



## Development Opportunity For Sale – 551 Mendocino Ave

SANTA ROSA, CA 95401

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# Property Details & Highlights

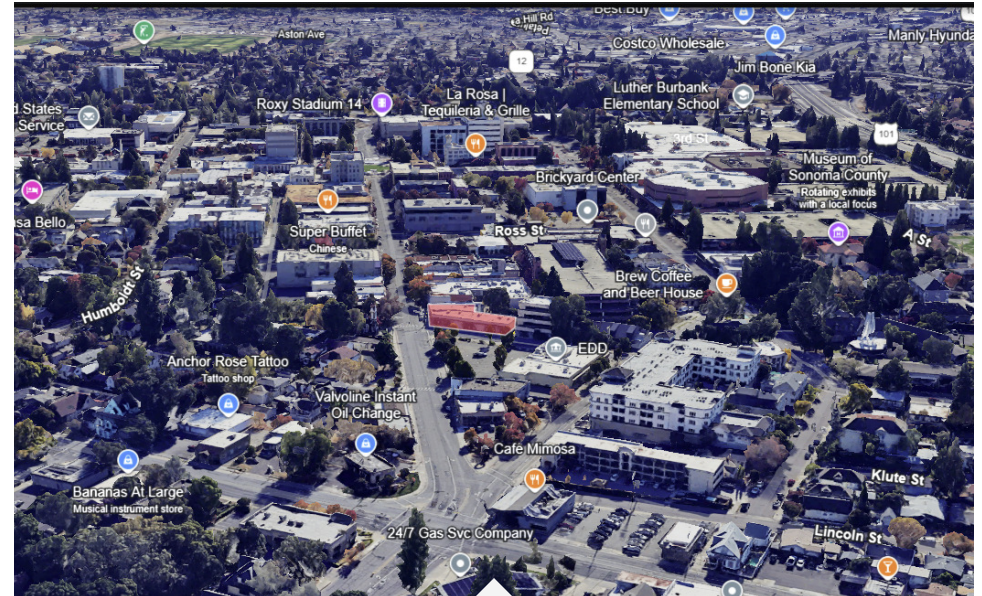
551 MENDOCINO AVE | SANTA ROSA

Property Type	Retail
Property Subtype	Strip Center
APN	010-035-004
Building Size	+/-8,004 SF
Lot Size	+/-14,490 SF
Price	\$2,000,000

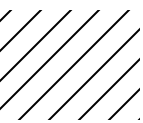
**551 Mendocino Avenue** is a multi-tenant retail building spanning 8,004 square feet on a 14,490 square foot parcel, offering strong existing income potential with unparalleled redevelopment upside. In the heart of the rapidly growing downtown, the property's CMU zoning allows for a 4.0 Floor Area Ratio, unlocking the potential for up to a +/-57,960 square foot mixed-use development featuring retail, office, residential, or hospitality uses. Located in a federally designated Opportunity Zone, this parcel provides investors with significant tax advantages, including capital gains deferrals and potential tax-free appreciation on long-term holding.

The surrounding area is undergoing substantial transformation, with multiple large-scale developments, including new housing projects, hotel expansions, and commercial renovations contributing to Santa Rosa's urban growth. This is a rare opportunity to capitalize on a high-profile downtown location with built-in foot traffic and flexible zoning.

The property has the following addresses: 450 10th Ave, 452 10th Ave, 456 10th Ave, 551 Mendocino Ave, 553 Mendocino Ave, 555 Mendocino Ave



- **Prime Downtown Santa Rosa Location** – Walking distance from Courthouse Square, SMART Train, and major retail hubs
- **Located in a Qualified Opportunity Zone** – Significant tax incentives for investors
- **Existing Tenant Base** – Income-generating multi-tenant retail asset
- **Significant Redevelopment Potential** – 4.0 Floor Area Ratio allows for up to a +/-57,960 square foot mixed-use project
- **CMU Zoning Flexibility** – Supports office, retail, high density residential, hotel, and other commercial uses
- **Surrounded by Active Developments** – Positioned in the heart of Santa Rosa's revitalization efforts
- **In-Place Income** - Current Gross rents are approximately \$13,000.00 per month.
- **Excellent Access & Visibility** – Major street frontage with high daily traffic counts



# Current Tenancy

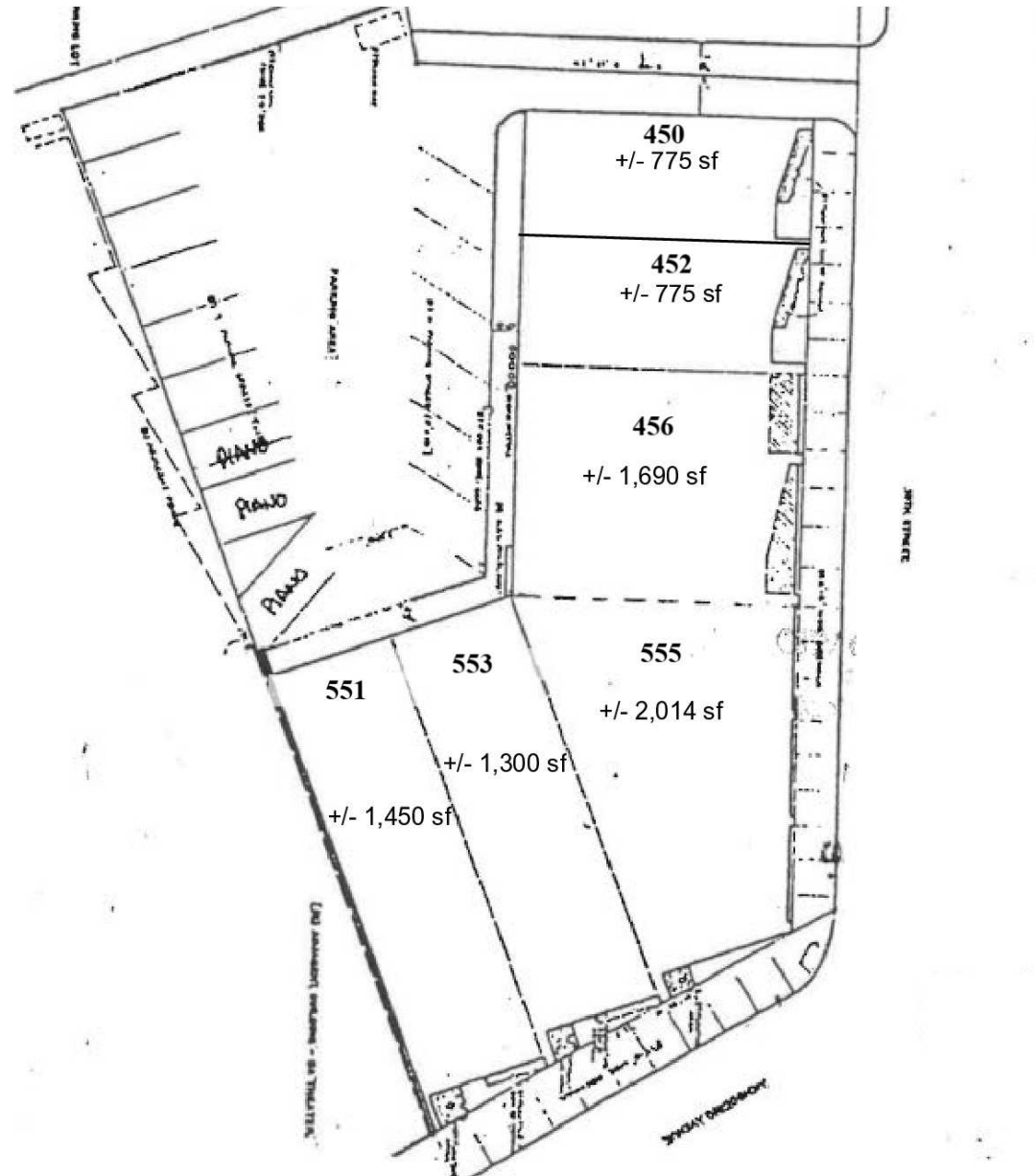
551-555 MENDOCINO AVE | SANTA ROSA

SUITE	TENANT NAME	SIZE SF
450 10th St	Soggy Doggy	775 SF
452 10th St	Hair Salon	775 SF
456 10th St	Available	1,690 SF
551 Mendocino Ave	Available	1,450 SF
553 Mendocino Ave	Not of this World	1,300 SF
555 Mendocino Ave	Available	2,014 SF
TOTALS		8,004 SF



# Floor Plans

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# Retailer Map

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# Upcoming Multi-Family Development In Santa Rosa

551 MENDOCINO AVE | SANTA ROSA







# About Santa Rosa

Nestled in the heart of Downtown Santa Rosa, 551 Mendocino Avenue offers an unbeatable location in one of the most dynamic and evolving commercial corridors in Northern California. Positioned just steps from Courthouse Square, the property benefits from high pedestrian traffic, excellent visibility, and proximity to a wealth of retail, dining, and entertainment destinations.

Santa Rosa is experiencing a surge in urban revitalization, with major mixed-use and residential developments reshaping the downtown landscape. The property is conveniently located near the SMART Train Station, offering seamless connectivity to the greater North Bay region and San Francisco. Its Core Mixed Use (CMU) zoning supports a broad range of development opportunities, making it an ideal candidate for redevelopment into a high-density, mixed-use project that aligns with the city's vision for an active, transit-oriented downtown.

With easy access to Highway 101 and Highway 12, the site is well-positioned to serve a growing population of professionals, residents, and visitors looking for a vibrant urban experience.

POPULATION	1 MILE	3 MILES	5 MILES	HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Population	20,134	138,274	196,485	Total Households	8,506	50,368	71,828
Average Age	40	40	41	# of Persons per HH	2.4	2.7	2.7
Average Age (Male)	39	39	40	Average HH Income	\$95,787	\$116,406	\$127,172
Average Age (Female)	41	41	42	Average House Value	\$714,121	\$703,686	\$748,972



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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 the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.