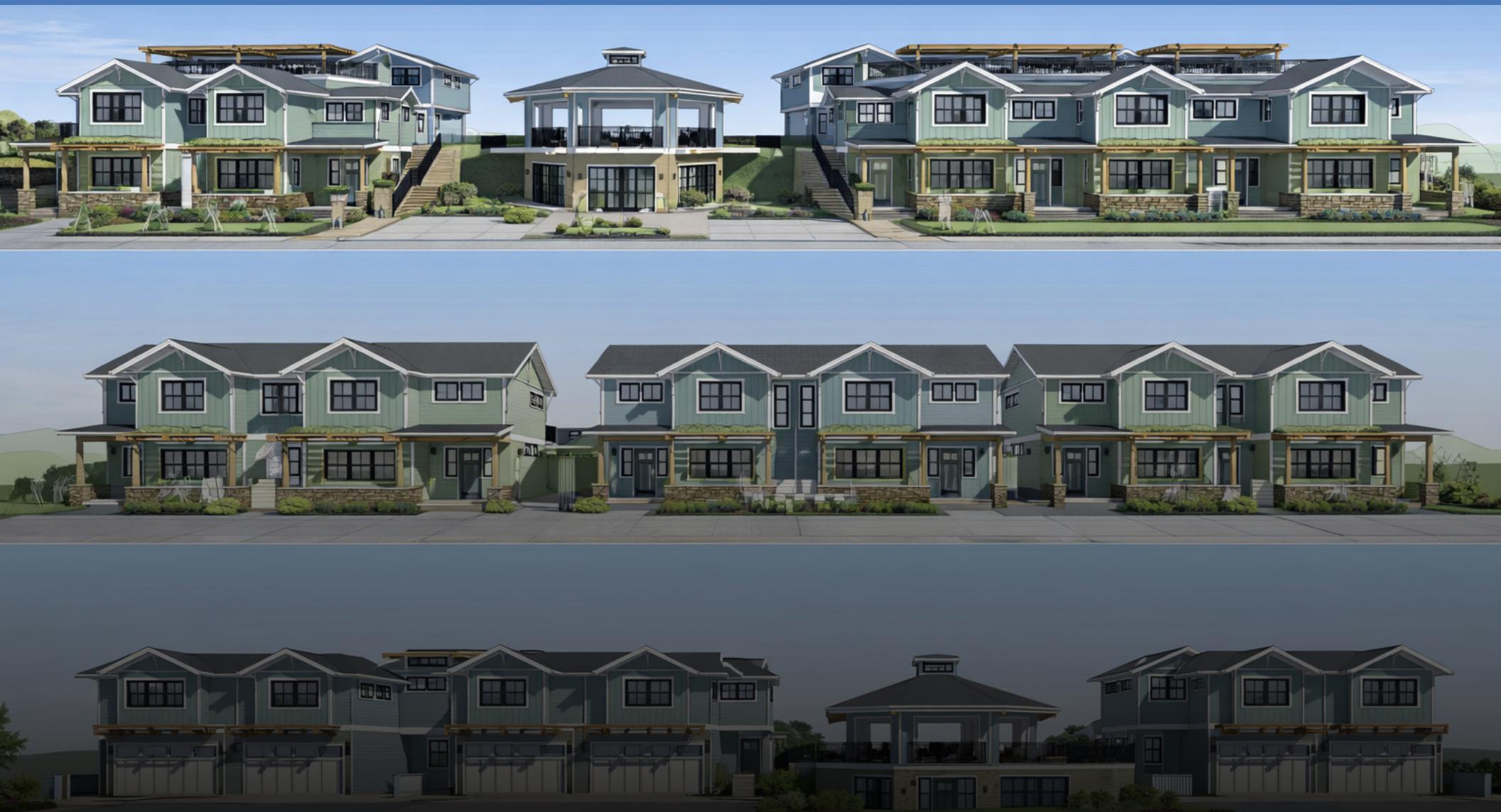
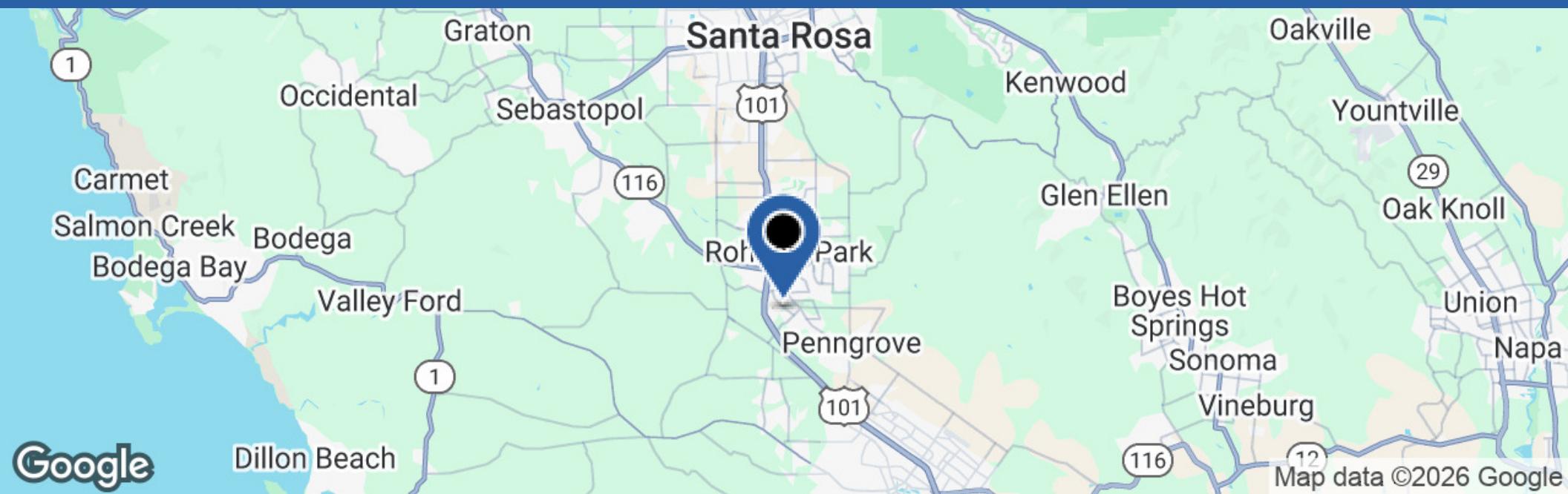


FOR SALE - 36 UNIT MULTIFAMILY DEVELOPMENT SITE

65 Lasker Ln, Cotati, CA 94931



PROPERTY SUMMARY



PROPERTY DESCRIPTION

JD Management Group Inc. is pleased to offer for sale the exceptional opportunity to acquire a development site in Cotati, CA. Preliminary plan submittals call for a 36-unit residential development. The site consists of 1.81 acres (approximately $\pm 78,844$ SF). The current plans call for the development of 12 single-family residences, 12 accessory dwelling units, and 12 junior accessory dwelling units.

PROPERTY HIGHLIGHTS

- 1.81 Acres (approximately $\pm 78,844$ SF)
- Planned 36-unit residential development
- Prime Location Near SSU, Downtown Cotati, and Public Transportation
- Zoned: RVL - Residential Very Low Density
- Completed Preliminary Plans
- APN 144-470-007



LOCATION DESCRIPTION

LOCATION DESCRIPTION

Cotati is located in Sonoma County, nestled in the North Bay Area of California. Cotati is approximately 50 miles north of San Francisco, 10 miles south of Santa Rosa, and 15 miles from Petaluma, with a population of around 7,500 residents. Sonoma County is well known for its strong agricultural base, including vineyards, dairy farms, and food production, supporting a stable regional economy. Cotati is also home to Sonoma State University, a major regional institution that contributes to a steady daytime population and ongoing demand for local services. The area benefits from a median household income above the national average, indicating solid consumer spending power. Primarily characterized by quiet residential neighborhoods, Cotati is conveniently located near neighborhood shopping centers and essential services, making it well-positioned for community-serving retail, office, and service uses.

Transportation Routes:

65 Lasker Lane offers regional access, located minutes from Highway 101, providing connections to Santa Rosa, Petaluma, and the greater North Bay. The nearby Smart Train station provides convenient commuting to Sonoma County and San Rafael, making the site accessible and well-positioned.

Immediate Area:

The property is surrounded by amenities including retail power centers, restaurants, and grocery stores. Nearby Sonoma State University and multiple schools support rental demand. Residents also have access to parks, fitness centers, and healthcare facilities, making the location attractive for a wide range of residents. The property is located within a peaceful residential neighborhood, just a short walk from downtown Cotati and a short drive from Rohnert Park. A 5.3% vacancy rate indicates a balanced housing market, highlighting the area's appeal and growth potential.



EXTERIOR RENDERINGS



PARCEL MAP

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
8-002

144-47

Ptn of COTATI RANCHO NO. 3
REC. 07-14-1893 IN BK. 10, MAPS, PGS. 10

LASKER KNOTTS
REC. 11-04-1988 IN BK. 426, MAPS, PGS. 29-34

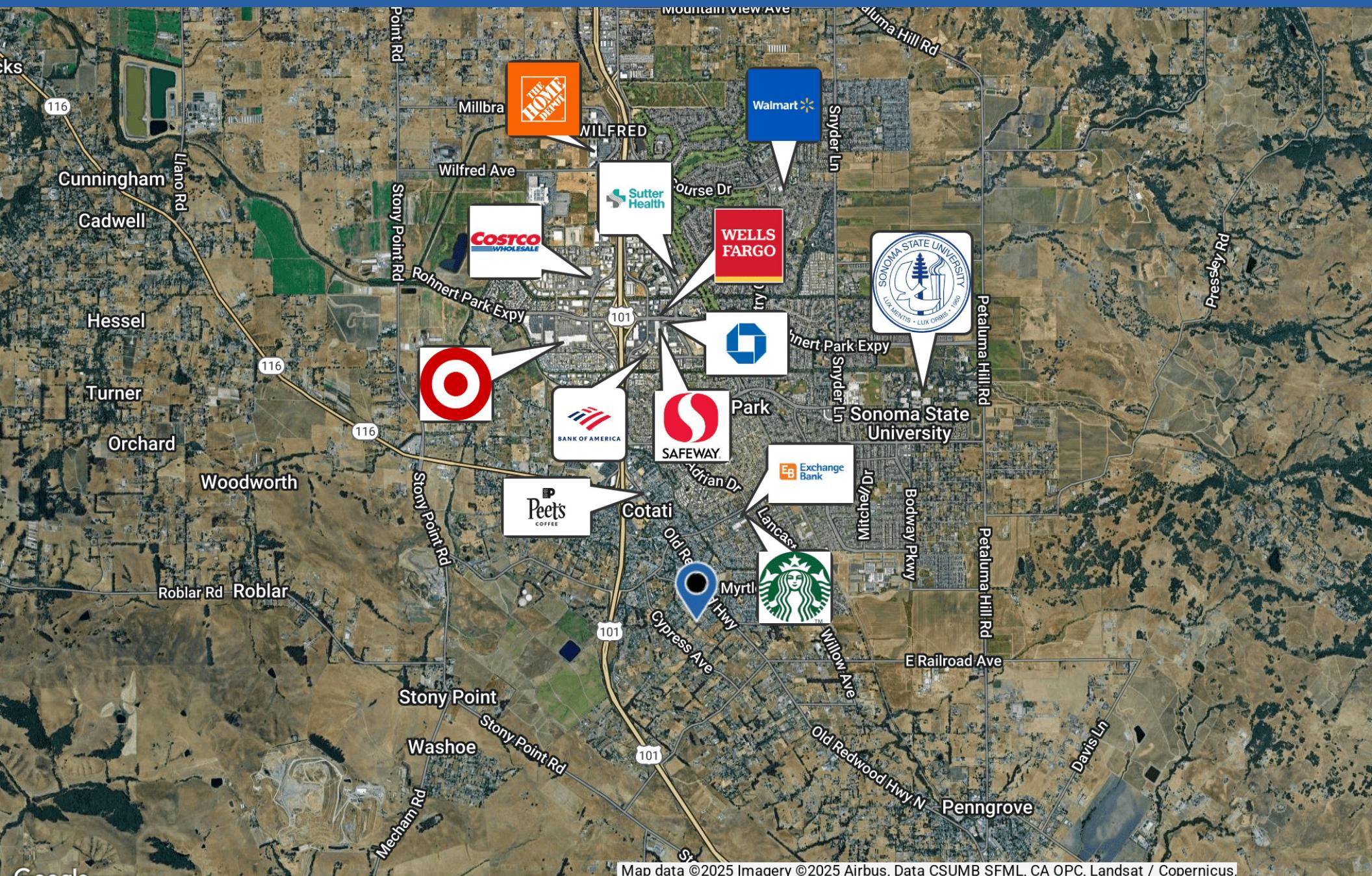
Ptn Parcel Map No. 33
REC. 10-17-1977 IN BK. 258, MAPS, PGS. 35

Parcel Map No. 111
REC. 10-03-2000 IN BK. 613, MAPS, PGS. 05-07



Assessor's Map Bk. 144, Pg. 47
Sonoma County, Calif. (ACAD)
KEY 9-11-08 KB

TRADE AREA MAP

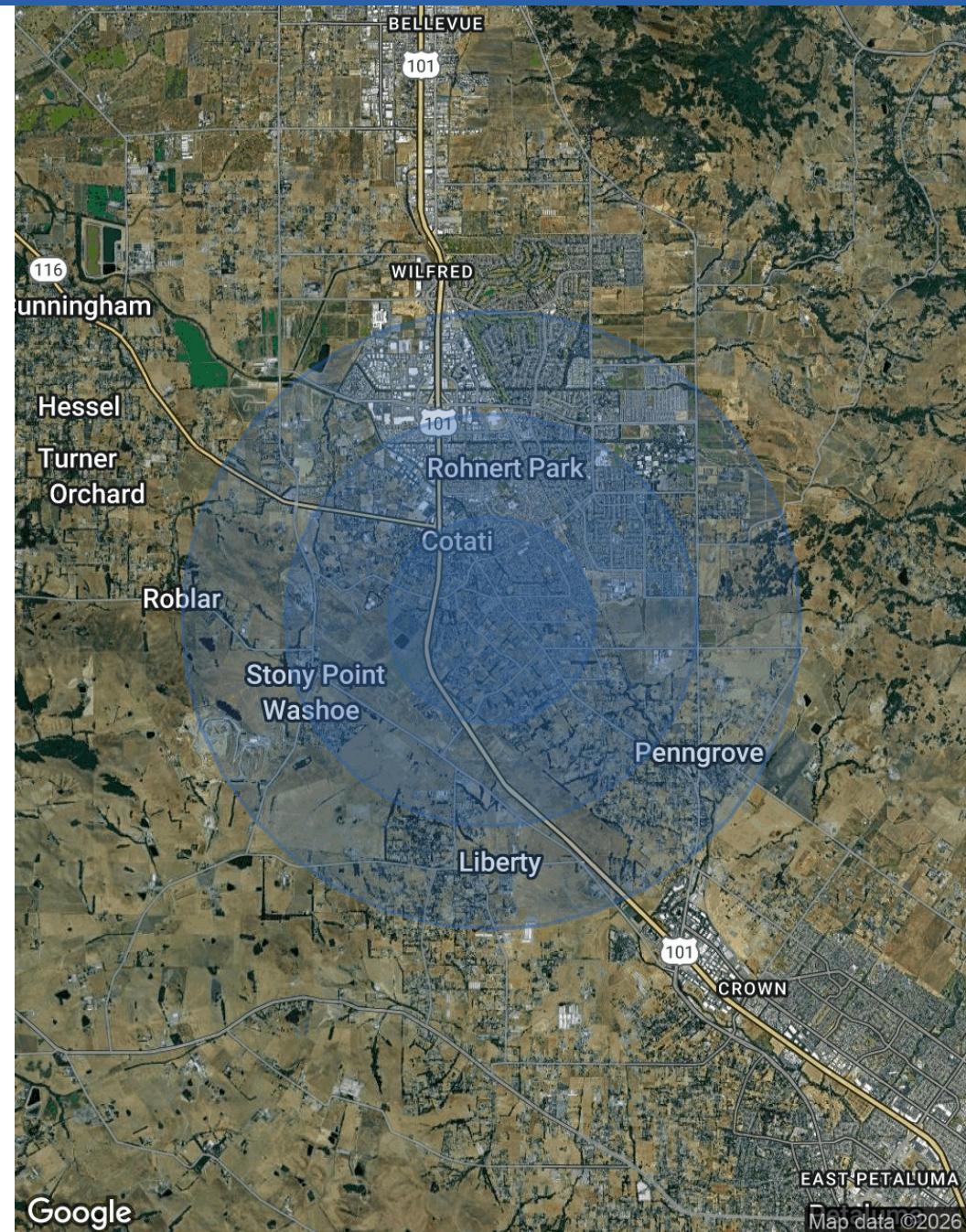


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,150	34,057	53,682
Average Age	41	39	40
Average Age (Male)	40	38	39
Average Age (Female)	42	40	41

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,638	12,608	19,822
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$120,541	\$121,198	\$125,582
Average House Value	\$780,496	\$729,326	\$740,231

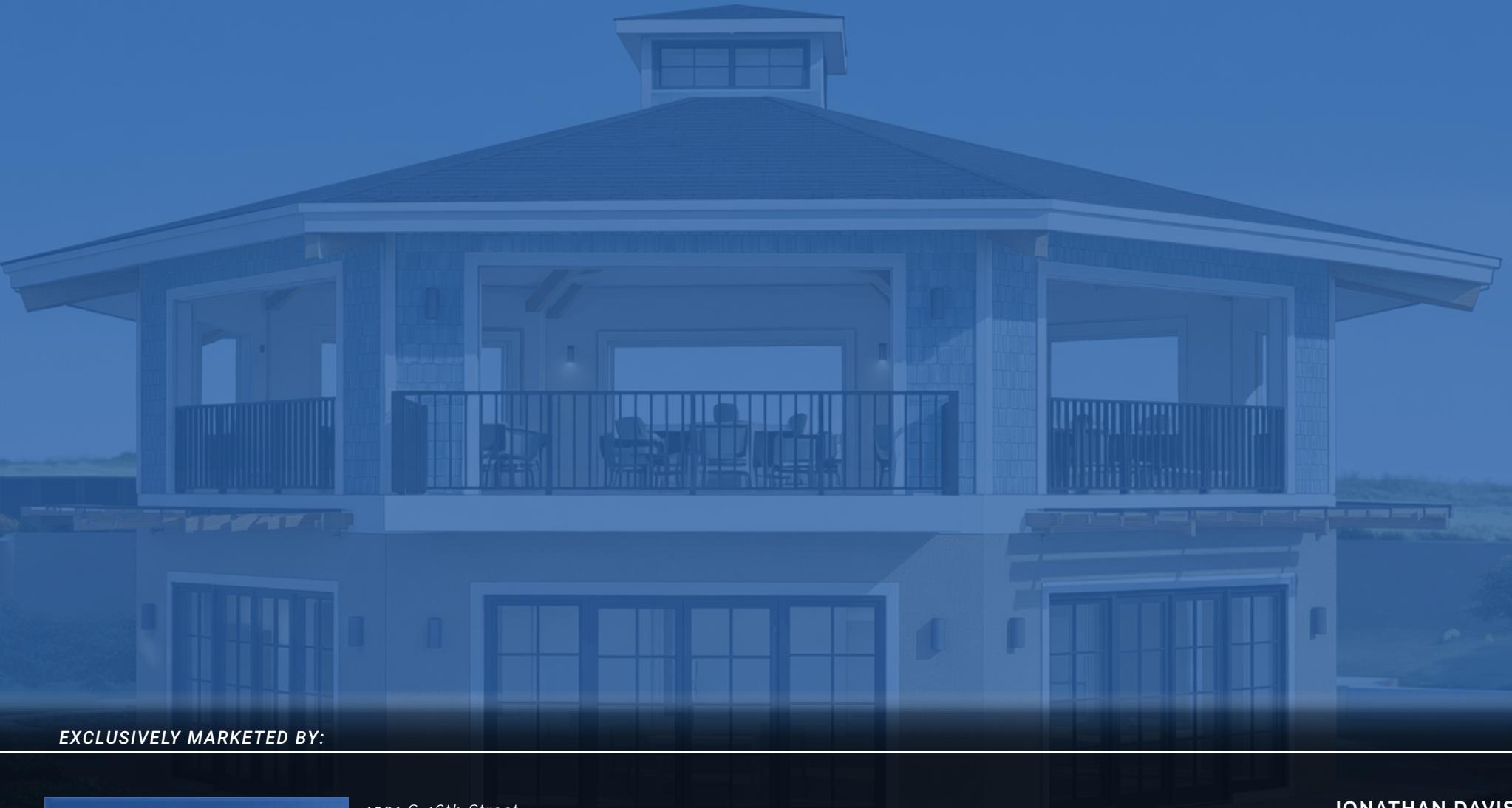
Demographics data derived from AlphaMap



DEVELOPMENT SITE FOR SALE

FOR SALE - 36 UNIT MULTIFAMILY DEVELOPMENT SITE ASKING: \$1,950,000

65 Lasker Ln
Cotati, CA 94931



EXCLUSIVELY MARKETED BY:

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