



Keegan & Coppin
COMPANY, INC.

FOR SALE

14211 & 14301 ARNOLD DRIVE
GLEN ELLEN, CA

1.99+/- ACRE RESIDENTIAL LAND
& ADJACENT JACK LONDON VILLAGE

Go beyond broker.

PRESENTED BY:

ALAN COLDIRON, BROKER
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14211 & 14301 ARNOLD DR.
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RESIDENTIAL LAND & RETAIL SITE FOR SALE





EXECUTIVE SUMMARY



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GLEN ELLEN, CA

RESIDENTIAL LAND & RETAIL SITE FOR SALE

PROPERTY INFORMATION

14211 ARNOLD DR. LAND HIGHLIGHTS:

- 1.99 Acre land adjacent to the Jack London Village
- Jack London Village Tenants include: Restaurants, wine tasting and retail tenants
- Zoning: Planned Community (PC)
- Site could accommodate a 22-24 room inn, condominiums or town homes
- Only 6 miles from the City of Sonoma
- Historic area near Jack London State Park
- Tourist and residential destination
- Draws tourism from Santa Rosa and Napa Valley

14301 ARNOLD DR. RETAIL CENTER HIGHLIGHTS:

- Historic area near Jack London State Park
- Great Co-tenants
- Tourist and residential destination
- Draws tourism from Santa Rosa and Napa Valley
- Retail Center; 18,534+/- SQFT rentable space

Parking

On-site

Zoning

PC (Planned Community)

DESCRIPTION OF PREMISES

The building and grounds have been extensively upgraded with ADA compliance upgrades, landscaping, exterior woodwork improvements, plumbing and electrical work.

TENANT LEASE INFORMATION

Rates

Suite 27: \$1.70 per sq. ft. plus \$0.80 net charges

Terms

3 - 5 year lease term preferred

Units have had \$20,000 to \$100,000 of improvements

**TOTAL LAND & RETAIL
CENTER OFFERING**

Sale Price **\$8,025,000**

DESCRIPTION OF AREA

Jack London Village is located south of Glen Ellen on Arnold Drive. It is an historic area where Jack London had lived. The area is very scenic, with mature woodlands and a creek.

Ashbury Creek flows to Sonoma Creek. Ashbury Creek is the site of the grist mill. It is a great area for hiking and visiting the Jack London State Historic Park, where Jack London's residence had once been.

NEARBY AMENITIES

- Co-tenants include the Yeti Indian restaurant, "The Mill" at Glen Ellen Restaurant
- Two tasting rooms, Schermeister Winery, Eric Ross Winery, Wine Country Chocolates, Flour & Bloom Cakes, Songbird Parlour Gifts, and a beauty shop



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PROPERTY DESCRIPTION



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	1,418	7,014	25,595
Est. Avg. HH Income	\$153,077	\$126,130	\$102,469

TRAFFIC COUNTS	
Arnold Drive	7,700/Day
Sonoma Hwy	14,807/Day

JACK LONDON VILLAGE LAND AVAILABLE FOR DEVELOPMENT

The 1.99 acre separately parceled lot is located at the Jack London Village in Glen Ellen, off Arnold Drive. It is in a Planned Community (PC) Zoning district. It allows for multiple uses including housing. The parcel was approved under a Master Plan for a commercial 22 room Inn with some shared parking. A rezoning would not be necessary as housing can be considered an allowable use in the PC District if approved under the Master Plan.

The General Plan Land Use designation is Limited Commercial. Limited Commercial land is intended to accommodate retail sales and services for the daily self-sufficiency of local rural or urban neighborhoods or communities in keeping with their character.

The 1.99 acre parcel at the north end of the Jack London Village is undeveloped and has been used for displaying artwork and to provide some parking. The property fronts Arnold Drive on the west side and Sonoma Creek to the east. The Jack London Village adjacent to the parcel consists of over 18,354 square feet of shops, restaurants, wineries, and boutique retailers. Glen Ellen has a shortage of available residential property. The property would be considered for a commercial Inn, or other residential uses such as condominiums, town homes, and possibly apartments.

AREA DESCRIPTION - JACK LONDON VILLAGE

Jack London Village is adjacent to this land parcel, located south of Glen Ellen on Arnold Drive. It is an historic area where Jack London had lived. The area is scenic with mature woodlands and a creek winding past the site.

Ashbury Creek flows to Sonoma Creek. Ashbury Creek is the site of the first mill that had once been used for flour production many years ago. The Jack London Historical Park is nearby and is a great site for hiking and visiting the remains of Jack London's residence.

Glen Ellen is only 6 miles from the city of Sonoma and is part of the Sonoma mountain area which has numerous wineries such as BR Cohn Winery, Benziger Family Winery, Mayo Family Winery and Valley of the Moon Winery.

There is the Quarry Hill Botanical Garden near Glen Ellen with one of the largest collections of temperate Asian plants in North America.

Glen Ellen is a rustic bucolic environment with a number of tours and attractions set among the creeks and woodlands and vineyards the people of Glen Ellen call home.

A future development of this parcel for housing whether it be a farm project or town homes or condominiums will have a high desirability factor for people looking for a less crowded environment. Total land area 5.98 acres for land and village.

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LOT SIZES

14211: 1.99+/- Acres

14301: 3.99+/- Acres

APNS

14211: 054-070-032 (86,684 SF)

14301: 054-070-030 (163,350 SF)

Arnold Drive: 054-070-031 (10,800 SF)

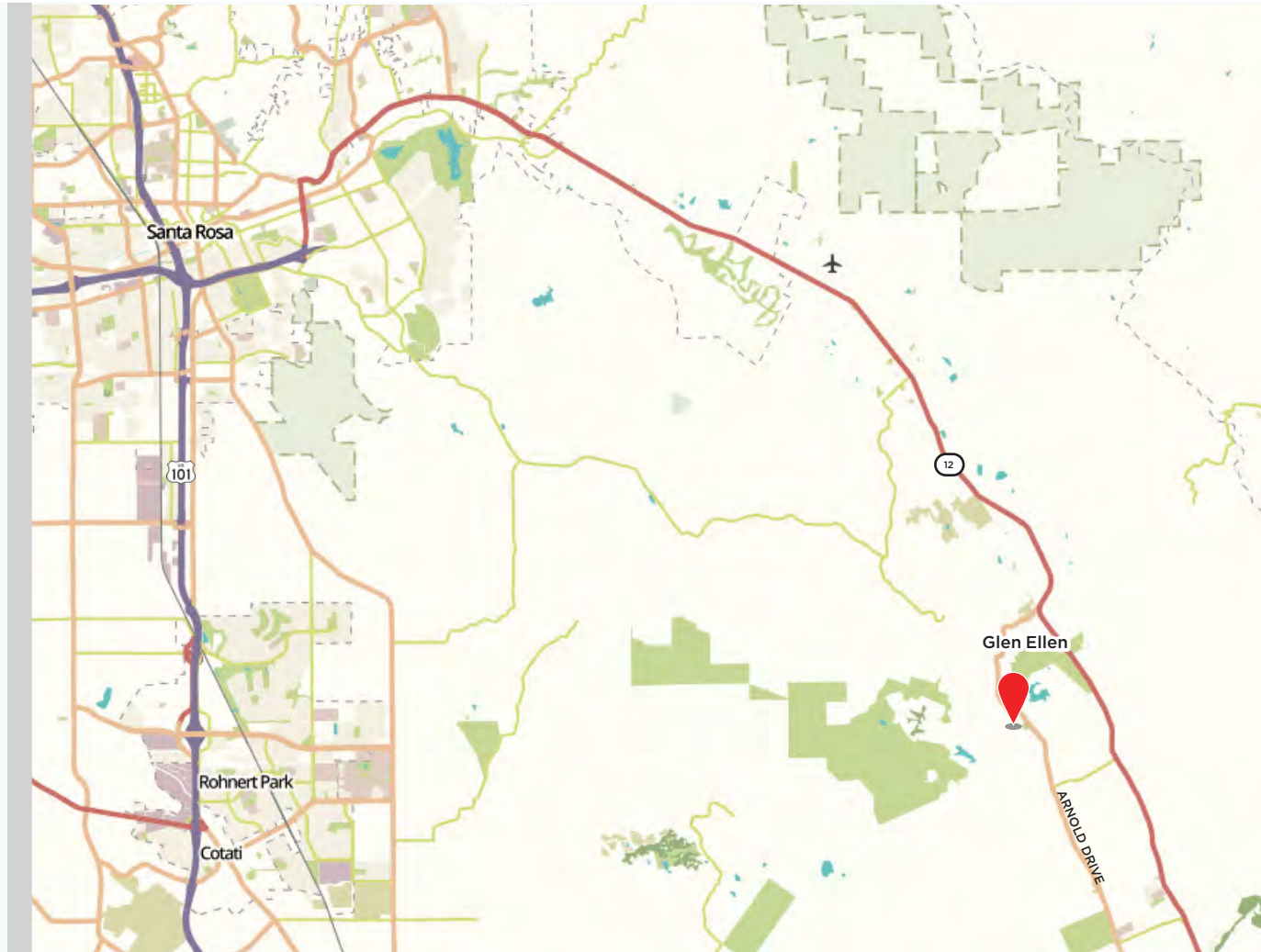
ZONING

Planned Development (PC)

Commercial / Store Building

PARKING

On-site



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PARCEL MAP



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COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
158-015 158-065
158-045 158-068
158-056

054-07

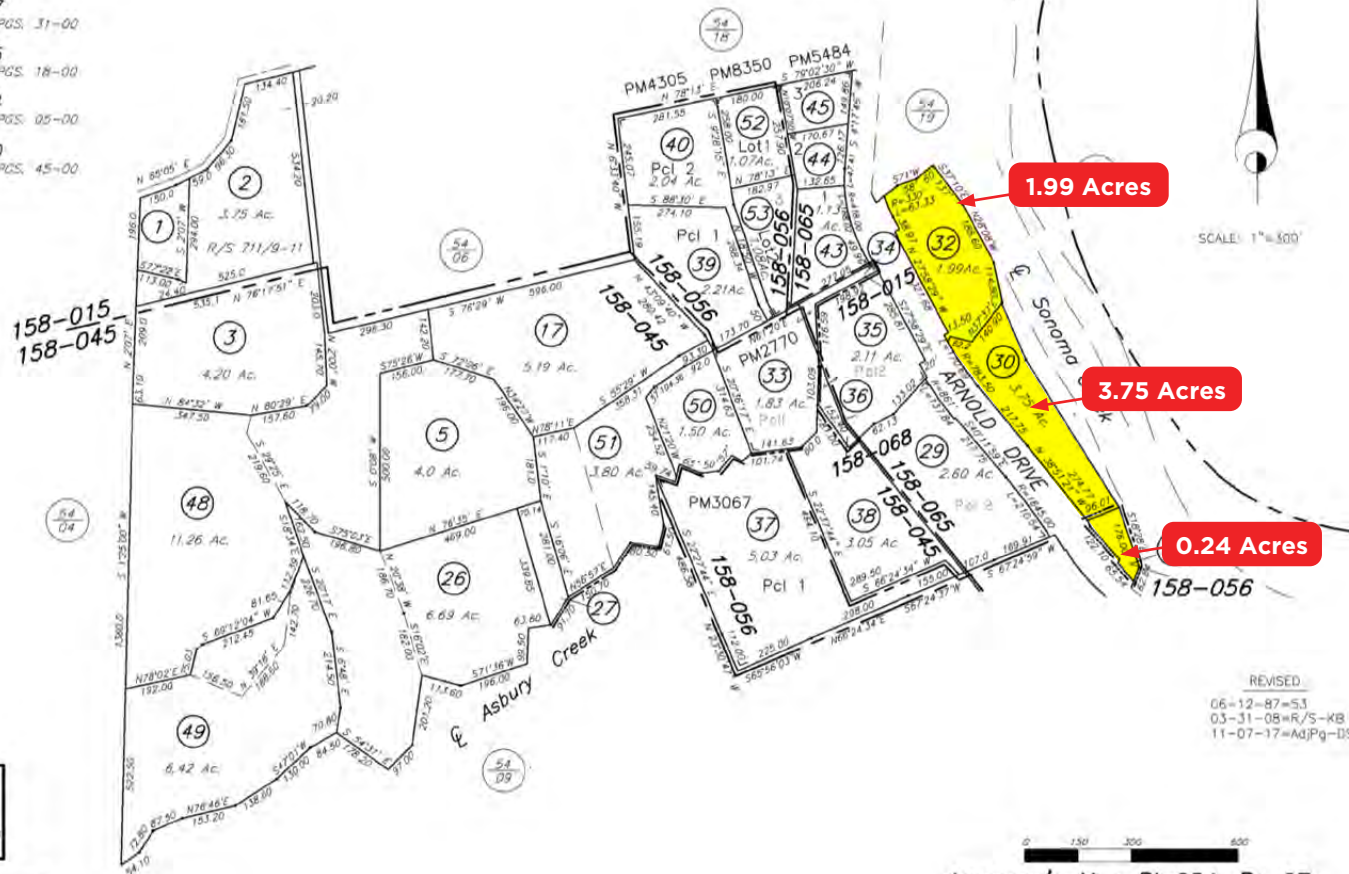
Parcel Map No. 2770
REC. 03-10-1972 IN BK. 170, MAPS, PGS. 03-00

Parcel Map No. 3067
REC. 06-08-1972 IN BK. 173, MAPS, PGS. 31-00

Parcel Map No. 4305
REC. 03-22-1974 IN BK. 206, MAPS, PGS. 18-00

Parcel Map No. 5484
REC. 06-06-1977 IN BK. 253, MAPS, PGS. 05-00

Parcel Map No. 8350
REC. 03-25-1987 IN BK. 394, MAPS, PGS. 45-00



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.)

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.

REVISED
06-12-87=53
03-31-08=R/S-KB
11-07-17=AdjPg-D5

Assessor's Map Bk. 054, Pg. 07
Sonoma County, Calif. (ACAD)

KEY 3-18-10 KB

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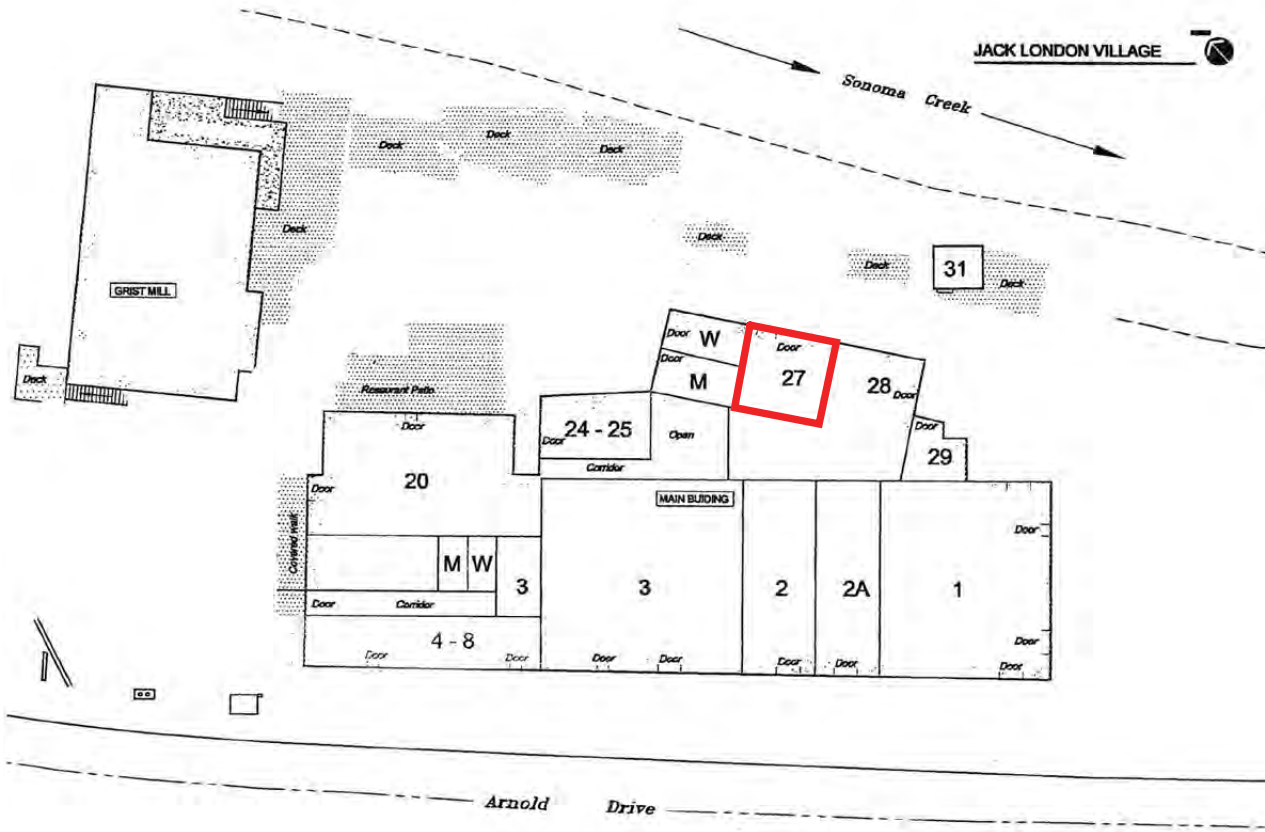
SITE PLAN

14301 ARNOLD DRIVE



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UNIT	TENANT	SQFT
	Grist Mill	3,953+/-
1A	Passagio Wine	1,813+/-
1B & 1C	Bakery	994+/-
2	Wine Country Chocolates	1,023+/-
2A	Prudential	914+/-
3	Event Catering	2,870+/-
4-8	Matt Sevenau Realty	954+/-
13 & 19	Yeti Restaurant	1,663+/-
24-25	Maritime Biologist	454+/-
27	AVAILABLE	542+/-
28	Schermeister Cellars	923+/-
29	Storage	231+/-
30	Architect Office	2,327+/-

OFFICE/RETAIL SPACES

DESCRIPTION

Suite 27: 542+/- sq. ft.

Faces back of property
near patio seating area
and Yetis restaurant.

 **AVAILABLE**

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PROPERTY PHOTOS

14301 ARNOLD DRIVE



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PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY AERIALS



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RECENT SONOMA COUNTY LAND SALES



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	ADDRESS	SIZE	SALE PRICE	PRICE PER ACRE	SALE DATE
	311 Encina Court, Santa Rosa	1.5 Acres	\$350,000	\$233,333	February 22, 2022
	1763 Rose Avenue, Santa Rosa	1.32 Acres	\$730,000	\$553,032	June 16, 2020
	4224 Highway 12, Santa Rosa	2.68 Acres	\$2,300,000	\$858,207	March 20, 2020
	0 Sebastopol Road, Santa Rosa	1.01 Acres	\$805,000	\$797,022	January 10, 2020

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RECENT SONOMA COUNTY LAND SALES CONT'D



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	ADDRESS	SIZE	SALE PRICE	PRICE PER ACRE	SALE DATE
	3100 Silverado Trail North, Saint Helena	1.94 Acres	\$1,100,000	\$567,013	December 19, 2023
	1855 Lincoln Avenue, Calistoga	2.87 Acres	\$3,200,000	\$1,114,984	March 25, 2022
	Soscol Avenue & Old Soscol Avenue, Napa	1.85 Acres	\$2,392,000	\$1,292,973	April 24, 2020

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AERIAL MAP



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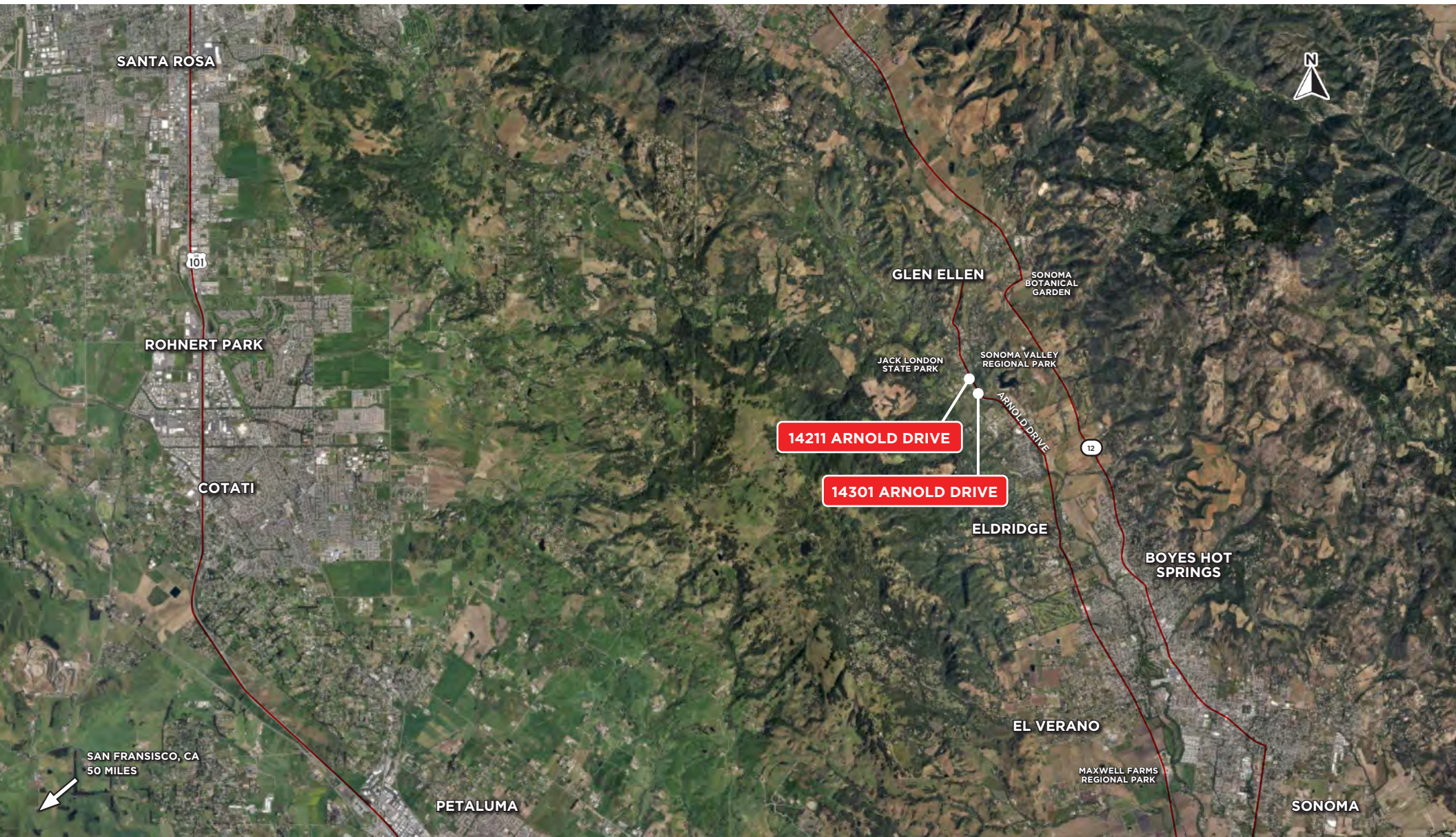


AERIAL MAP



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SUMMARY OF LISTINGS



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◆ **VISTA OAKS, CLOVERDALE, CA**

FOR SALE

36-Acre low density residential subdivision for 32 lot subdivision

Price: \$2,500,000

◆ **421 S. CLOVERDALE BLVD., CLOVERDALE, CA**

FOR LEASE / SALE

1,146-3,449 SF

Sale Price: \$2,600,000 / \$241 PSF

◆ **SAFEWAY 11TH ST. PLAZA, LAKEPORT, CA**

FOR LEASE

Shop space available ranging between 1,200 sf-3,300 sf

Lease Rate: Negotiable

◆ **593 W. 2ND STREET, CLOVERDALE, CA**

UNDER CONTRACT

12.22 Acres of residential land for sale

Price: \$5,000,000

◆ **4100 MONTGOMERY DRIVE, SANTA ROSA, CA**

FOR LEASE

4,250 SF Retail space available

Lease Rate: Negotiable

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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 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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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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Parcel Report

Parcel Number	054-070-032
Jurisdiction	Unincorporated Sonoma County
Zoning	PC, F2 LG/GE1 RC50/25 SR <u>Find Out What the Zoning Codes Mean</u>
Land Use	LC
Air Quality Control Board	Bay Area Air Quality Management District
ALUC Referral Area	No
Appealable to Coastal Commission	No
Area & Specific Plan	Not Applicable
Assessor Use Code	0891 [Parking Lot/no Fee]
Bodega Bay PUD	No
California Tiger Salamander	No
F1 - Floodway	No
F2 - Floodplain	Yes
Farmlands	Grazing Land, Urban and Built-Up Land
Fire District	Sonoma Valley FD
Fire Event - Within	2017 Sonoma Complex Fire
Fire Protection Response Area	SRA = State



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Flood Prone Urban Area	Not Applicable	Tax Rate Area	158065
Groundwater Availability	Zone 3 - Marginal groundwater	Urban Growth	Not Applicable
Historic District	Not Applicable	Urban Service Area	Sonoma Valley USA
Inspector - Building	Alex MacLean	Waiver Prohibition Area	Not Applicable
Inspector - Code Enforcement	Andy Smith	Water Quality Control Board	San Francisco Bay Region
Inspector - Code Enforcement Cannabis	Todd Hoffman	Wet Weather Zone	B - Sonoma
Inspector - Well & Septic	South District	Williamson Act Land Contract	No
Land Size - Acres	1.99		
Land Size - Sq Ft	86684		
Landslide	Few Landslides		
Lat/Long (Parcel Center)	38.355436, -122.524741		
Liquefaction	Moderate Susceptibility, Very High Susceptibility, Very Low Susceptibility		
Local Area Development Guideline	Glen Ellen Development and Design Guideline Subarea I		
NRCS Soils (Expansive Soils*)	RnA, SkC, SkD		
Parcel Specific Policy	Not Applicable		
Planning Area	9 - Sonoma Valley		
Redevelopment Plan	Not Applicable		
Sanitation District	Sonoma Valley County Sanitation District		
School District - Elementary	Sonoma Valley		
School District - High	Sonoma Valley		
Seismic Design Category	SDC D		
Sphere of Influence	Not Applicable		
Supervisory District	District 1		