

FOR SALE

528 B Street - Santa Rosa, CA

Approved 24 Market Rate Apartments & Ground Floor Commercial
OR

Approved 24 Market Rate Apartments & No Commercial



Rendering

Existing Office Building Of 2,292± SF & Entitlements For A Five-Story Mixed-Use Development



Paul Schwartz

Senior Associate, Commercial Division

Corcoran Icon Properties

M: 707-479-1841

E: SchwartzBroker@gmail.com

201 3rd Street

Santa Rosa, CA 95401

DRE #01111744

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Existing Site & Development Opportunity

Price: \$1,150,000



Existing Office Building

- 2,292± SF Single Story Office Building
- 8,400± SF Parcel
- Built in 1969 and substantially remodeled in 1995
- Zoning: CMU-Core Mixed-Use -Historic
- General Plan- Core Mixed Use
- AP# 010-035-022
- Tax Rate: 1.1425%

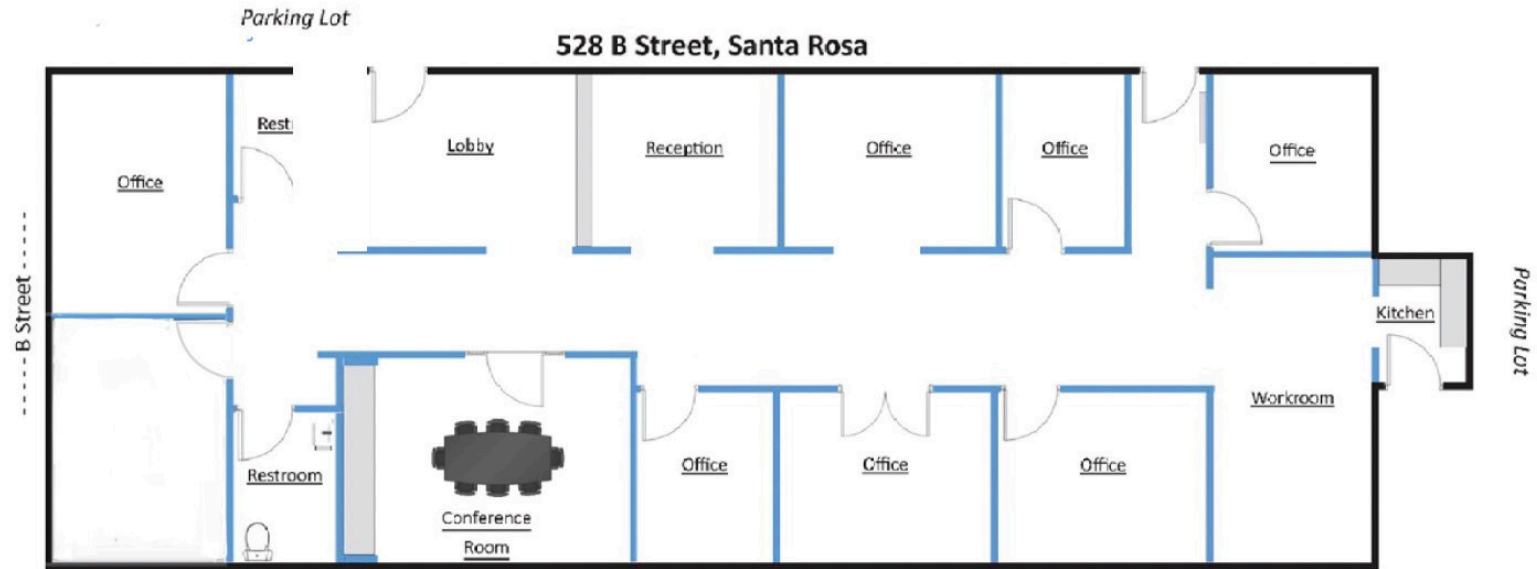
Proposed Development

- Attractive multi-family infill project.
- Approved 24-unit, 5-story apartment with ground floor commercial.
- city will also approve 24-unit, 4-story project without commercial.
- Alternative Design Concept: Residential only 4-story apartment with no ground floor commercial. Allows for Type-4 wood construction, negating the need for a concrete pedestal.
- Within close proximity to Railroad Square and Downtown restaurants, retail, banks, professional offices, government offices, brew pubs, tasting rooms, theaters, clubs, and live entertainment.

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Existing Building Floor Plan & Interior Photos



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Entitled Development: The Flats at 528 B Street

- 29,418± SF, 5 Story Mixed-Use Development
- 24-Market Rate Apartments on Floors 2-5
- Average unit size is 785 SF
- Ground Floor 4,000± sf Commercial Retail/Office Space
- No on-site parking is required- Existing adjacent 750 City parking garage provides required parking
- Design Review Approved 5-story residential/commercial



Rendering

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THE FLATS @ 528B

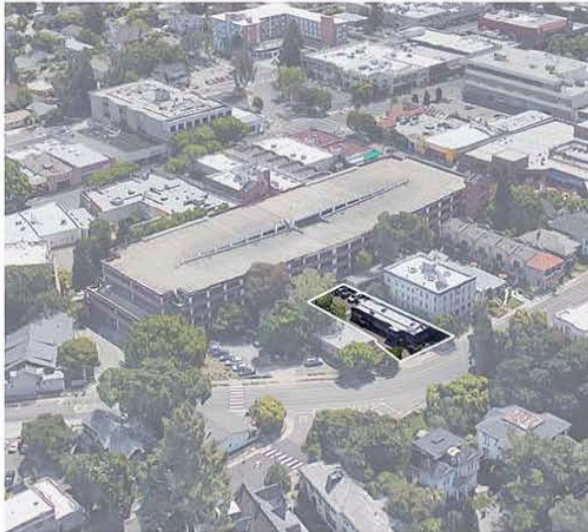


CITY OF SANTA ROSA DESIGN REVIEW

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EXISTING CONDITIONS & CONTEXT MAP



AERIAL VIEW



VIEW FROM B STREET

MORRISON KARSTEN
GROUP

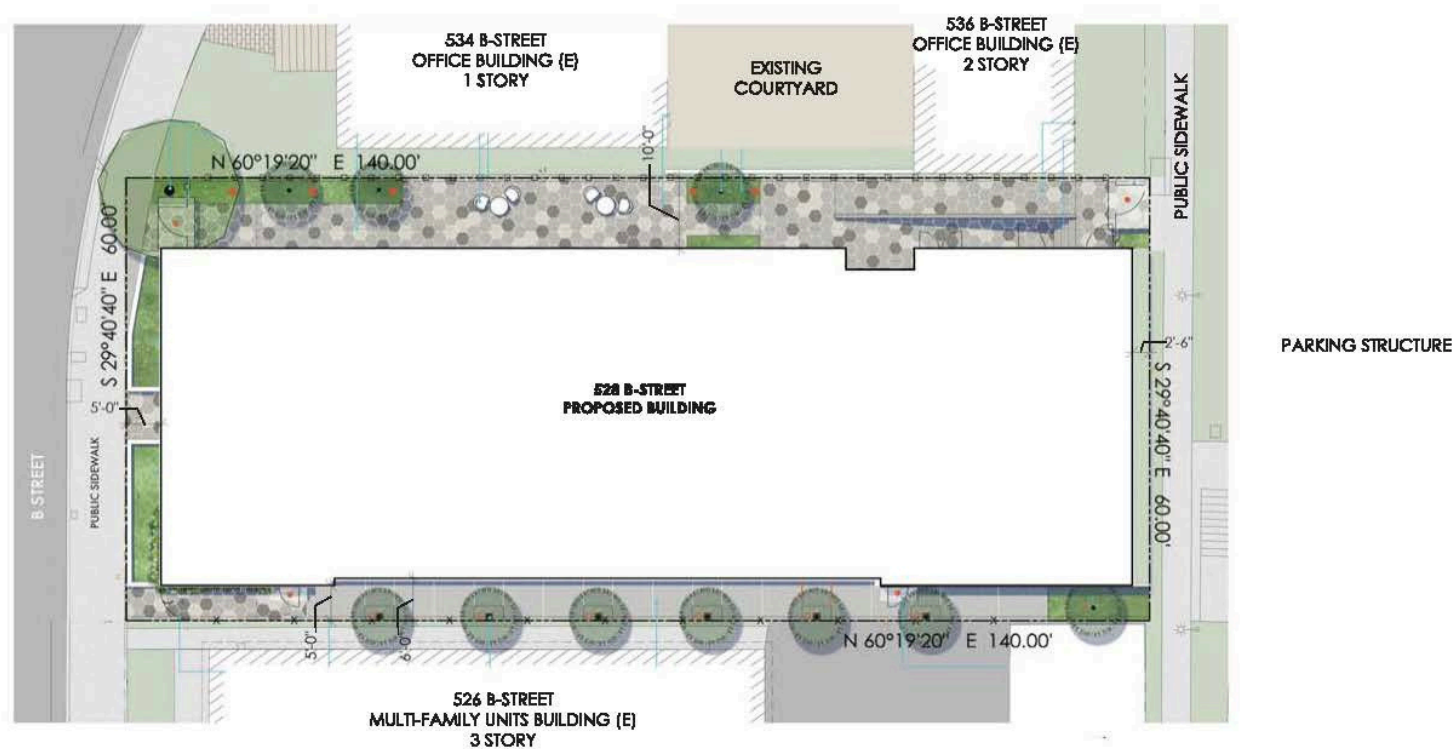
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ARCHITECTURAL SITE PLAN



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UPPER LEVEL FLOOR PLANS (2, 3, 4 & 5) RESIDENTIAL UNITS



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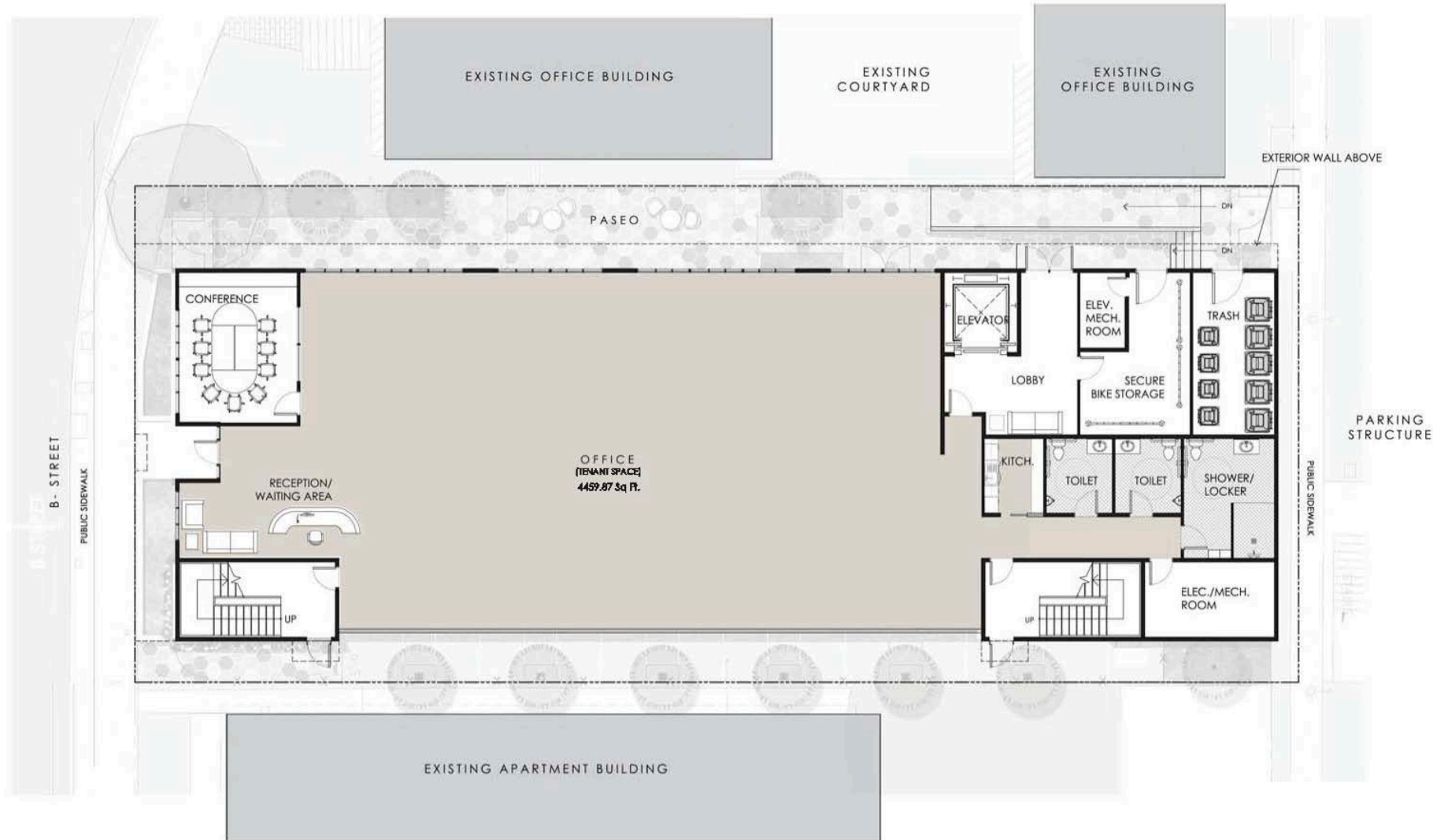
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GROUND FLOOR PLAN OFFICE



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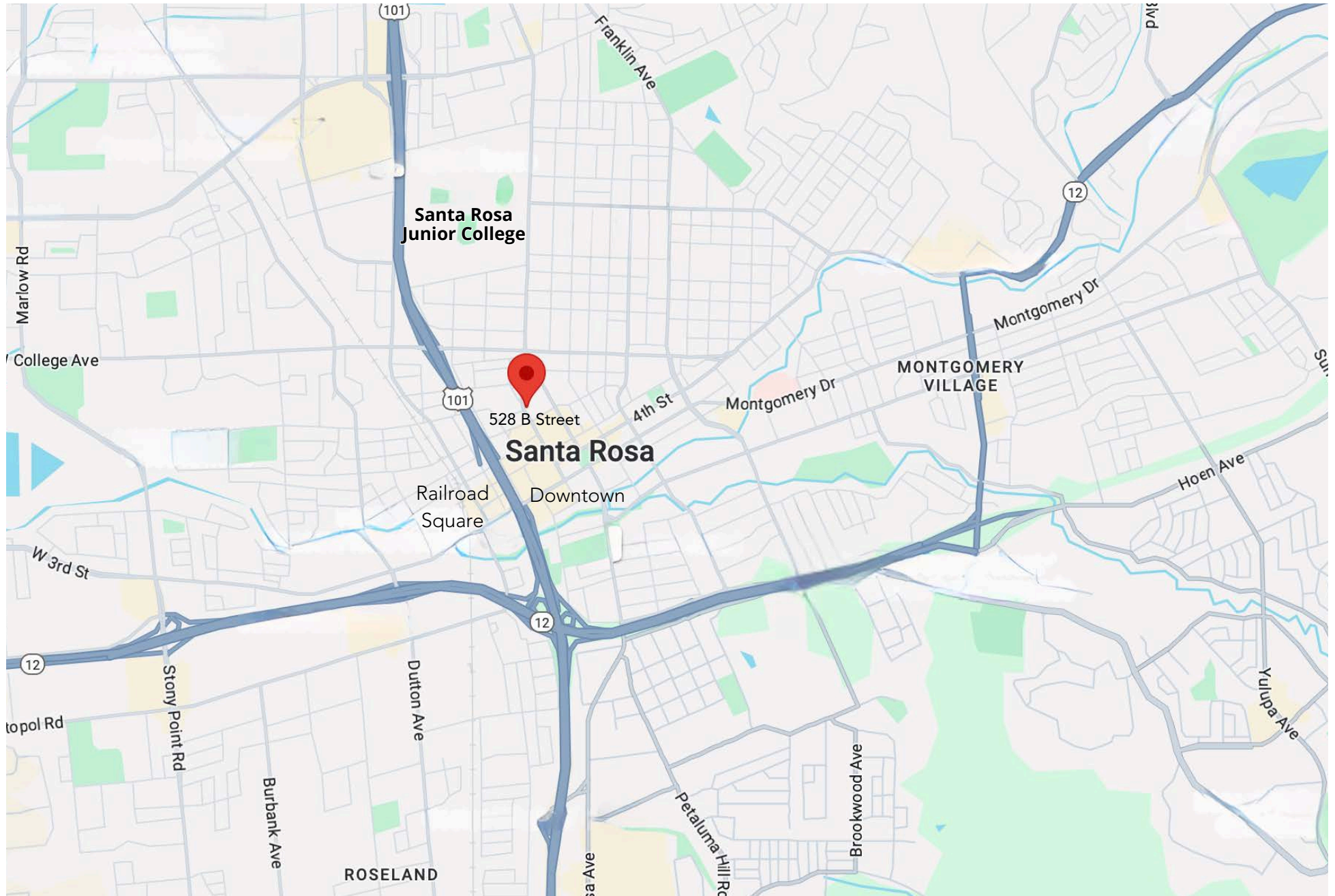
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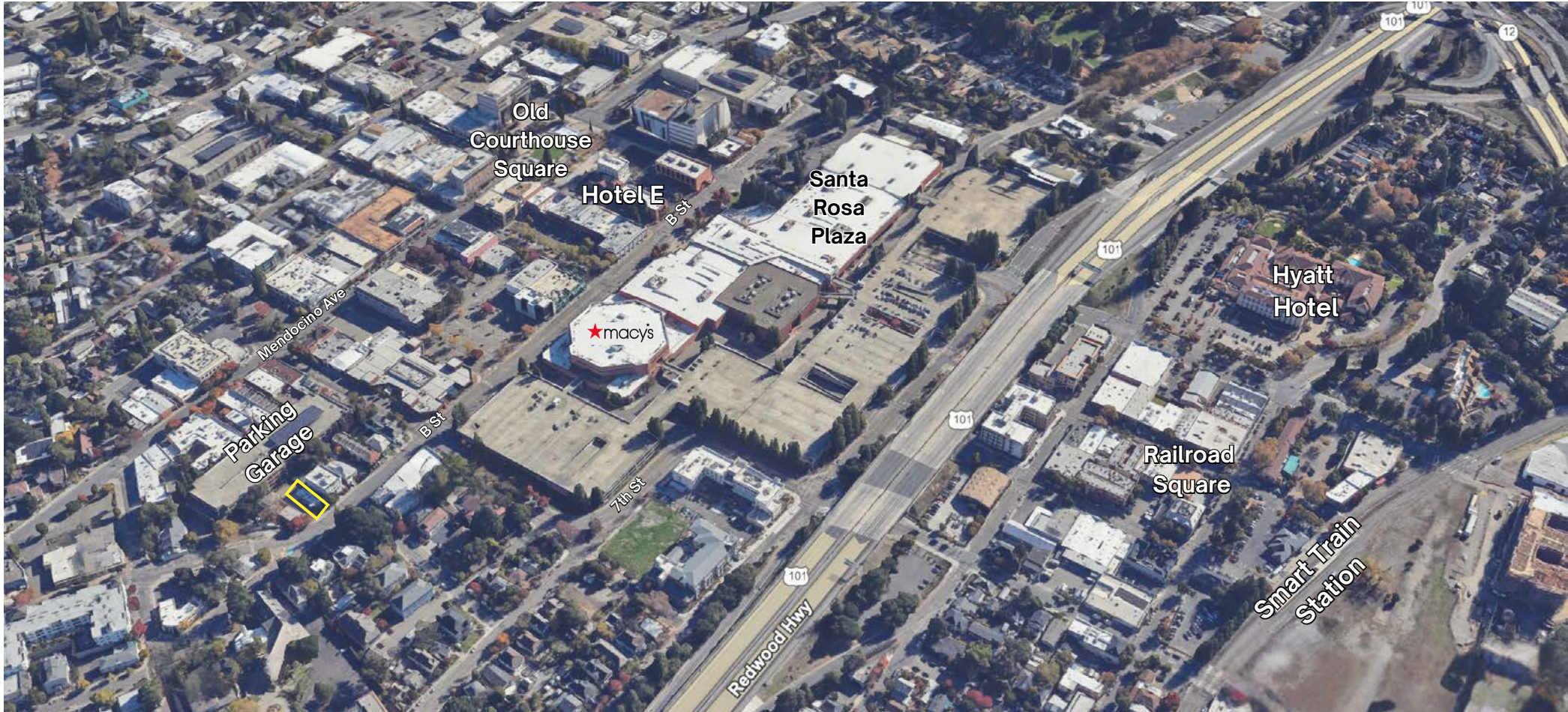
Santa Rosa Area Map



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Downtown Santa Rosa Location



The site is located adjacent to a 750 space City parking garage, one block north of 7th Street and Santa Rosa Plaza. Nearby SMART train station and public bus transit, and less than one mile from Santa Rosa Junior College.

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Downtown Santa Rosa

Step into the vibrant heart of Santa Rosa and discover Downtown—a place where every day brings something new. Wander through locally owned boutiques, savor meals at an eclectic mix of restaurants, and relax with a drink at one of the many breweries or bars that give the area its unmistakable energy.

Throughout the year, Downtown comes alive with events—from lively street festivals and weekly farmers markets to art walks, summer concerts, and movie nights at Old Courthouse Square. Whether you're shopping, dining, or simply exploring, Downtown Santa Rosa offers something for everyone.

This dynamic area is part of a formally recognized Community Benefit District (CBD), established after the reunification of Courthouse Square. The CBD spans 1st to 7th Street and B to E Street and works to support local property and business owners, foster city partnerships, and maintain a clean, welcoming downtown environment.

In addition, Downtown Santa Rosa is part of an Enhanced Infrastructure Financing District (EIFD), which reinvests property tax growth into vital public infrastructure and economic development projects that benefit the entire community. This financing mechanism will provide significant and critical infrastructure to support new development projects.

Exciting new developments are shaping the future of Downtown. The Felix, a new eight-story apartment complex by San Francisco-based Related California, recently opened on Mendocino Avenue. With amenities like a coworking lounge, fitness center, and rooftop retreat, it's redefining urban living in Santa Rosa.

As new businesses, restaurants, and employers move in, Downtown is becoming a magnet for both residents and professionals looking for a vibrant place to live, work, and connect. Come see what's happening in Downtown Santa Rosa—your next adventure starts here.



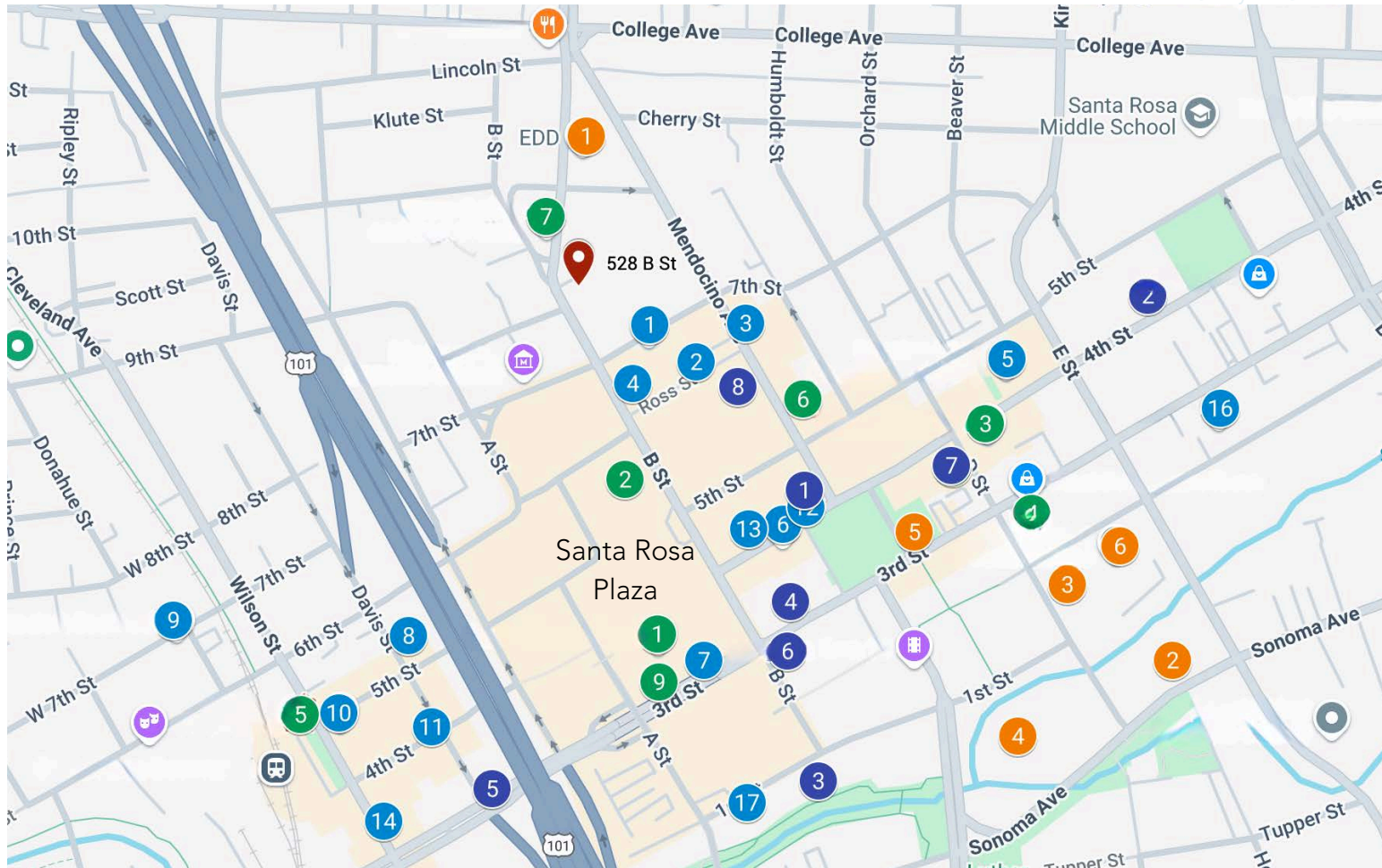
AMENITIES MAP

Restaurants & Breweries

- 1 Haku Sushi
- 2 Cooperage Brewing Downtown
- 3 Golden Bun
- 4 Flagship Taproom
- 5 Russian River Brewing
- 6 La Rosa | Tequileria & Grille
- 7 Osaka Japanese
- 8 Americana
- 9 Stark's Steak & Seafood
- 10 Grossman's Noshery & Bar
- 11 Jackson's Bar and Oven
- 12 Augie's French
- 13 Belly Left Coast Kitchen
- 14 La Gare French Restaurant
- 15 Bird & The Bottle
- 16 Ca'Bianca
- 17 Shady Oak Brewing

Coffee Shops & Retail

- 1 Santa Rosa Plaza
- 2 Macy's
- 3 Barnes & Noble
- 4 Fleet Feet Santa Rosa
- 5 A'Roma Roasters Coffee & Tea
- 6 Crooks Coffee
- 7 Brew Coffee and Beer House
- 8 Starbucks
- 9 La Rosa | Tequileria & Grille
- 10 Apple Santa Rosa Plaza



Banks & Business Services

- 1 Exchange Bank
- 2 Chase Bank
- 3 Poppy Bank
- 4 Wells Fargo Bank
- 5 Mechanics Bank
- 6 WaFd Bank
- 7 FedEx Office
- 8 coLAB

Government Buildings

- 1 Employment Development D.
- 2 Federal Building
- 3 CA State Building
- 4 City of Santa Rosa
- 5 Santa Rosa Metro Chamber
- 6 USPS

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Santa Rosa/Sonoma County

Santa Rosa is the County Government seat and largest business and economic center between San Francisco and Portland, OR. This beautiful mid-sized city has a population of approximately 176,000 and is the governmental, financial, medical, and retail center of Sonoma County. Santa Rosa is located 45 miles north of the Golden Gate Bridge in the world class Sonoma County Wine Country.

Sonoma County has a population of approximately 500,000 and is known for its incredible natural beauty, technology base and bioscience firms, diverse landscape, world-class foods and beverages including approximately 250 wineries and 25 craft beer breweries, 16 American Viticultural Areas (AVA's) nestled between the Mayacamas Mountains and the gorgeous Pacific Coast/Bodega Bay to the Russian River and Sonoma Valley. Employment and innovation leaders include Medtronic, Keysight (formerly Agilent), Viavi, Tri Vascular Medical Devices, American Ag Credit, Kaiser Hospital, St. Joseph Health, and Sutter Health.

Sonoma County educational institutions include Sonoma State University, Empire College, Santa Rosa Junior College and a branch of San Francisco State University.

A Mediterranean climate with exceptional air quality and four distinct seasons, the weather in Sonoma County is ideal. Sonoma County is bordered to the south by Marin County, to the east by Napa County and to the north by Mendocino County. Santa Rosa has easy access to San Francisco and the entire Bay Area, and is a commercial hub of the North Bay.

Sonoma County is the home to a burgeoning craft beer industry led by world- renowned breweries including Lagunitas Brewing Co., Russian River Brewing Co., Fogbeltd Brewing Co. and Bear Republic Brewing Co. For two weeks each February, the annual release of Russian River Brewing Company's 'Pliny the Younger' draws thousands of beer aficionados from around the world and is ranked among the world's top craft beers. The economic impact of the craft brewing industry in Sonoma County is estimated to be over \$125,000,000.

During the last 30 years, the popularity and significance of Sonoma County wines have given rise to a variety of cultural amenities, attractions and experiences including wine tasting, winemaker dinners, vineyard cycling and competitive cycling events, the Green Music Center, Luther Burbank Center for the Arts, and the recent boom in craft breweries tours.

Sonoma County was also the home of Peanuts cartoonist Charles Schulz, and the Sonoma County Airport is named after Mr. Schulz. Air service to and from the Sonoma County Airport in Santa Rosa includes Burbank, Portland, Seattle, Dallas, Phoenix, Orange County, and San Diego.

Links:

Santa Rosa Chamber of Commerce — www.santarosametrochamber.com

Sonoma County Economic Development Board — www.sonomaedb.org

City of Santa Rosa — www.srcity.org

Press Democrat Newspaper — www.PressDemocrat.com

North Bay Business Journal — www.NBBJ.com

Discover Downtown Santa Rosa - www.DiscoverDowntownSantaRosa.com

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