



Keegan & Coppin
COMPANY, INC.

FOR SALE

3320 MENDOCINO AVENUE
SANTA ROSA, CA

MIXED-USE OPPORTUNITY; OWNER/USER,
REDEVELOPMENT, OR INVESTMENT



Go beyond broker.

PRESENTED BY:

DEMI BASILIADES, SREA
LIC # 02080190 (707) 664-1400, EXT 305
DBASILIADES@KEEGANCOPPIN.COM



EXECUTIVE SUMMARY

3320 Mendocino Avenue is a fully leased income property featuring six upgraded residential units (two attached single-family homes and four townhouses) plus a 2,100+/- SF freestanding commercial building occupied by the Wagon Wheel Bar, a Santa Rosa staple since the 1940s.

Situated on approximately one acre with Office (O) zoning, the site offers flexible options for redevelopment, including mixed-use or higher-density multifamily. The residential units have been substantially updated with new flooring, appliances, fixtures, and systems, making them easy to lease and manage.

A prime value-add opportunity exists for an owner-user to renovate and activate the bar space as a restaurant or taproom, or for a developer to pursue additional residential units. The bar tenant is currently on a month-to-month lease, offering flexibility for repositioning.

The property also features ample off-street parking, a landlord-owned coin laundry for added income, and strong in-place cash flow with potential for expansion or owner occupancy of the commercial space.

- High-Visibility Mendocino Avenue Frontage
- Six (6) Upgraded Residential Units
- 2,100+/- SF Freestanding Commercial Building
- Zoned for Mixed-Use or Multi-Family Development
- Established Tenant and Long-Term Upside

OFFERING

Sale Price	\$2,375,000
Price PSF	\$309.12+/-
Cap Rate	6.17%
Total SF	7,683+/- SF



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PROPERTY DESCRIPTION

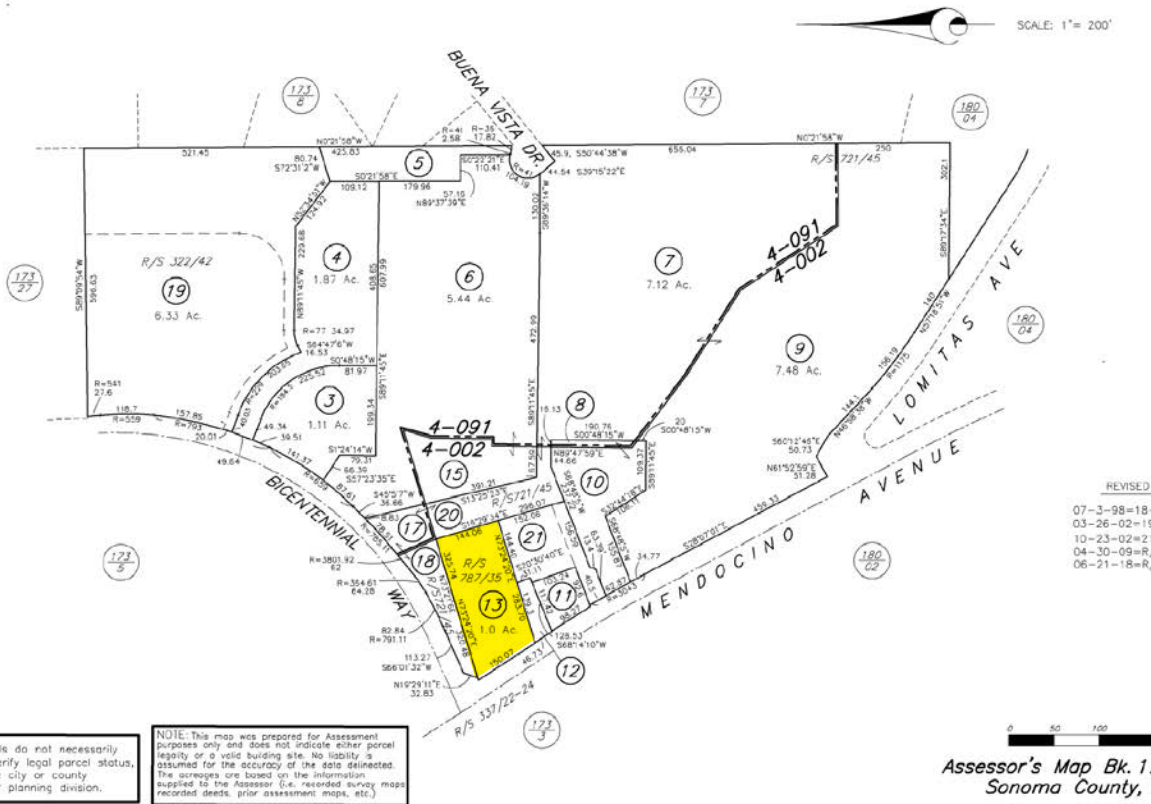


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COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
4-002
4-091



TOTAL BUILDING S.F.

7,683+/- SF

LOT SIZE

1 Acre

APN

173-060-013

YEAR BUILT

1944

ZONING

CO - Office Commercial District

CONSTRUCTION

Wood Frame/Composite Shingle

PARKING

44 Total Spaces

Bar: 14 Spaces, including 1 ADA

Residential: 20 Uncovered, 2 2-Car Garages,

1 2-Car Carport and a 4-Tandem

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

Assessor's Map Bk. 17,
Sonoma County, CA
DSK/RET 1-15-98-34

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FINANCIAL OVERVIEW: INCOME AND RENT ROLL EXPENSES



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EXPENSES		
	Monthly	Yearly
Property Taxes (estimated)		\$27,312.50
Insurance (current)		\$16,349.00
Santa Rosa Water	\$550.00	\$6,600.00
PG&E	\$60.00	\$720.00
Landscape	\$320.00	\$3,840.00
Pest Control	\$105.00	\$1,260.00
City Fire Licensing	\$830.00	\$830.00
Repairs (2024)		\$6,274.90
Total Expenses		\$63,186.40
Net Annual Income		\$146,513.60
Cap Rate		6.17%

RENT ROLL / INCOME			
Unit	Space	Monthly	Yearly
Unit A	2 Br/1 Ba	\$2,075.00	\$24,900.00
Unit B	2Br/1 Ba	\$2,250.00	\$27,000.00
Unit C	2 Br/1.5 Ba	\$1,925.00	\$23,100.00
Unit D	2 Br/1.5 Ba	\$2,050.00	\$24,600.00
Unit E	2 Br/1.5 Ba	\$1,925.00	\$23,100.00
Unit F	2 Br/1.5 Ba	\$1,950.00	\$23,400.00
Bar	2,100+/- SF	\$5,000.00	\$60,000.00
Laundry		\$300.00	\$3,600.00
Total Income			\$209,700.00

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LOCATION DESCRIPTION

3320 Mendocino Avenue is exceptionally well-positioned in the heart of one of Santa Rosa's most active and high-demand corridors. Just steps from the Kaiser Permanente Santa Rosa Medical Center, the property benefits from constant visibility, easy access, and proximity to a major employment engine in Sonoma County.

Kaiser Permanente employs over 3,300 people locally, making it the second-largest employer in Santa Rosa. This concentration of medical professionals, patients, and daily visitors creates a steady stream of foot traffic and supports strong demand for nearby housing, services, and retail. The property's location on Mendocino Avenue—one of the city's key arterials—also ensures excellent car counts and exposure, making it an attractive site for future commercial or mixed-use activation.

LOCATION ADVANTAGES

- Direct proximity to Kaiser Permanente Santa Rosa
- Minutes to Highway 101, Downtown Santa Rosa, and Coddington Mall
- Surrounded by complementary uses, including retail, medical offices, restaurants, and multi-family housing
- Served by public transit and close to key traffic corridors
- Ample neighborhood demand for walkable amenities and essential services

DEVELOPMENT & USE POTENTIAL

With flexible Office (O) zoning, the site is well-suited for a variety of future uses. Potential opportunities include:

- Medical or dental office conversion
- Health and wellness center or clinic
- Restaurant, café, or bar serving Kaiser employees and local residents
- Expanded multifamily housing to meet ongoing rental demand



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SANTA ROSA, CA

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SANTA ROSA

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.

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VICINITY MAP

NEARBY AMENITIES

- Abundance of restaurants and shops in close proximity
- Coddington Mall
- Santa Rosa SMART Station
- Charles M. Schulz County Airport

TRANSPORTATION ACCESS



.4 miles



1.8 miles



3.1 miles



5.7 miles



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TRAFFIC COUNTS

Bicentennial Way @Ventura Ave. W	22,584/Day
Bicentennial Way @Ventura Ave. E	25,169/Day
Bicentennial Way @Lake Pk Ct N	12,649/Day
Mendocino Ave. @ Russell Ave. NW	28,322/Day
Mendocino Ave. @ Dawson Rd. NW	24,622/Day
Bicentennial Way @ Redwood Hwy. W	29,190/Day
Fountaingrove Pkwy @ Bicentennial Way E	15,407/Day
Highway 101	110,401/Day
Administration Dr. @ Fiscal Dr. SW	5,770/Day
Chanate Rd. @ Lomitas Ave. E	16,329/Day



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SITE PLAN



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KEY

3320	Wagon Wheel
3320-A	2BR/1BA + Garage
3320-B	2BR/1BA + Garage
3320-C	2BR/1.5BA Townhouse
3320-D	2BR/1.5BA Townhouse
3320-E	2BR/1.5BA Townhouse
Storage Shed	

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PROPERTY PHOTOS



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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin 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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Petaluma, CA 94954
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