



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

170 E. COTATI AVENUE  
COTATI, CA

OFFICE BUILDING  
OWNER/USER OPPORTUNITY

Go beyond broker.

REPRESENTED BY

**SARA WANN, PARTNER**

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170 E. COTATI AVE  
COTATI, CA

OFFICE BUILDING  
OWNER/USER  
OPPORTUNITY







# EXECUTIVE SUMMARY



170 E. COTATI AVE  
COTATI, CA

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OPPORTUNITY

## Prime Office Opportunity in the Heart of Cotati!

Unlock the potential of this free-standing 4,924± SF two-story office building in a highly visible, central Cotati location. Positioned along East Cotati Avenue, a main thoroughfare with excellent drive-by exposure, this property offers strong identity, flexibility, and investment upside.

Designed for flexibility, the current layout is ideal for an owner/user who may choose to occupy the entire space or lease out a portion for additional income. With four separate suites, each with private offices, and common area lobbies and restrooms on both floors, the building can easily accommodate 4-5 tenants.

Zoning indicates that Mixed Use projects are potentially permitted, allowing the buyer to consider converting the second floor to residential use; however, buyers should review the zoning ordinance and confirm all details with the City of Cotati.

## Key Features:

- Bright, spacious offices with abundant natural light and operable windows
- 4 ground-level glass entry doors for direct suite access
- 13 on-site parking spaces with room to expand on a .28-acre lot
- Flexible zoning allowing for general office, medical, personal services, and select retail uses
- Private restrooms, sinks, and multiple configurations to suit various business needs

Located just minutes from downtown, this property is walkable to shops, dining, and services, and sits on a key East/West connector, perfect for convenience and visibility.

An ideal choice for professionals or savvy investors looking for a centrally located, flexible-use building in one of Sonoma County's most charming small towns.



## OFFERING

Sale Price **\$950,000**  
Price PSF **\$193+/-**

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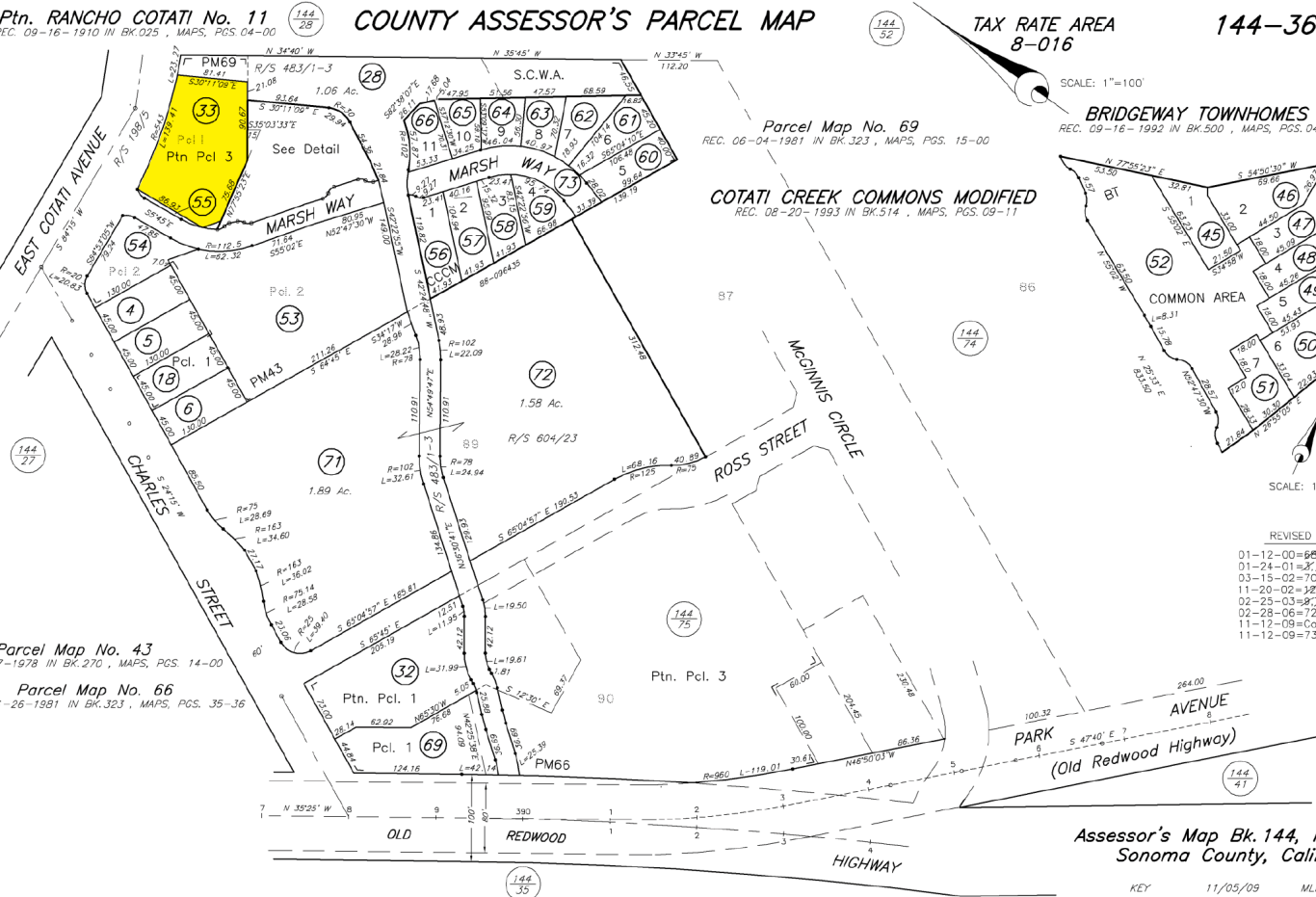


# PROPERTY DESCRIPTION



170 E. COTATI AVE  
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BUILDING SIZE  
4,924+/- SF

LOT SIZE  
0.28+/- Acres / 12,196+/- SF

APN  
144-360-033

YEAR BUILT  
1973

ZONING  
CE - East Cotati Ave. Corridor

STORIES  
Two (2)

PARKING  
Thirteen (13) On-Site

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## PROPERTY PHOTOS



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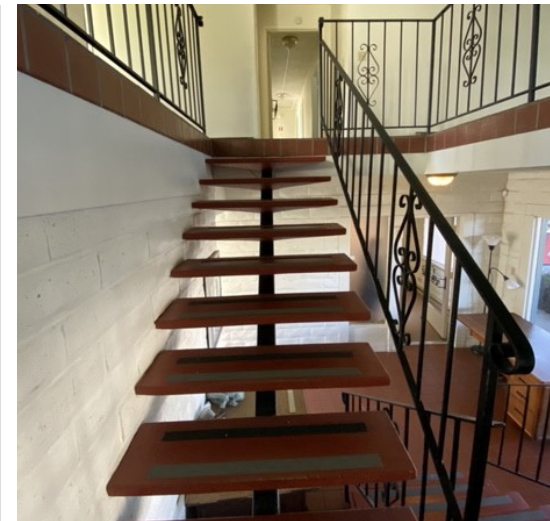


## PROPERTY PHOTOS



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# AREA DESCRIPTION



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## DESCRIPTION OF AREA

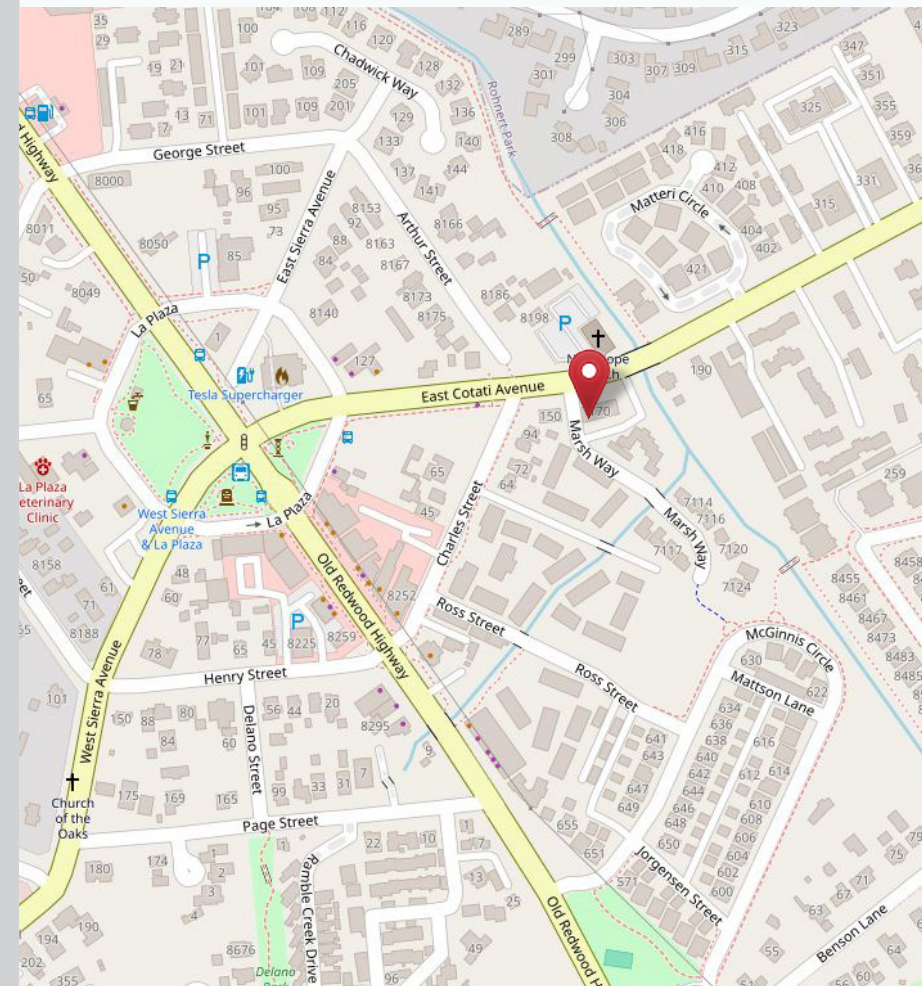
Cotati is centrally located in Sonoma County, 40 miles north of San Francisco and is touted as “The Hub of Sonoma County.” Brimming with character, the city is home to a lively mix of the old and new, from rustic barns and historic churches, to a world-renowned Accordion Festival and a summertime Farmers Market. Cotati has an eclectic assortment of restaurants, shops and services, and boasts one of only two hexagonally designed town plazas in the United States. Down the road is Sonoma State University, one of the most highly rated of the California State Universities.

## NEARBY AMENITIES

- Downtown Cotati
- Restaurants, Cafes, and Shopping
- Sonoma State University

## TRANSPORTATION ACCESS

- SMART Train
- Public Transportation
- Easy Access to Highway 101



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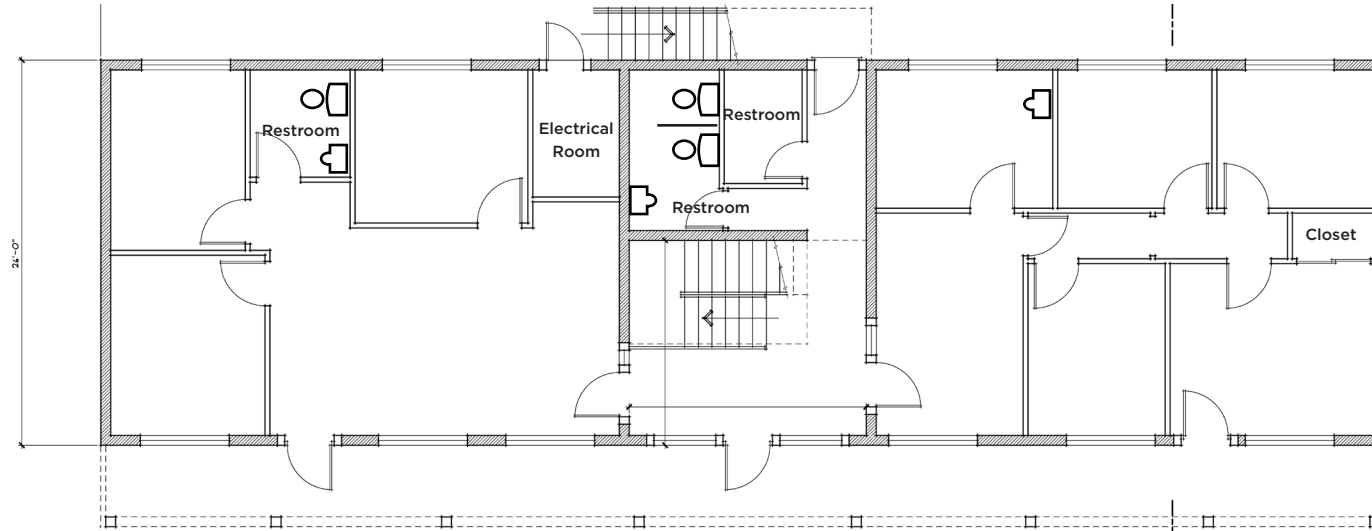


# FLOOR PLAN



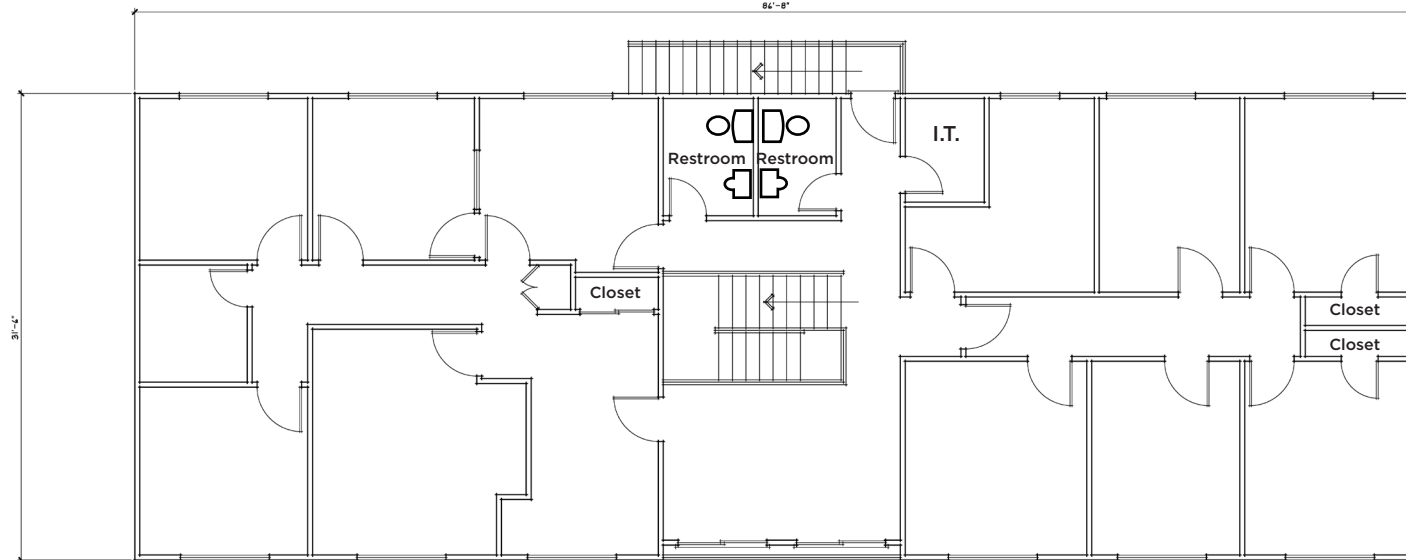
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EXISTING LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"  
86'-8"



EXISTING UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

MARSH WAY

MARSH WAY



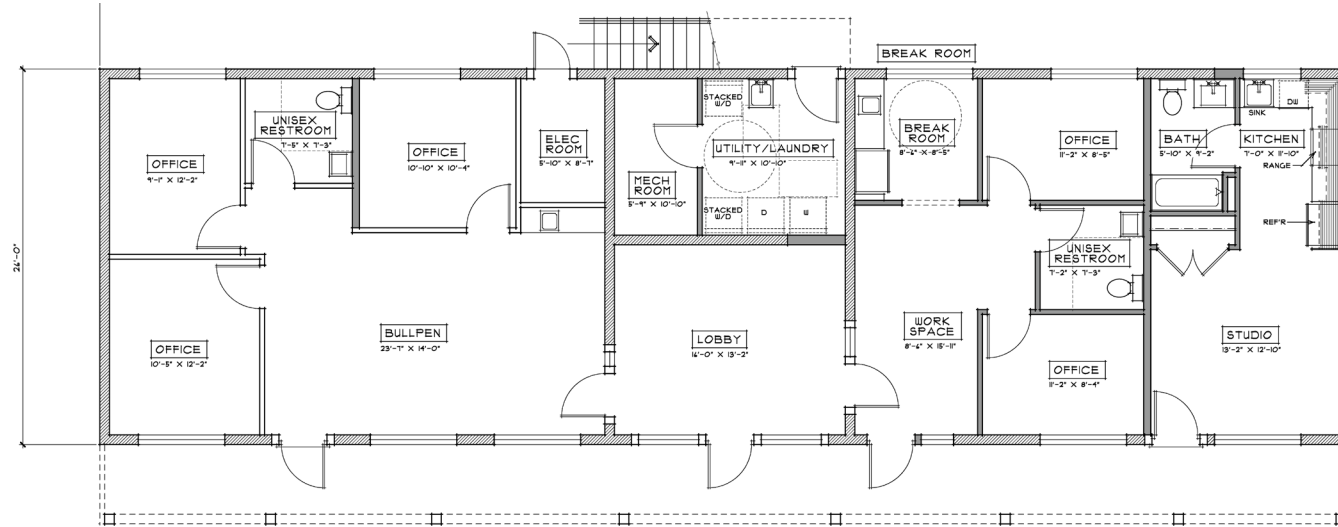


# CONCEPTUAL MIXED-USE PLAN



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UNIT "A" - OFFICES  
COMMERCIAL FLOOR AREA = APPROX 841 SQ FT

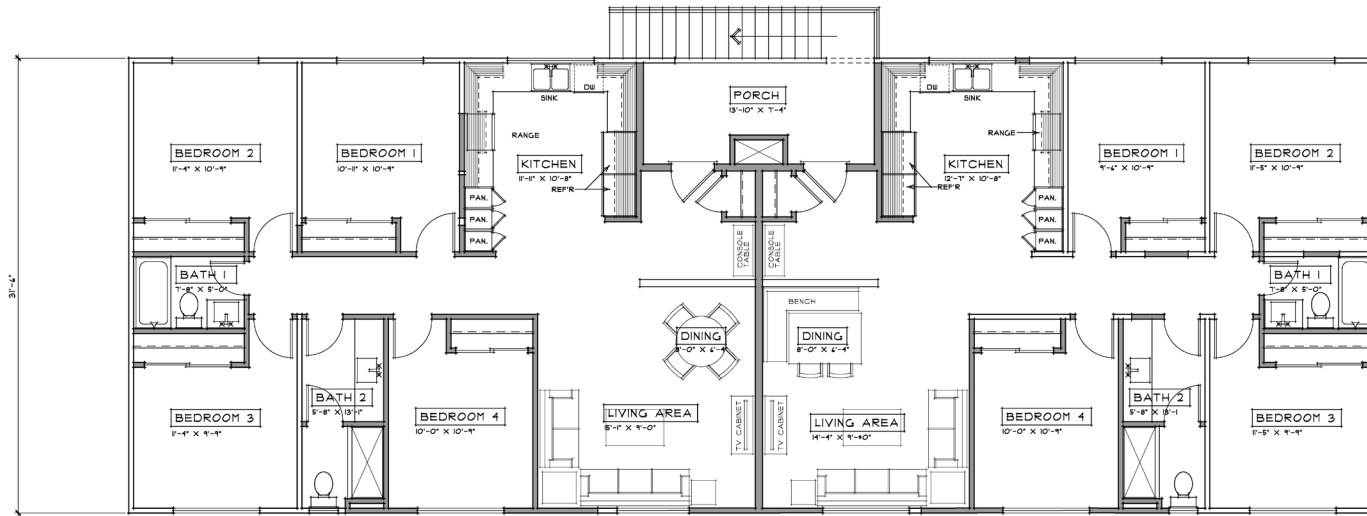
UNIT "B" - COMMON  
COMMERCIAL FLOOR AREA = APPROX 416 SQ FT

UNIT "C" - OFFICES  
COMMERCIAL FLOOR AREA = APPROX 584 SQ FT

UNIT "D" - STUDIO  
LIVING AREA = APPROX 343 SQ FT

## REMODELED LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"



UNIT "E" - 4 BEDROOM  
LIVING AREA = APPROX 1316 SQ FT

UNIT "F" - 4 BEDROOM  
LIVING AREA = APPROX 1215 SQ FT

## REMODELED UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

Note: Conceptual plan only. Prospective Buyers should talk to the City of Cotati to confirm support for a mixed-use project.



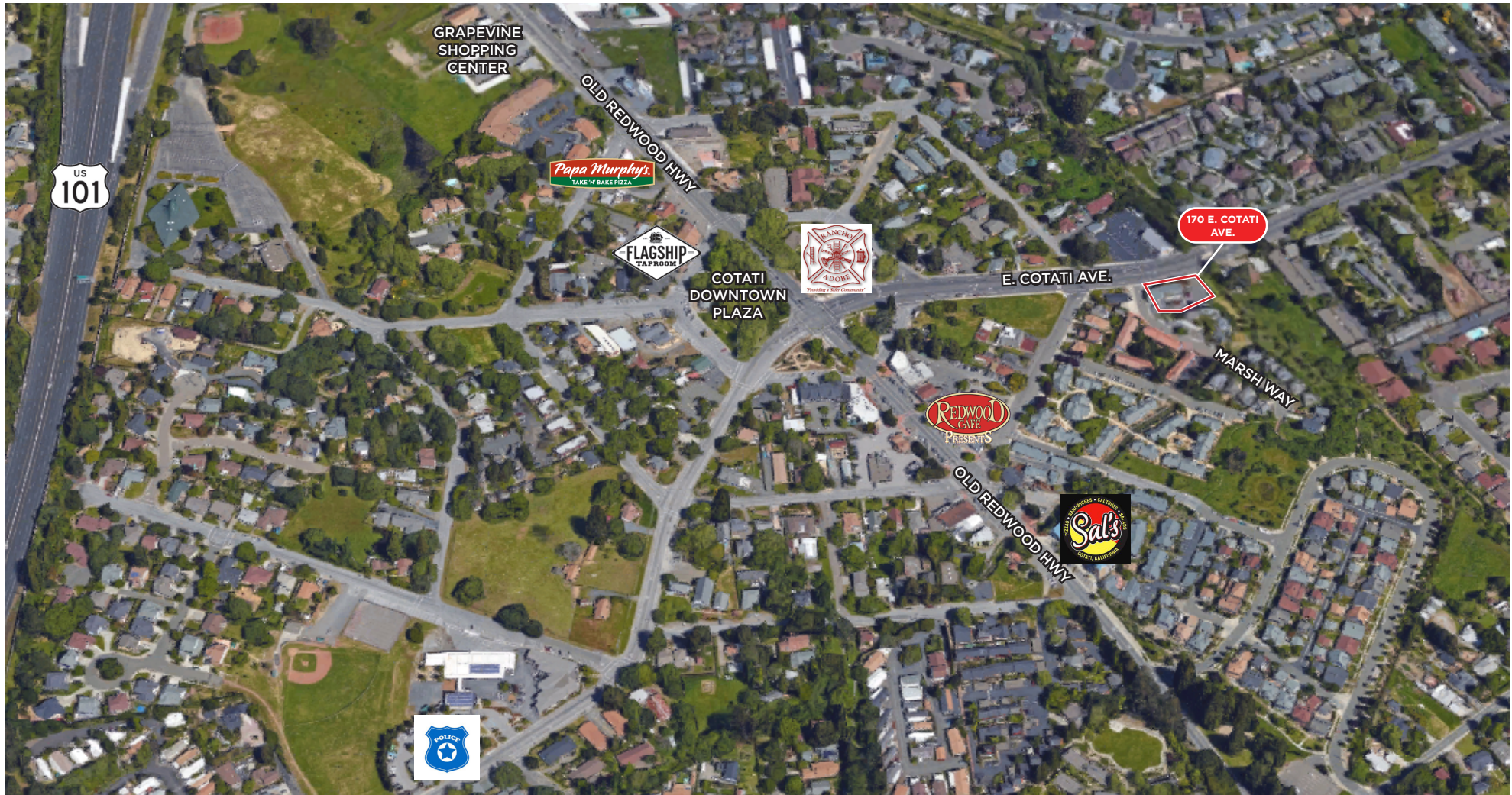


# AERIAL MAP



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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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## DISCLAIMER



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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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