

1201 S. Cloverdale Boulevard

Development Land



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COMPASS

Welcome
CLOVERDALE
SONOMA COUNTY

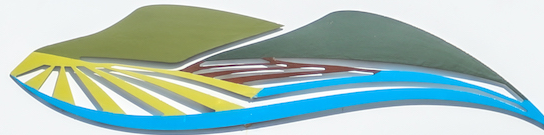


Table of Contents

Executive Summary

Points of Interest Map

Property Description

Cloverdale Information

Demographic Chart

About Compass

About Ron and Jane Pavelka



Executive Summary

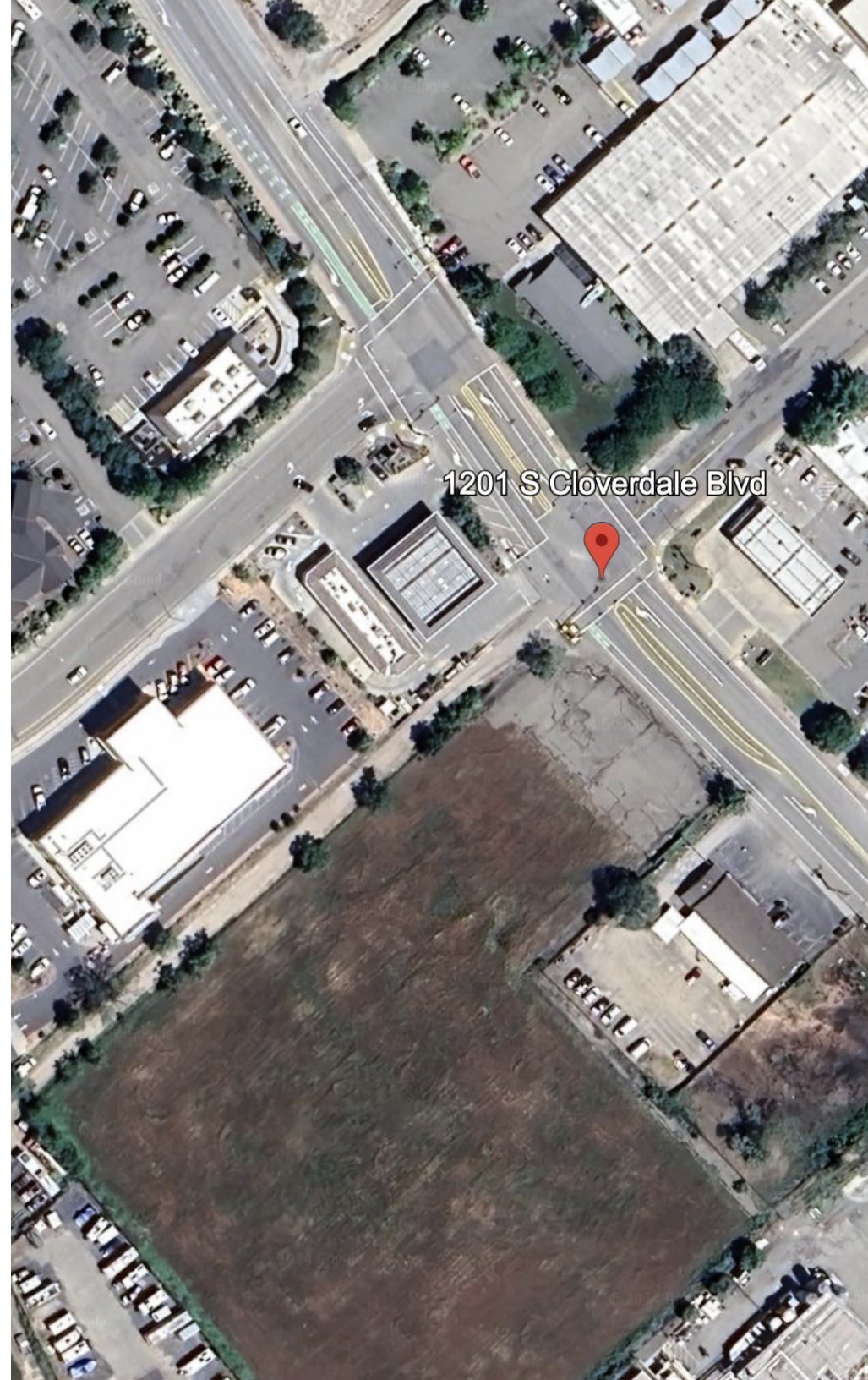
Prime Commercial Opportunity at City of Cloverdale's Southern Gateway!

Welcome to an exceptional 5-acre property opportunity at the southern gateway to the City of Cloverdale. This prime location, consisting of 3 parcels within city limits, is zoned Service Commercial (SC) by the City of Cloverdale, uses include (but not limited to) Offices, Retail, Feed/Tack Stores, Hotel/Motel, Auto Repair, Car Wash and Light Industrial or Storage.

City services, including sewer, water, electric, gas, cable, and telephone, are conveniently located at the street, ensuring seamless development potential. With over 200 feet of frontage to Business Highway 101 at the South Cloverdale exit, this property offers unparalleled visibility and accessibility.

Situated along the main artery of northwestern California, Highway 101, this property presents an easily accessible opportunity for commercial ventures. Don't miss out on this showcase 5-acre property at the heart of commercial activity in Cloverdale!

List Price: \$2,350,000



Points of Interest Map



Property Description

Primary Type

Development Land

Lot Size

Three separate parcels totally approximately 5 acres

APN'S

117-040-038

117-040-039

117-040-045

Zoning

SC - Service Commercial

Utilities

Water, Sewer, Gas & Electric to Site



Cloverdale Information

Welcome to Cloverdale, the first city in Sonoma County when traveling from the north on the 101 freeway or coming from the Mendocino Coast on Highway 128. Nestled in the heart of Alexander Valley, Cloverdale offers a warm and inviting atmosphere, perfect for families and those seeking a close-knit community with a small-town charm.

Key Highlights

With a population of just under 9000, Cloverdale prides itself on being a family-oriented community, where residents can enjoy the beauty of wine country while experiencing a strong sense of community. The area boasts a robust workforce and is home to several major employers, making it an ideal location for establishing or relocating a business. For those with travel in mind, the ever-expanding Sonoma County Airport is conveniently located less than 30 minutes from Cloverdale. This provides residents and visitors with easy access to major cities on the west coast and beyond, with services from Alaska, American, and Avelo Airlines.

Additionally, as the SMART commuter train continues its expansion north, Cloverdale will serve as the terminus of the 70-mile route stretching south to San Rafael in Marin County. This expansion will further enhance connectivity and accessibility for residents and businesses alike.

Discover the warmth and convenience of Cloverdale, where small-town charm meets the opportunities of a vibrant and growing community

Sonoma County 2023

Cloverdale

City Snapshot

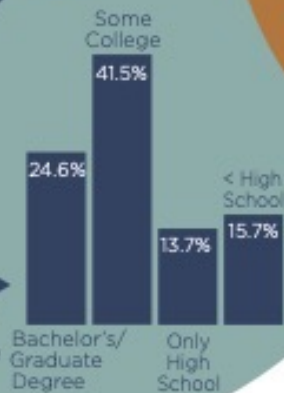
**8,795
People**

39.9%
of residents are
of Hispanic origin

40.0
MEDIAN AGE

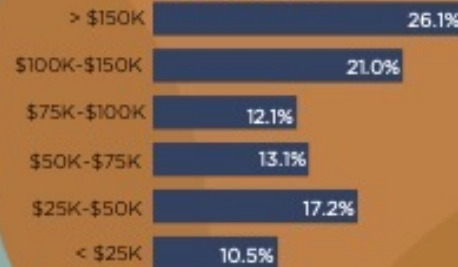
\$47,151
PER CAPITA INCOME

15.8% >>
of residents have
a Bachelor's Degree



**3,294
Households**

BY INCOME:



33.1%
of income
consumption
is spent on
housing

\$93,519
MEDIAN
HOUSEHOLD
INCOME

**124
Homes Sold**

\$677,247
median home
sales price

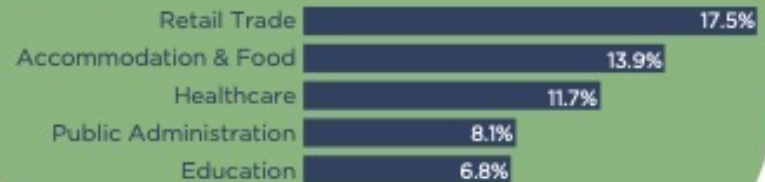


61.3
Average
days on
market

5.3%
Housing
vacancy
rate

**321
Businesses**

TOP INDUSTRIES
BY EMPLOYMENT:



1.0%
Unemployment
Rate

66.1%
Labor Force
Participation
Rate

19.5%
Age 65+



Data Sources: U.S. Census Bureau, Esri Business Analyst Online, Economic Development Department (EDD), Bay Area Real Estate Information Services (BAREIS). Design Sources: IAE Regional Infographic Series, LAEDC



Guiding you home with the Compass Advantage

Investing in Tech to Sell Your Home

At Compass, the technology of the future is already changing outcomes today. Not only has the company invested almost \$1.5B dollars in tech over a 10-year period¹, but we continue to spend more than \$100M annually on research and development² to help our agents make buying or selling easier for you.

A Marketing Strategy for Every Home

As part of Compass, I have access to a dedicated in-house marketing and design agency of over 300 experts nationwide, making it more effective than ever before to reach your buyer how, when, and where it counts most.

A 28K+ Network of Top Agents Nationwide

In 2023, 11% of Compass transactions resulted directly from referrals to Compass³, demonstrating the power and reach of our nationwide network — a network that arms us with privileged access to the homes you've been waiting to find and the prospects ready to buy.

#1

Ranked
Residential Brokerage
in the U.S.⁴

\$230B

2022 Gross
Transaction Value⁵

Your Buyer Follows Compass

250M+

Annual website and
social media impressions*

Digital Reach

Leveraging our expansive digital footprint effectively attracts potential buyers to your listing.

150B+

2021 PR
Impressions**

Media Reach

Our in-house media team works with top publications to share compelling narratives about your home with your target buyer.

Jane & Ron Pavelka

Jane & Ron Pavelka have been Top Producing Realtors in Sonoma County for over 15+ years. Their experience has made a difference for their clients in one of the biggest decisions they will make in their lifetime.

With in-depth knowledge of Sonoma County, as well as the surrounding areas of Napa, Mendocino and Lake Counties, the Pavelka Team offers quality service that exceeds their client's expectations. As a Team, they work with their clients to develop a plan and strategy to achieve their real estate goals in an ever-changing market.

Professionalism, integrity and passion, coupled with their deep roots and enthusiasm for watching the market grow, enables the Pavelka Team to provide this knowledge to their clients to make real estate decisions that accomplish their goals.





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