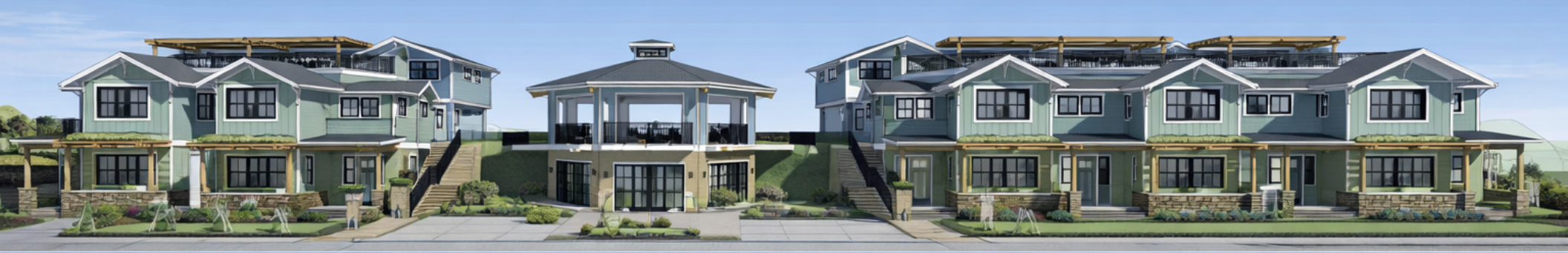


# FOR SALE - 36 UNIT MULTIFAMILY DEVELOPMENT SITE

65 Lasker Ln, Cotati, CA 94931



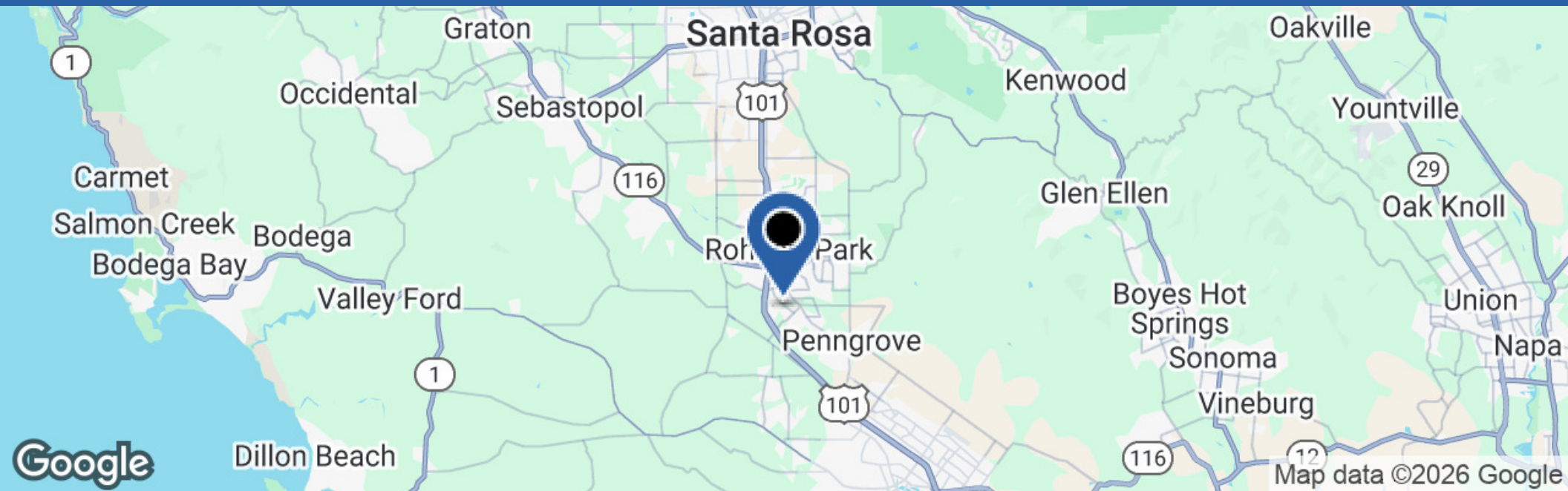
**JD**  
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# PROPERTY SUMMARY



## 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, highlight the areas 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 KNOLLS

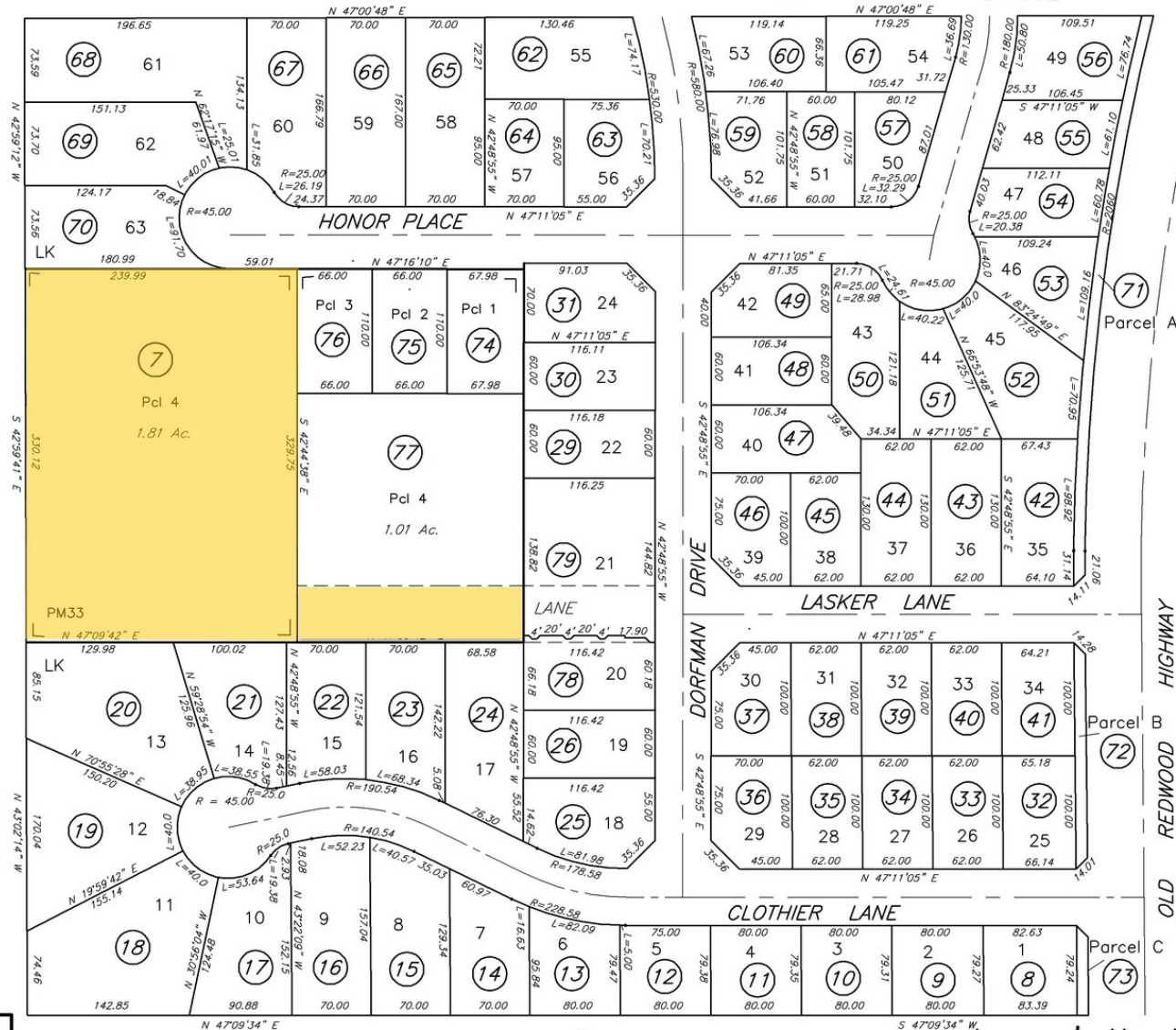
REC. 11-04-1988 IN BK. 426, MAPS, PGS. 29-34

### 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



SCALE: 1"=100'

46  
23

REVISED

10-19-00=77-LSL  
08-14-02=Cor-LSL  
01-11-11=79-KB

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.

Assessor's Map Bk. 144, Pg. 47  
Sonoma County, Calif. (ACAD)

KEY 9-11-08 KB



# TRADE AREA MAP





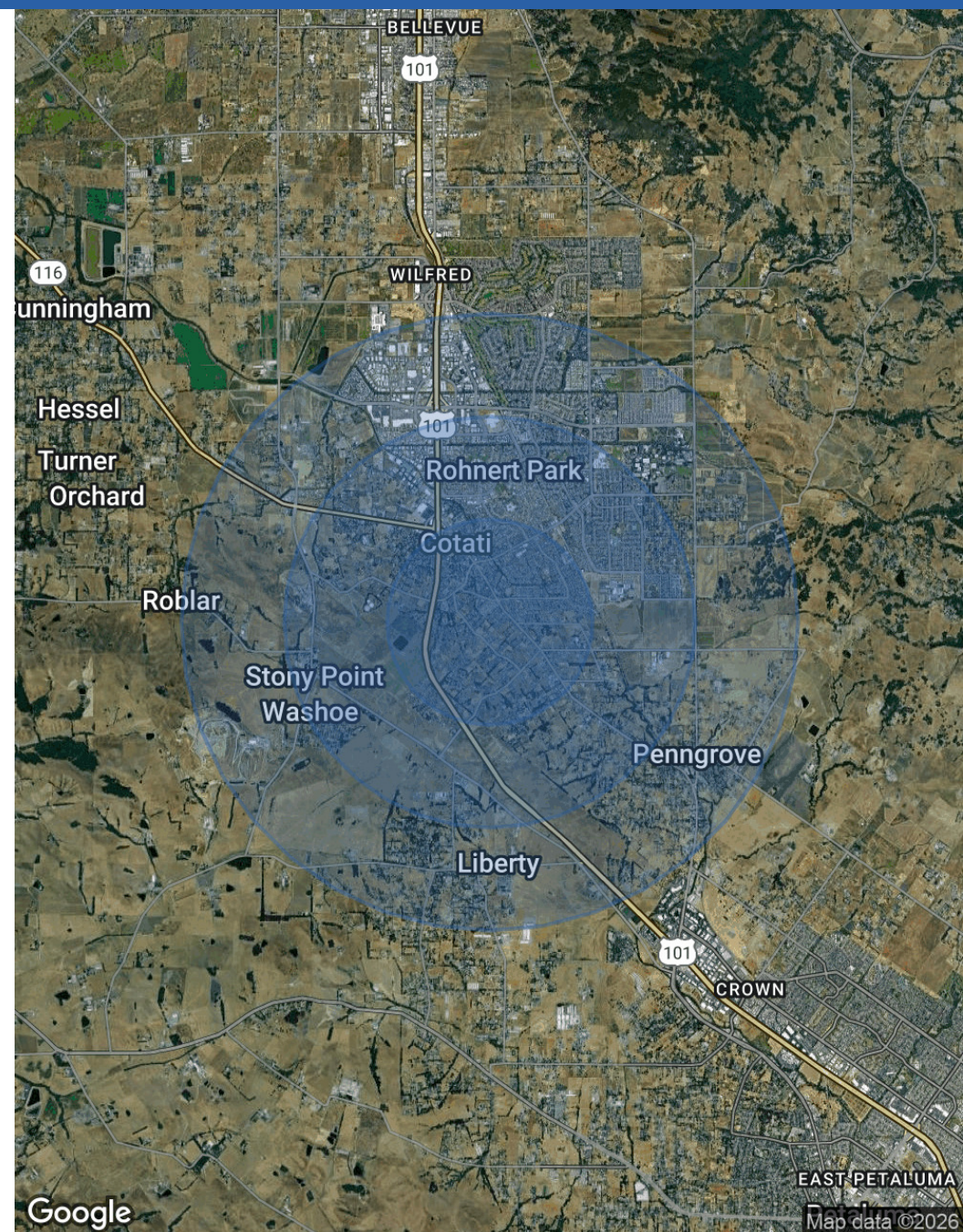
# DEMOGRAPHICS MAP & REPORT

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 MARKETING BY:

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