 2-bedroom / 2-bathroom.
- Zoned CITYSE
- APN 004-291-019-000



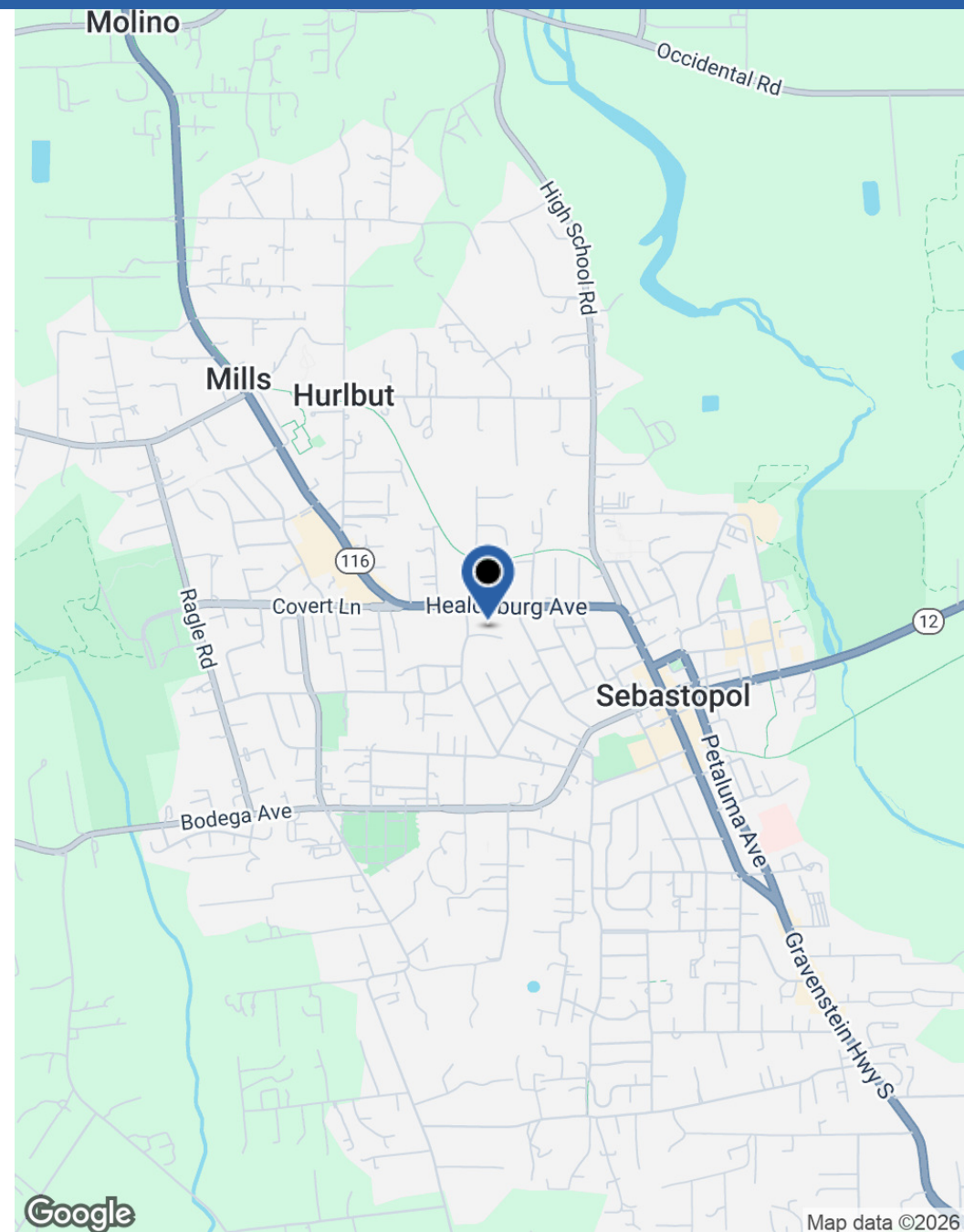
LOCATION SUMMARY

SEBASTOPOL SUMMARY

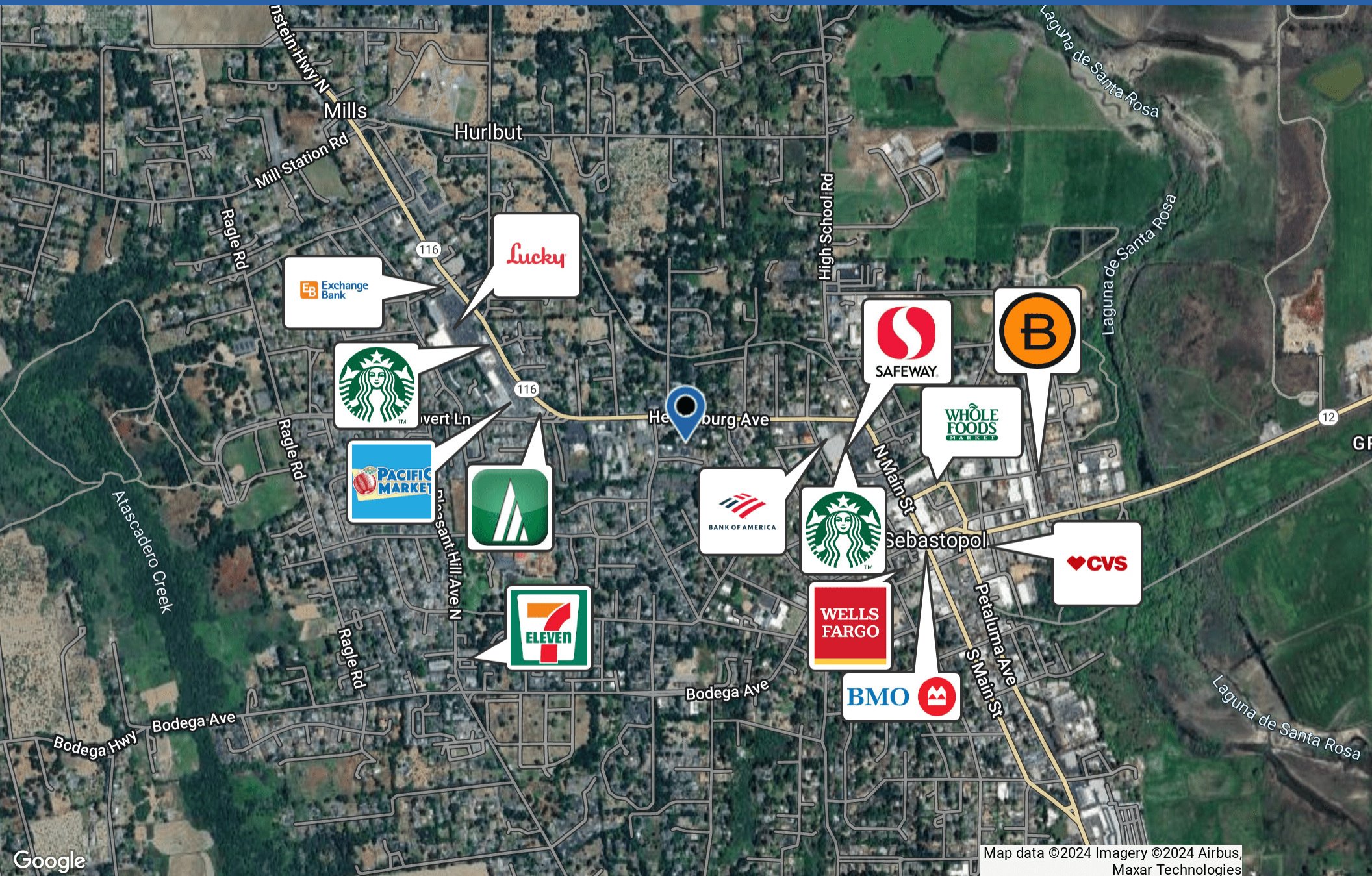
Sebastopol is a quaint community located in Northern California on the western edge of the Santa Rosa plain. Sebastopol sits approximately 60 miles north of San Francisco, 8 miles west of Santa Rosa, 10 miles east of Bodega Bay, and 15 miles south of the Russian River. As a submarket of Santa Rosa, Sebastopol plays an integral role within the larger North Bay area. Incorporated in 1902, the city has a population of around 7,800 residents, serving a broader trade area of over 50,000 people. Sebastopol's downtown is easily accessible via scenic State Highways 12 and 116, connecting to Highway 101. This strategic location makes it a central hub for more than 50,000 residents in West Sonoma County, providing essential services, entertainment, and shopping options. Located at the crossroads leading to Bodega Bay, the Sonoma coast, and the Russian River's wine and recreation areas, Sebastopol's downtown features a variety of restaurants, retail shops, and professional services.

Sonoma County is home to 425 wineries making it one of the most well-known and prestigious wine regions within the United States. Located within close proximity is "The Barlow". The Barlow is a 12.5-acre shopping and entertainment district that draws visitors from all across the Bay Area. This district offers a unique mix of restaurants, boutique shops, wine bars, breweries, distilleries, and entertainment venues. Their outdoor marketplace showcases the best of Sonoma County's culinary and creative talent, making it a must-visit destination in the county. The immediate area consists of an L-shaped lot that abuts Healdsburg Ave. (AKA Highway 12), a major thoroughfare through Sebastopol, and Murphy Ave. (a quiet residential side street).

Located within walking distance are shops, restaurants, parks, schools, and Downtown Sebastopol. The average household income is \$147,000 within a 3-mile radius. The average home value exceeds \$1,000,000 within a 3-mile radius. A 2.8% vacancy rate indicates a housing shortage. These statistics combined result in upward pressure on the current rental market.

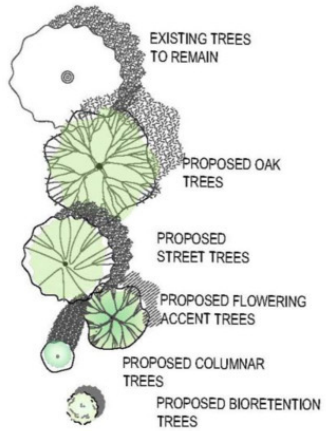


RETAIL MAP

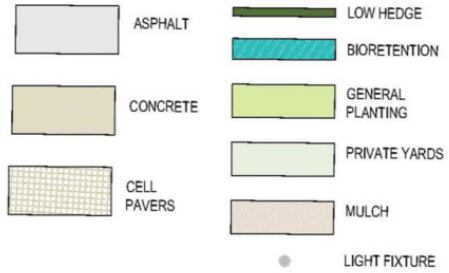


SITE PLAN

TREE LEGEND



MATERIAL LEGEND

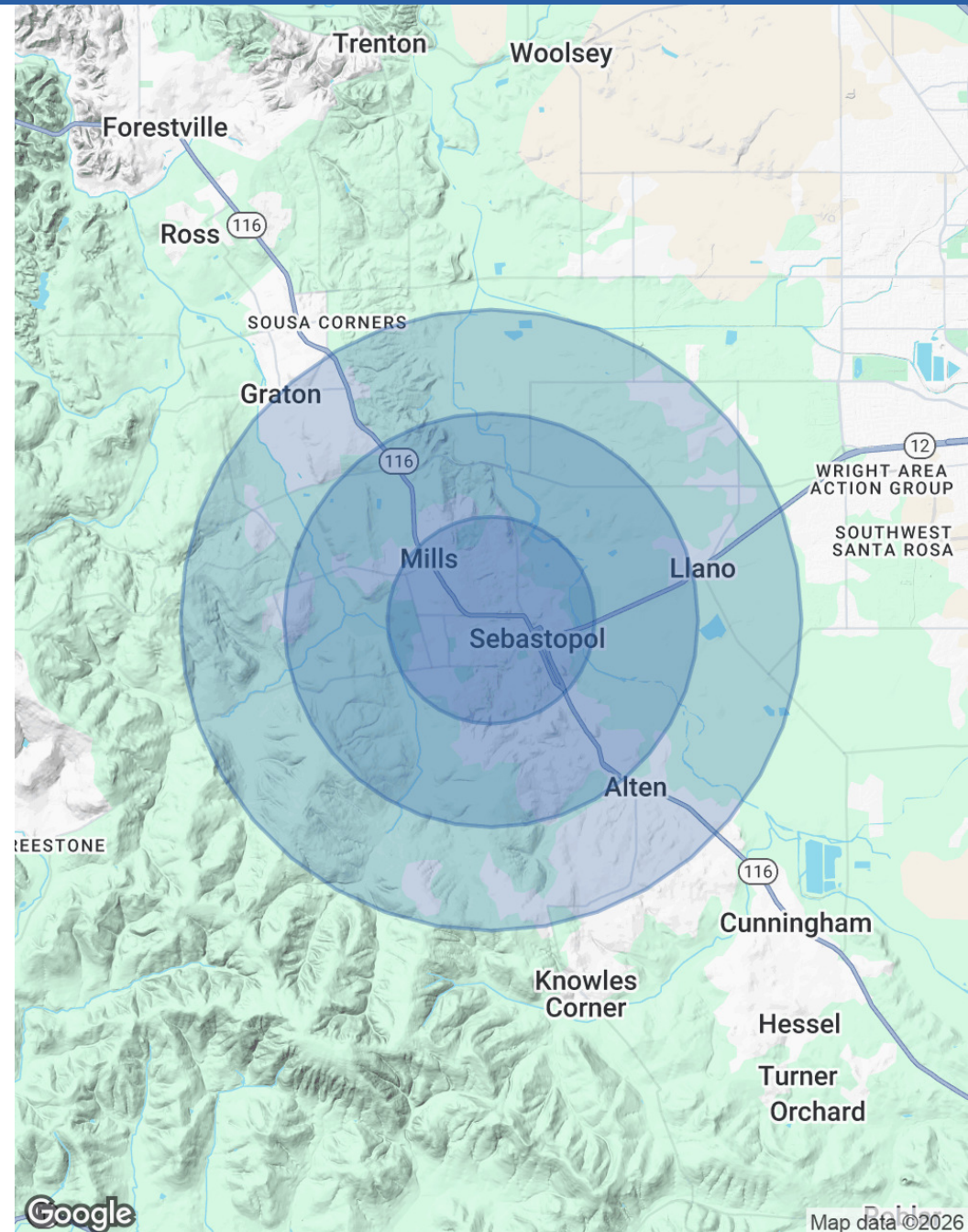


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,584	12,209	18,452
Average Age	48	48	48
Average Age (Male)	45	46	47
Average Age (Female)	50	50	50

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,305	5,175	7,629
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$136,206	\$140,348	\$149,422
Average House Value	\$1,019,912	\$1,038,600	\$1,081,443

Demographics data derived from AlphaMap



EXTERIOR RENDERINGS



EXTERIOR RENDERINGS



EXTERIOR RENDERINGS



ENTITLED DEVELOPMENT SITE PROPERTY FOR SALE

FOR SALE - ENTITLED 24-UNIT MULTIFAMILY DEVELOPMENT SITE ASKING:
\$2,500,000

7621 Healdsburg Avenue
Sebastopol, CA 95472



EXCLUSIVELY MARKETING BY:

JD
Management Group Inc.

1301 S 46th Street
Richmond, CA 94804
+15108348030 x6
jdmginc.com

JONATHAN DAVIS
President
510.834.8030 x4
jonathan.davis@jdmginc.com