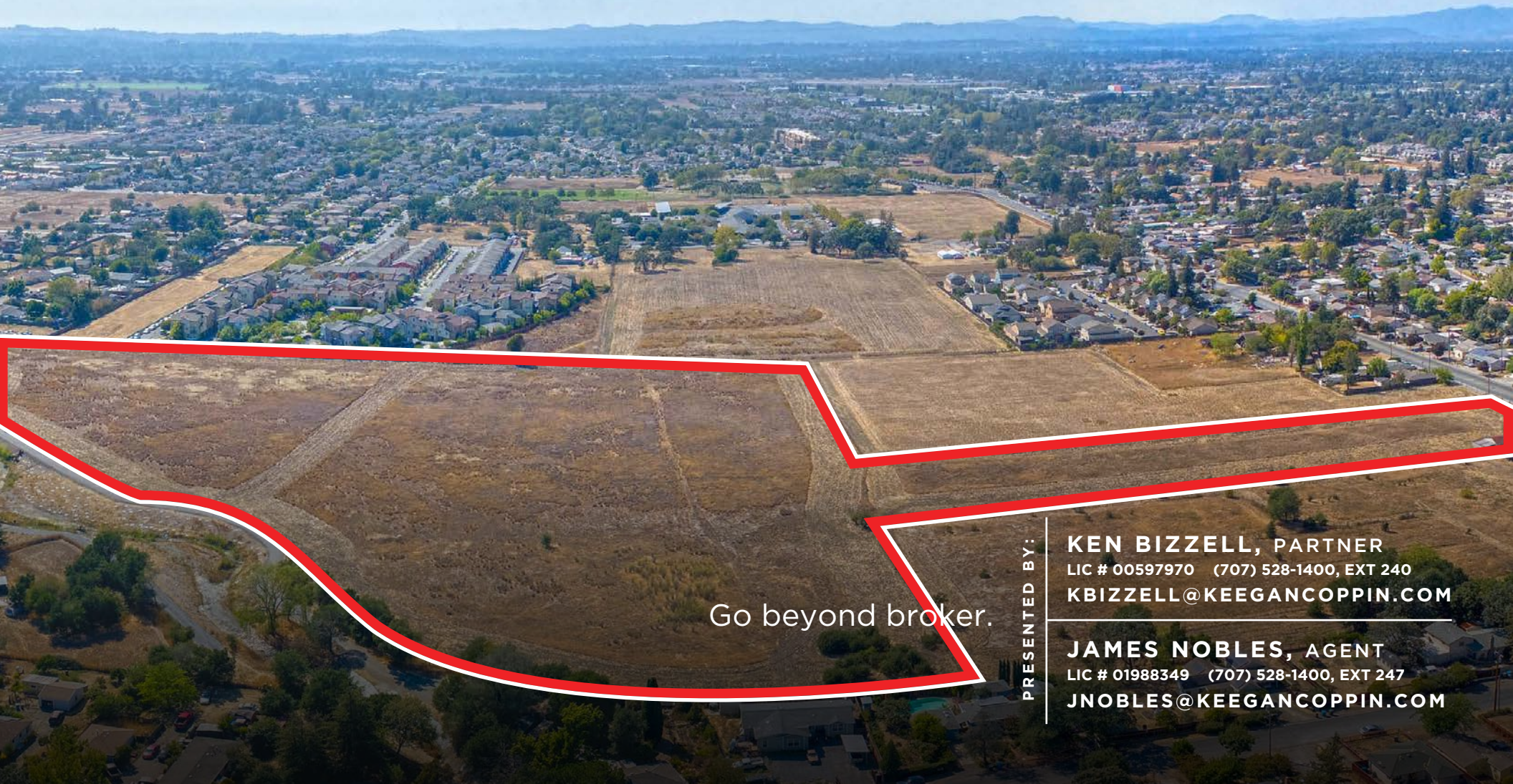




Keegan & Coppin
COMPANY, INC.

FOR SALE

1130 HEARN AVENUE
SANTA ROSA, CA
DUTTON MEADOWS



Go beyond broker.

PRESENTED BY:

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SANTA ROSA, CA

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EXECUTIVE SUMMARY



1130 HEARN AVENUE
SANTA ROSA, CA

DUTTON MEADOWS

The offered property is a portion of Phase 2 and all of Phases 4 & 6 of the Dutton Meadows master planned project. As approved the appropriately 2-4 acres of Phase 2 is medium/low density residential (2 to 13 DU/AC). Phase 4 is approximately 74,000 SF retail and Phase 6 is 2.4 acres medium density residential (8 to 18 DU/AC). Phase 5 of the project has been built out as apartments. Phase 1 and the portion of Phase 2 not included in this offering are being re-entitled for a higher density residential multi-family development. Phase 3 has been purchased by the city and will be developed as a fire station and a library. The city has indicated a willingness to amend the approvals for Phase 4 to significantly reduce the retail component and add high density residential units.

- Retail/Residential approved mixed use development
- Potential to re-entitled with increased residential component
- Approved CTS mitigation plan
- Adjacent to planned fire station and public library
- Close to Highway 101 and Santa Rosa Avenue retail area

LOT SIZE
15.69+/- Acres

APN
043-200-004; 043-091-021

ZONING
P.D. - Planned Development

OFFERING

Sale Price **\$6,000,000**



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RECENT LAND SALES



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**DUTTON
MEADOWS**

ADDRESS	CITY	TYPE	SIZE	COE DATE	PRICE	PRICE/ACRE
1385 W. College Avenue	Santa Rosa	RDL	3.85 Ac	6/11/2021	\$4,110,000	\$1,067,532
7760 Bodega Avenue	Sebastopol	RDL	1.39 Ac	6/11/2021	\$1,500,000	\$1,079,136
7716 Bodega Avenue	Sebastopol	RDL	2.2 Ac	4/1/2021	\$2,475,000	\$1,125,000
450 & 500 Kawana Springs Road	Santa Rosa	RDL	3.7 Ac	12/1/2020	\$3,950,000	\$1,067,567
325 Yolanda Avenue	Santa Rosa	RDL	10.23 Ac	12/30/2020	\$10,260,000	\$1,002,932
2905 Santa Rosa Avenue	Santa Rosa	RDL	3.84 Ac	1/27/2021	\$4,150,000	\$1,080,729
2542 Old Stony Point Road	Santa Rosa	RDL	4.39 Ac	6/14/2021	\$6,000,000	\$1,366,742

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PROPERTY PHOTOS



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**DUTTON
MEADOWS**



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DEVELOPMENT PLAN

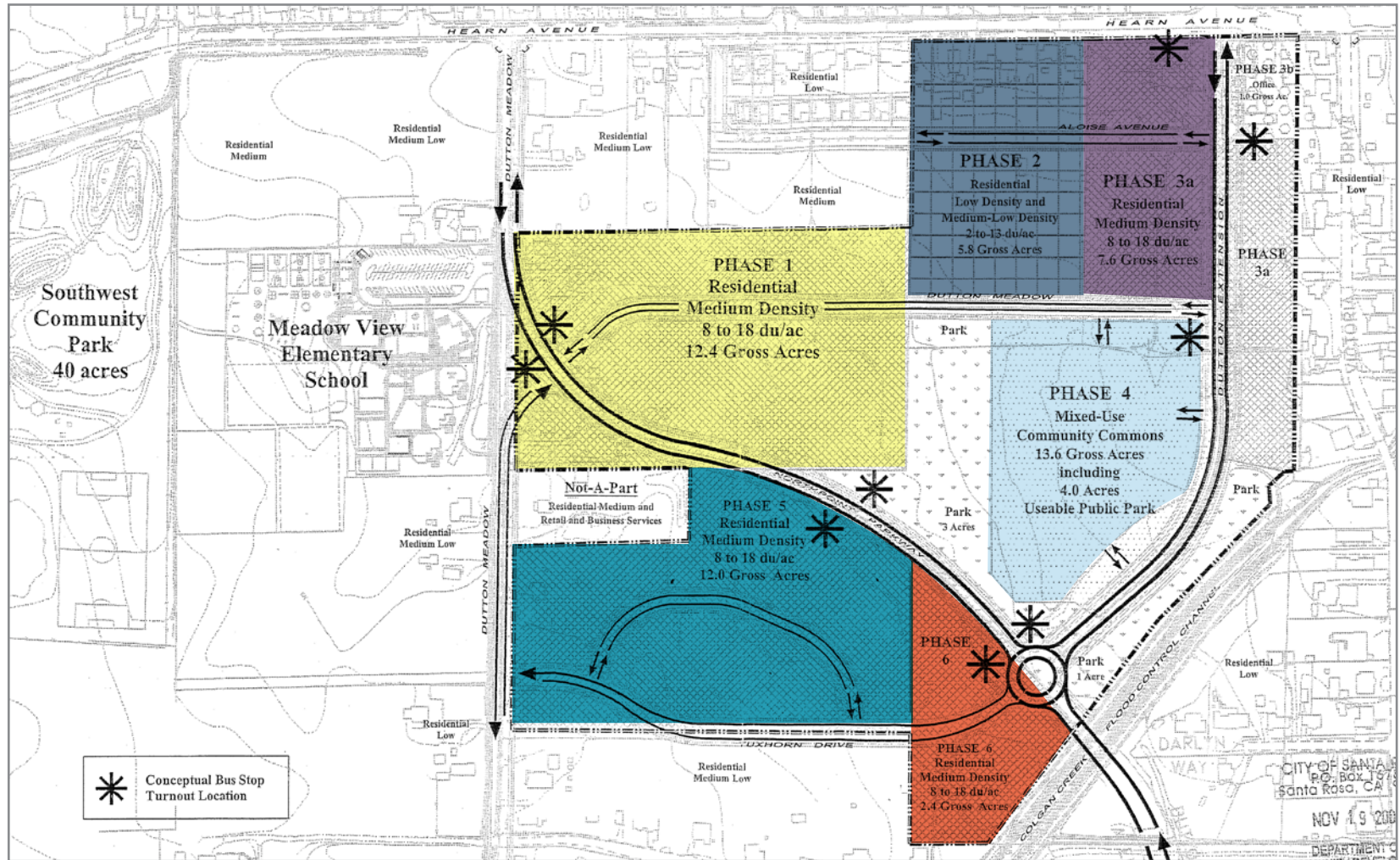


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DUTTON MEADOWS

DEV. PLAN

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6



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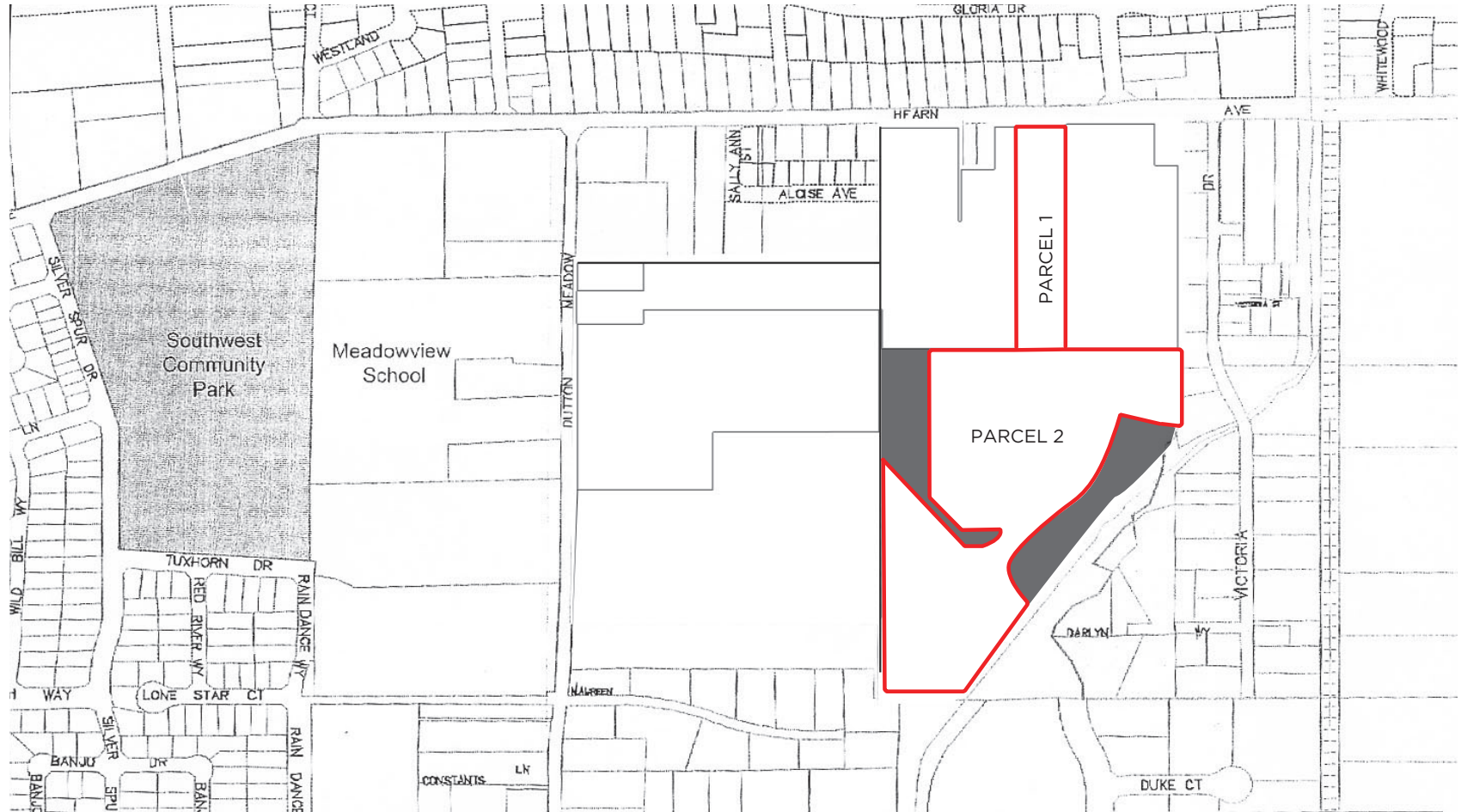


PARCEL MAP



1130 HEARN AVENUE
SANTA ROSA, CA

DUTTON MEADOWS



- AVAILABLE
- NOT AVAILABLE

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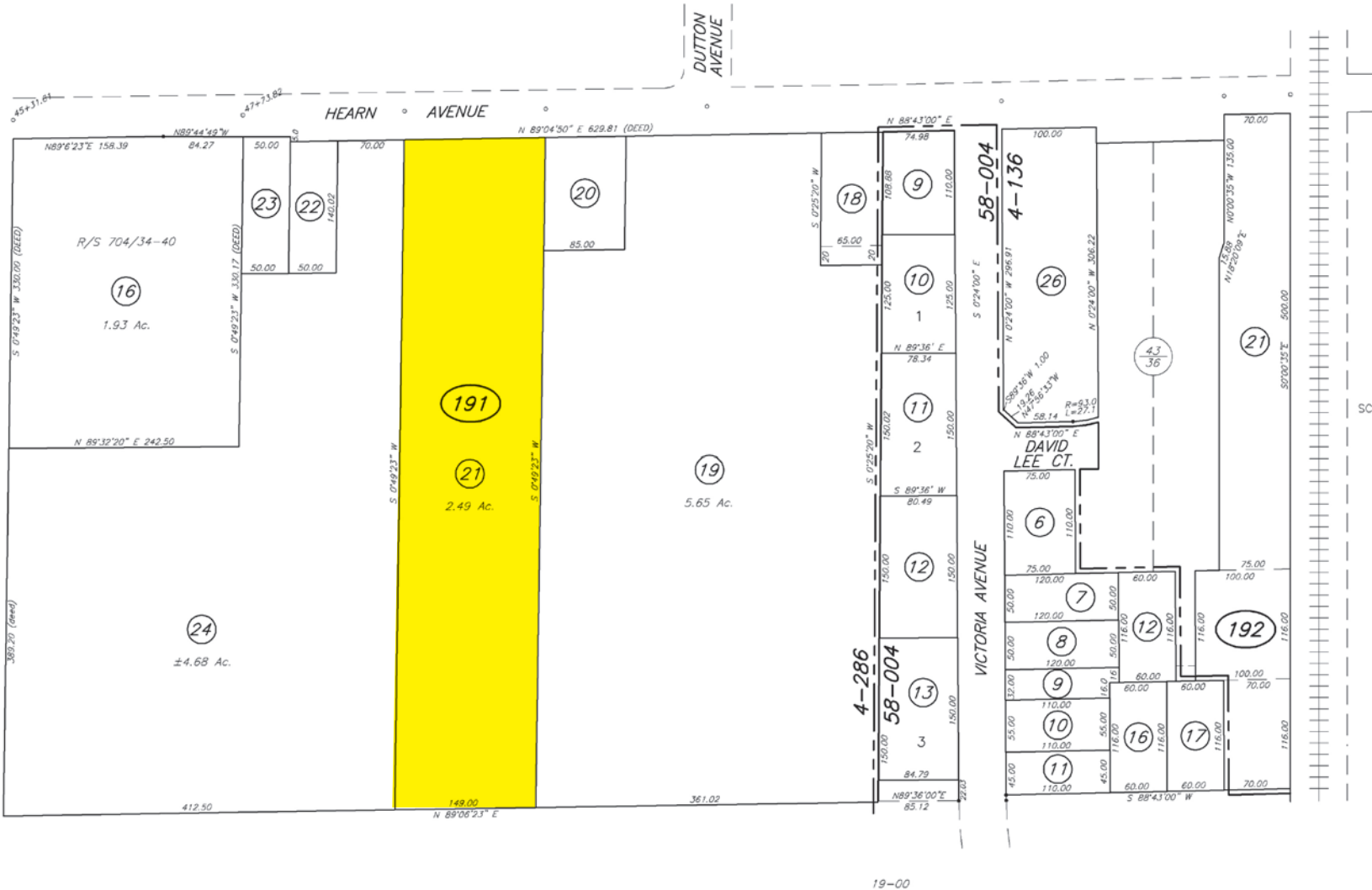


PARCEL MAP



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DUTTON MEADOWS



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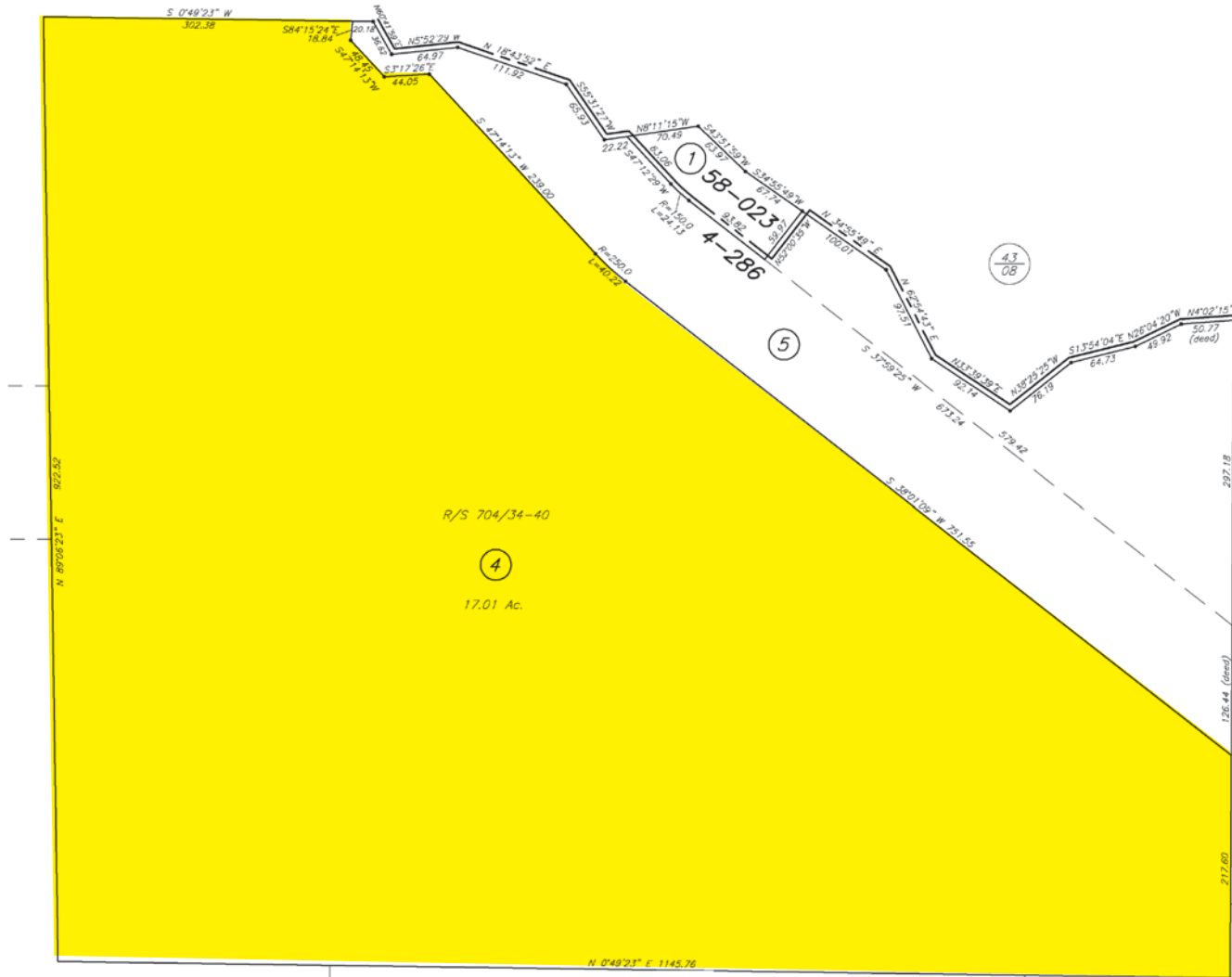


PARCEL MAP



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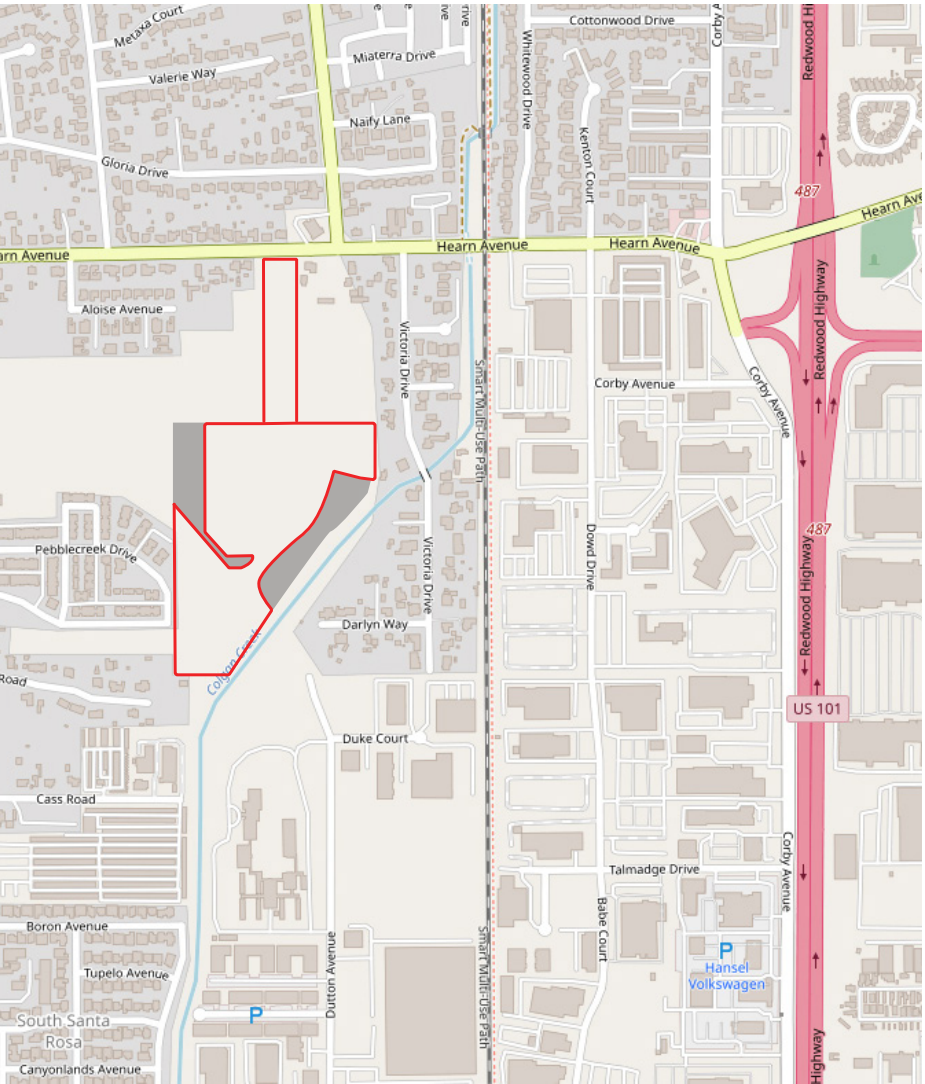


AERIAL MAP



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MARKET SUMMARY



1130 HEARN AVENUE
SANTA ROSA, CA

DUTTON MEADOWS



SANTA ROSA SUMMARY

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.

Home to approx. 500,000 people, Sonoma County 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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ABOUT KEEGAN & COPPIN



1130 HEARN AVENUE
SANTA ROSA, CA

DUTTON
MEADOWS



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

Keegan & Coppin Company, Inc. 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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DISCLAIMER



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SANTA ROSA, CA

**DUTTON
MEADOWS**

DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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