

For Sale

Commercial/Residential/Multi-Family

43 Middle Rincon Road
±5.35 Acre Development
Opportunity in Santa Rosa, CA

±5.35 Acres Total
Development Opportunity



Property Highlights

- Ideally suited for townhouse or multifamily development or a mix of either with a commercial component.
Note: Zoning can be blended through a minor use permit process
- ±2.63 Acres Zoned CG (General Commercial)
Note: 30 units per acre maximum with a 55' height limit with a minor use permit (MUP)
- ±2.72 Acres Zoned R-1-6 (Low Density Residential)
Note: 8 units per acre maximum with a 35' height limit with a minor use permit (MUP)
- Frontage on both Sonoma Highway and Middle Rincon Road
- High traffic location with strong demographics
- Four Schools within 1.2 miles of the property

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Parcel Map



43 Middle Rincon Road
±5.35 Acres



General Commercial (CG)
Zoning
±2.63 Acres

20-23.040 CG Zoning | [Click Here »](#)

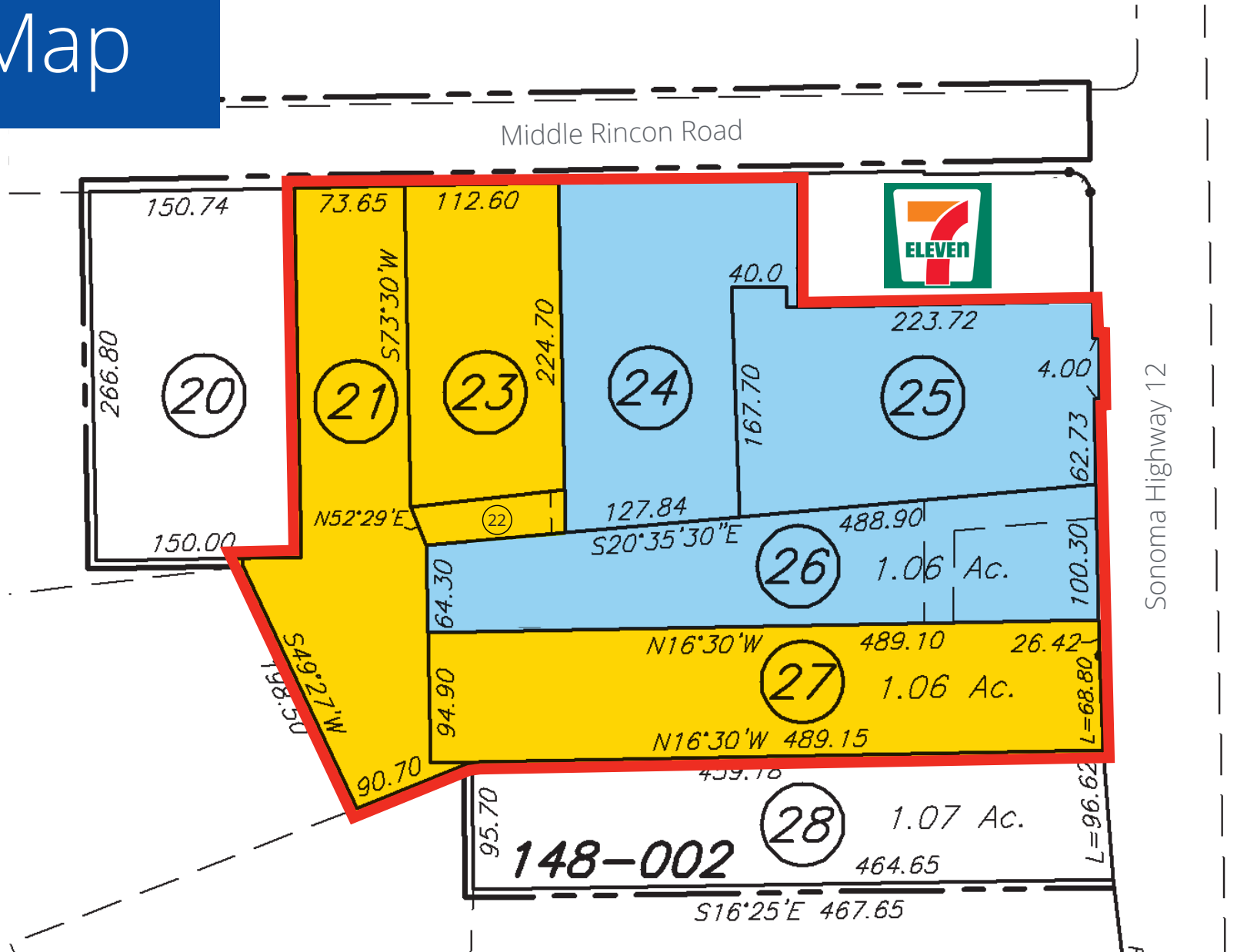
20-23.030 CG Zoning | [Click Here »](#)



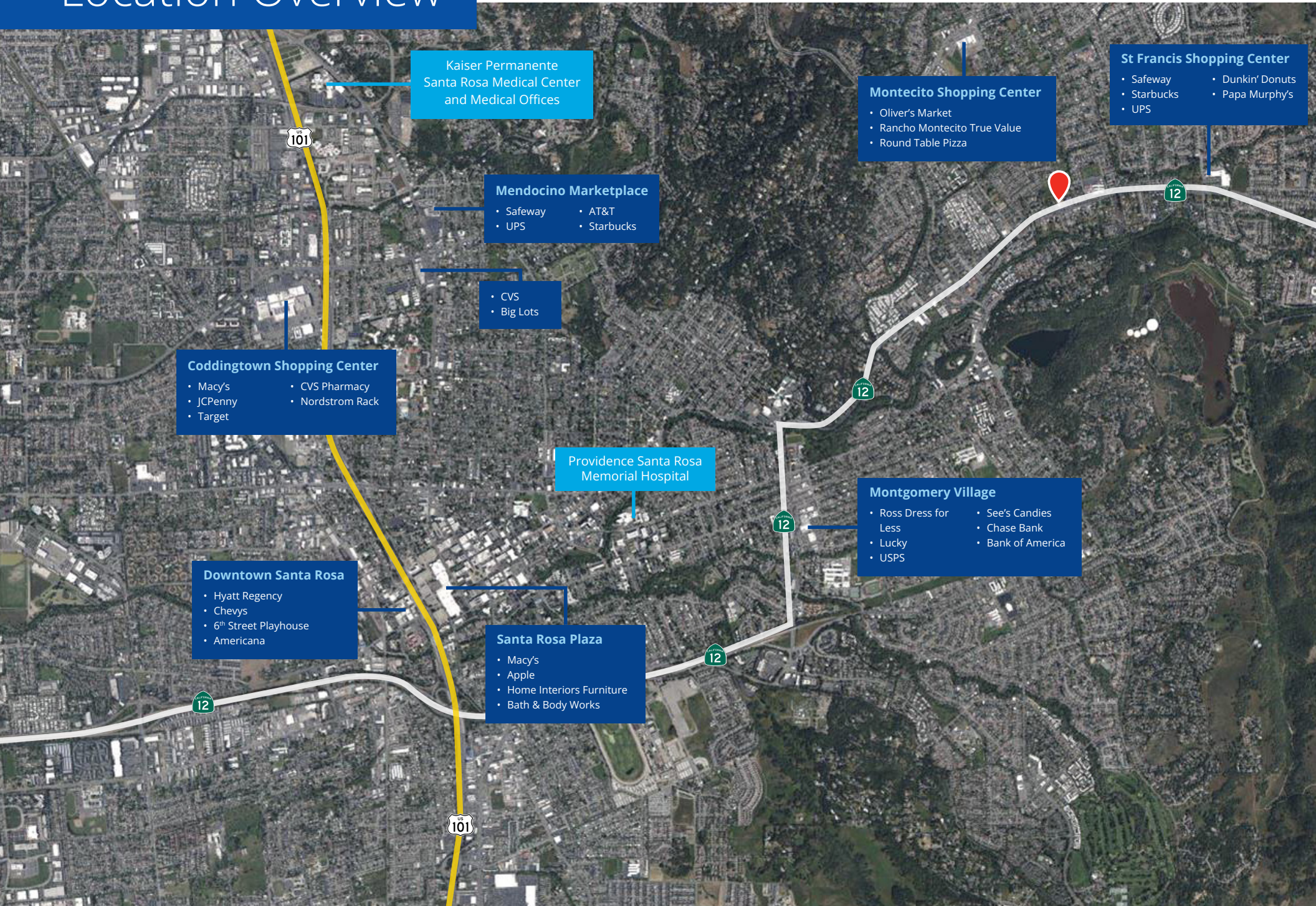
R-1-6 Zoning
(Low Density Residential)
±2.72 Acres

20-23.040 R-1-6 Zoning | [Click Here »](#)

20-23.030 R-1-6 Zoning | [Click Here »](#)



Location Overview



**Kaiser Permanente
Santa Rosa Medical Center
and Medical Offices**

Montecito Shopping Center

St Francis Shopping Center

- Safeway
- Starbucks
- UPS
- Dunkin' Donuts
- Papa Murphy's

- Oliver's Market
- Rancho Montecito True Value
- Round Table Pizza

Mendocino Marketplace

- Safeway
- UPS
- AT&T
- Starbucks

- CVS
- Big Lots

Coddington Shopping Center

- Macy's
- JCPenny
- Target
- CVS Pharmacy
- Nordstrom Rack

**Providence Santa Rosa
Memorial Hospital**

Montgomery Village

- Ross Dress for Less
- Lucky
- USPS
- See's Candies
- Chase Bank
- Bank of America

Downtown Santa Rosa

- Hyatt Regency
- Chevys
- 6th Street Playhouse
- Americana

Santa Rosa Plaza

- Macy's
- Apple
- Home Interiors Furniture
- Bath & Body Works

43 Middle Rincon Road | Santa Rosa, CA

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|--|-----------|-----------|-----------|
| Total population | 15,134 | 66,057 | 147,956 |
| Daytime population | 11,189 | 58,558 | 148,319 |
| Total businesses | 507 | 3,030 | 7,740 |
| Total employees | 3,053 | 22,240 | 66,498 |
| Median home value | \$659,230 | \$794,723 | \$710,503 |
| Median household income | \$86,482 | \$105,689 | \$91,366 |
| Per capita income | \$53,239 | \$61,928 | \$49,315 |
| Gasoline & motor oil <i>(Per Household transportation spending)</i> | \$2,962 | \$3,303 | \$2,978 |

