



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

421 S. CLOVERDALE BOULEVARD  
CLOVERDALE, CA

RETAIL, STORE FRONT OFFICE AND  
RESTAURANT SPACE CLOSE TO  
DOWNTOWN CLOVERDALE



Go beyond broker.

PRESENTED BY:

**MARSHALL KELLY, BROKER ASSOCIATE**  
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**RUSSELL F. MAYER, PARTNER**  
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# PROPERTY DETAILS



421 S. CLOVERDALE BOULEVARD  
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**RETAIL/STORE FRONT OFFICE/  
RESTAURANT SPACE CLOSE TO  
DOWNTOWN CLOVERDALE**



## AVAILABLE SPACE

**Suite D:** 824+/- sf ; \$1.50 psf NNN

**Suite E:** 1,720+/- sf ; \$1.50 psf NNN

**Suite F:** 1,509+/- sf ; \$1.50 psf NNN

Net charges approximately \$0.60/sft

## TERMS

3 - 5 Years Minimum NNN

## HIGHLIGHTS

- Building has two (2) common area restrooms
- Excellent Street Exposure
- Co-Tenants include Cloverdale Market, West Coast Sourdough and Cloverdale Orthodontics
- Coming Soon - \$40 Million, 27,000+/- SF Alexander Valley Health Center directly across the street!

## RENTAL SPACE DESCRIPTION

3,234+/- SF contiguous space available on north side of building and facing new medical center

## DESCRIPTION OF PREMISES

This retail building has excellent exposure and is at the approach to downtown Cloverdale and near a Highway 101 on-off ramp.

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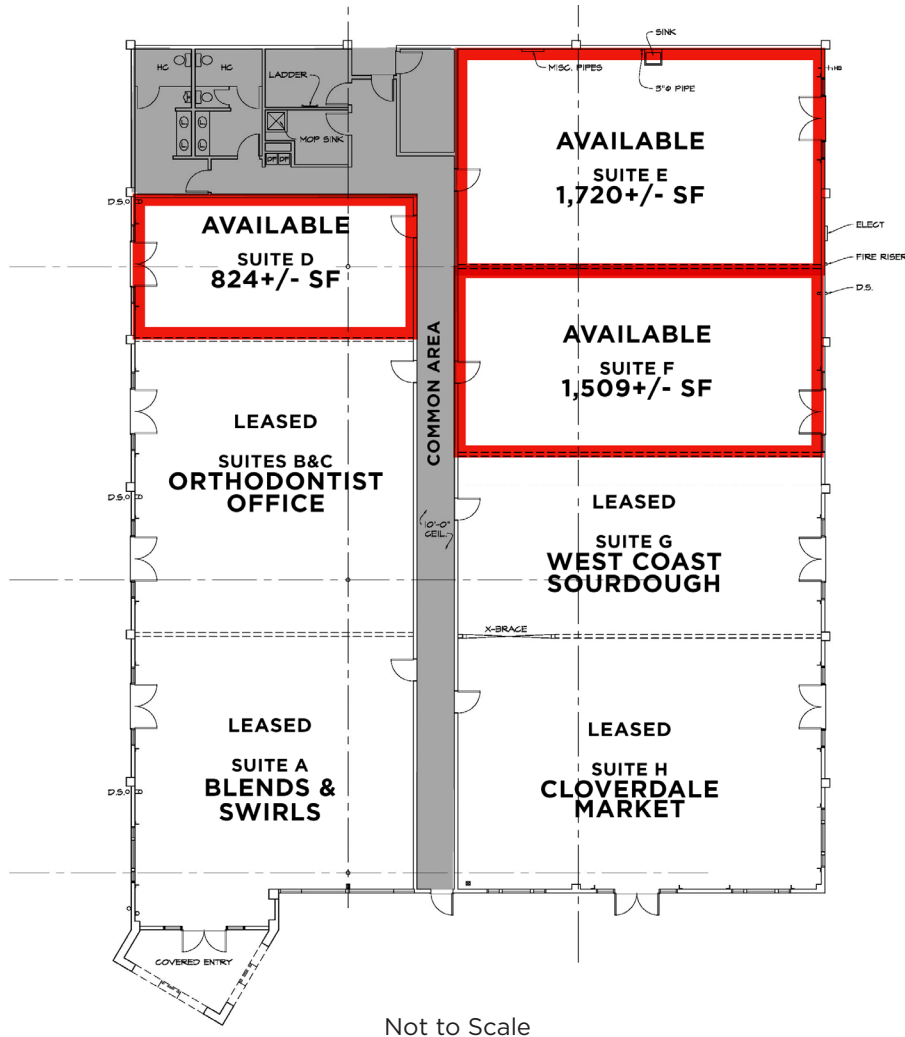


# FLOOR PLAN



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# PROPERTY VICINITY



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## DESCRIPTION OF AREA

Cloverdale is located about 15 miles north of Healdsburg in the Alexander Valley wine region. It is just off Highway 101 and has a small-town charm with views of rolling hills, vineyards, and small farms.

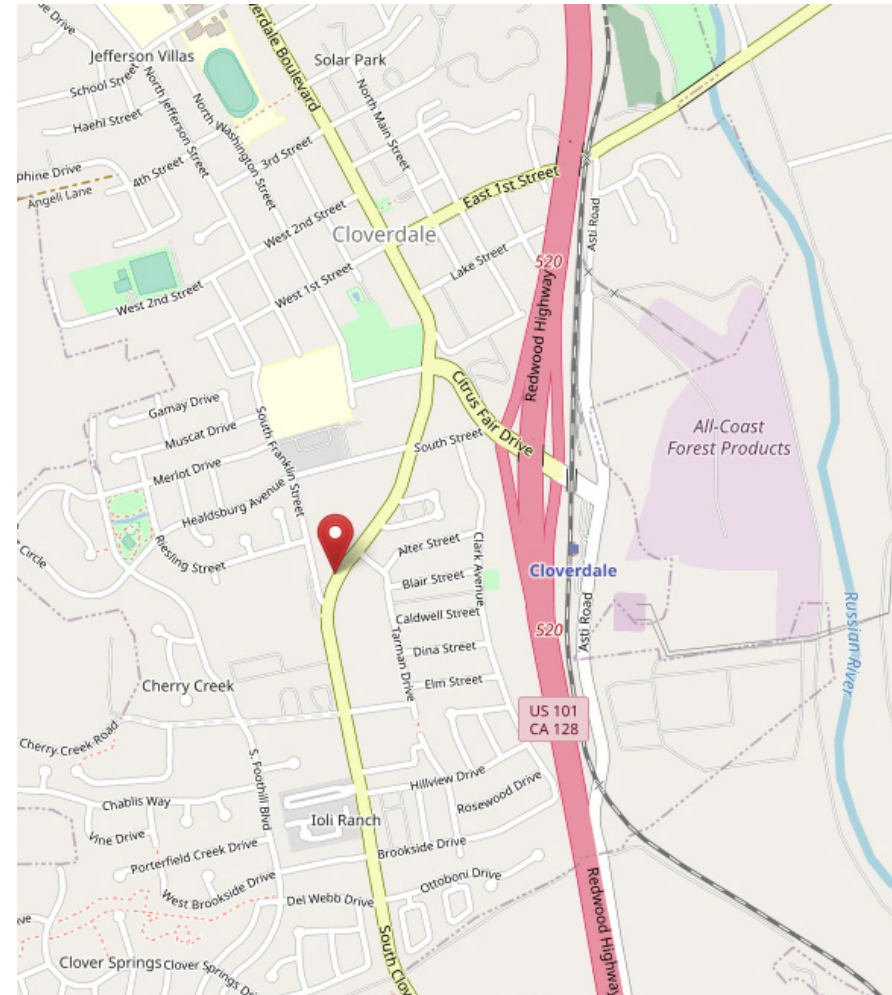
The City of Cloverdale comprises 2.7 square miles with a 5-mile radius population of 11,032. The town has many amenities including the Center of Performing Arts, the History Center, the Arts Alliance Art Gallery, numerous restaurants and a downtown plaza with a number of events year-round.

## NEARBY AMENITIES

- Lake Sonoma
- County River Trail
- Cloverdale Airport
- Downtown Retailers

## TRANSPORTATION ACCESS

- Primarily Highway 101
- Bus Service



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	7,223	10,044	10,462
Est. Avg. HH Income	\$97,618	\$104,771	\$107,282

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# PROPERTY PHOTOS



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# AREA DESCRIPTION



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## CLOVERDALE SUMMARY

Cloverdale, the northernmost town in Sonoma County, is located in the picturesque Alexander Valley wine region just off of California’s Highway 101. Small town charm and friendly people welcome visitors to this city that is framed by oak-studded rolling hills, vineyards, and small farms

The city proper covers 2.7 square miles with a population of approximately 11,032 (5 mile radius) and is surrounded by oak-studded rolling hills, outstanding recreational opportunities, wineries, vineyards and small farms.

- Walkable and bikable neighborhoods dotted with family-oriented parks
- Apartments and home prices ranging from the affordable to luxury
- River Park on the Russian River and many more walking, hiking and biking trails
- Moderate winters, warm summers
- Balmy summer nights to enjoy downtown plaza events and Farmers Market

Cloverdale is the ideal location for companies looking to relocate where business innovation is encouraged and employee quality of life is exceptional. The city is proud home to Reuser Inc., manufacturer and bulk distributor of organic landscaping materials and Asti Winery, both recipients of many awards for sound

environmental business practices. In Cloverdale, entrepreneurial and traditional businesses co-exist and complement each other.

The City appreciates all businesses and works to retain businesses, encouraging expansion in Cloverdale. Cloverdale is a great place to live, work, play – and do business.

**Sonoma County** is home to approx. 500,000 people. It 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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## LOCATION AND DEMOGRAPHICS

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just thirty-five miles 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.

## ECONOMIC DEVELOPMENT

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 and hospitality sector. 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.

Alexander Medical Clinic coming soon! This 40 plus million dollar clinic is expected to start construction across the street in fall 2024 and expected to see over 16,000 patients upon completion. This will be a major benefit for potential customer activity across the street.

## RECREATION

Sonoma County is renowned for its outstanding wineries, breathtaking vistas of the Pacific Ocean, rolling hills, and friendly atmosphere. The landscape is perfect for spending a day at one of the many spas or wine tasting rooms, mountain biking the various trails and country roads, or kayaking down the majestic rivers. The area is also know for its exquisite cuisine, much of which is cultivated in the orchards, gardens, and fields of Sonoma County.

Whether you are looking for a relaxing weekend getaway, or you feel like exploring the outdoors, Sonoma County has something for everyone. Located in the heartland of Wine Country, Sonoma County has more than 370 local wineries. There is a wide array of guided tours which explore the county's culture and history, and offer tastings of the finest wines in the country. When the sun sets, you can continue your relaxing stay at one of the finer resorts in the area. From day spas to beautiful golf courses, Sonoma County has become synonymous with the elegant and relaxing getaway.

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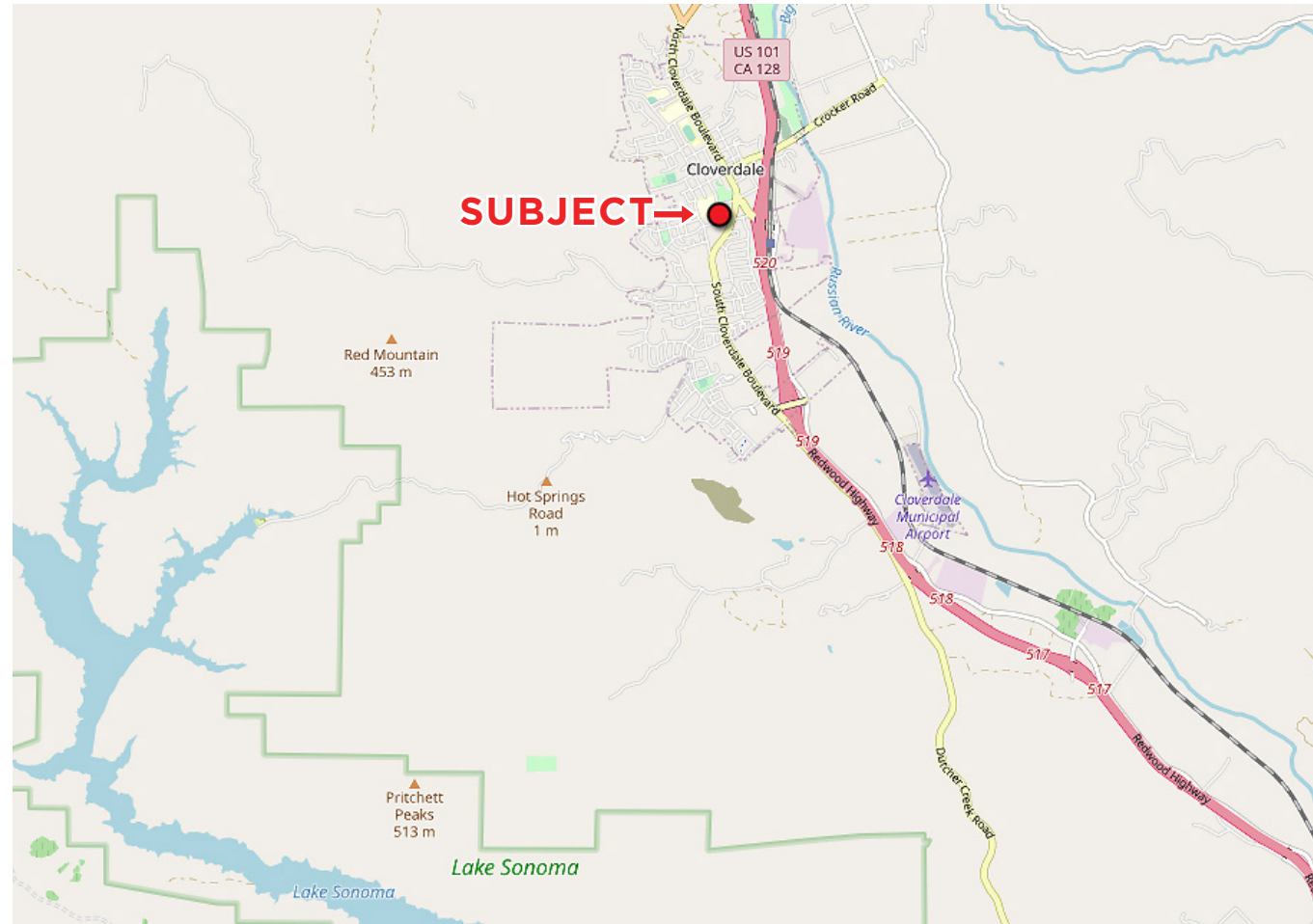
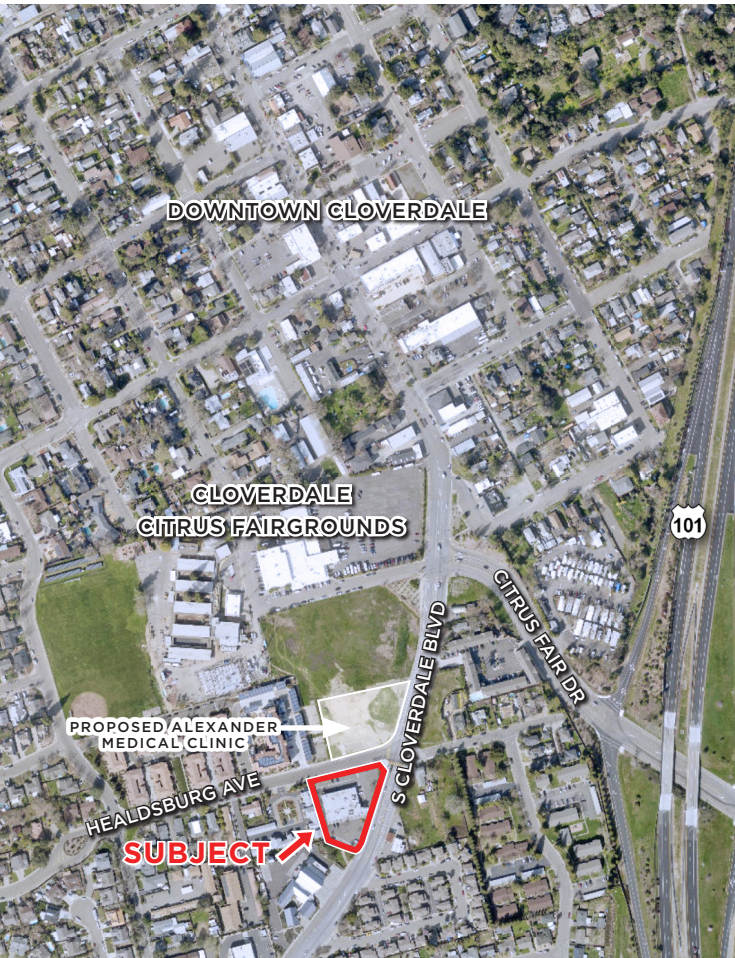


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