



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

**525 E. COTATI AVENUE  
COTATI, CA**

Freestanding Office  
Building



Go beyond broker.

PRESENTED BY:

**SARA WANN**  
PARTNER  
LIC # 01437146 (707) 664-1400, EXT 308  
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**RHONDA DERINGER**  
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FREESTANDING OFFICE  
BUILDING FOR SALE





# BUILDING DESCRIPTION

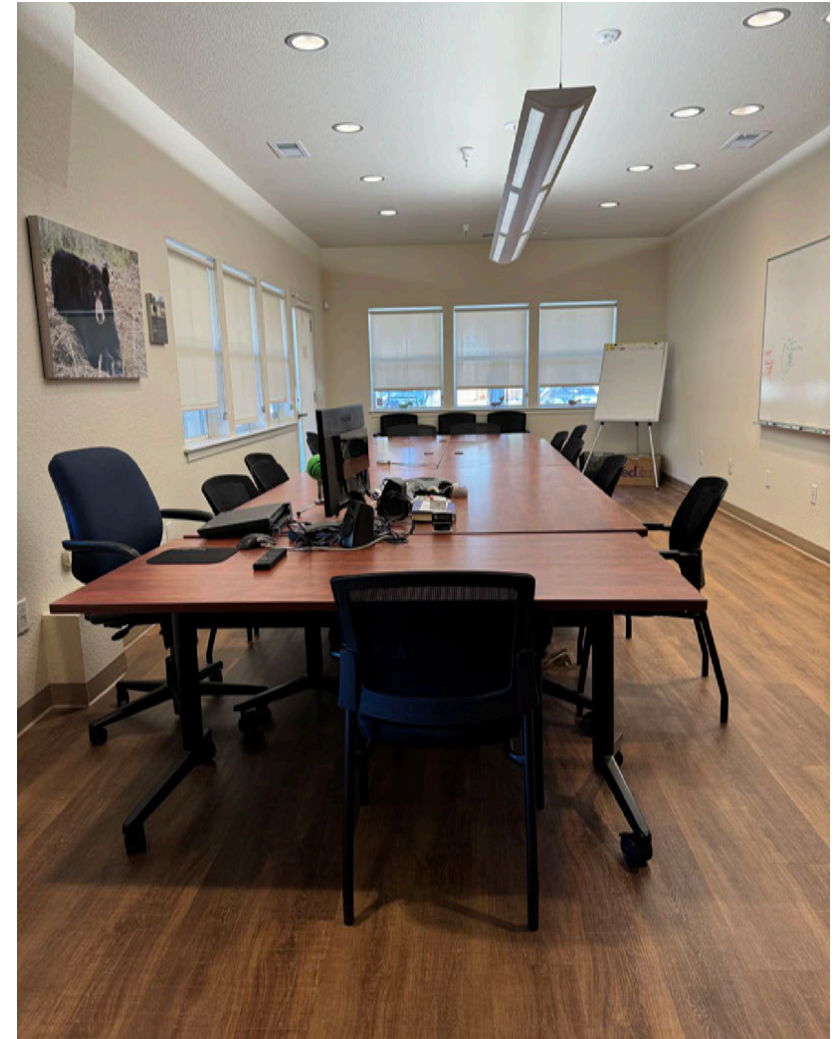


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Excellent opportunity to occupy a free standing office/retail building in Cotati. Positioned directly across from Oliver's Market, this updated two story building includes multiple exterior doors, 14 private offices, 1 large conference room, a kitchen/break room and 2 restrooms on the first floor. The second floor features 12 private offices, server room, 2 restrooms and open area with soaring ceilings, large skylights and 4 bonus large attic/storage areas. Entire property was updated/remodeled in 2015/2016 including sprinklers, solar panels, HVAC and more. Building has multiple points of entry which offers flexibility in occupying the full building or potentially demising. With easy access from Hwy 101, excellent visibility and parking, this property is perfect for a variety of office and/or retail uses.

- 5,720+/- square foot office building on .53+/- acre
- 2 story building with 2 interior stairwells
- Vinyl wood plank flooring throughout
- Operable windows throughout
- LED lighting (motion light sensor activated)
- Solar system on roof
- EV-electric vehicle charging station
- High ceilings-skylights on the 2nd floor
- Fire sprinklers throughout
- 8 thermostats - zones for heat/air conditioning
- Monument signage
- 25 on-site parking spaces



## OFFERING

Sale Price **\$1,495,000**

Price PSF **\$261**

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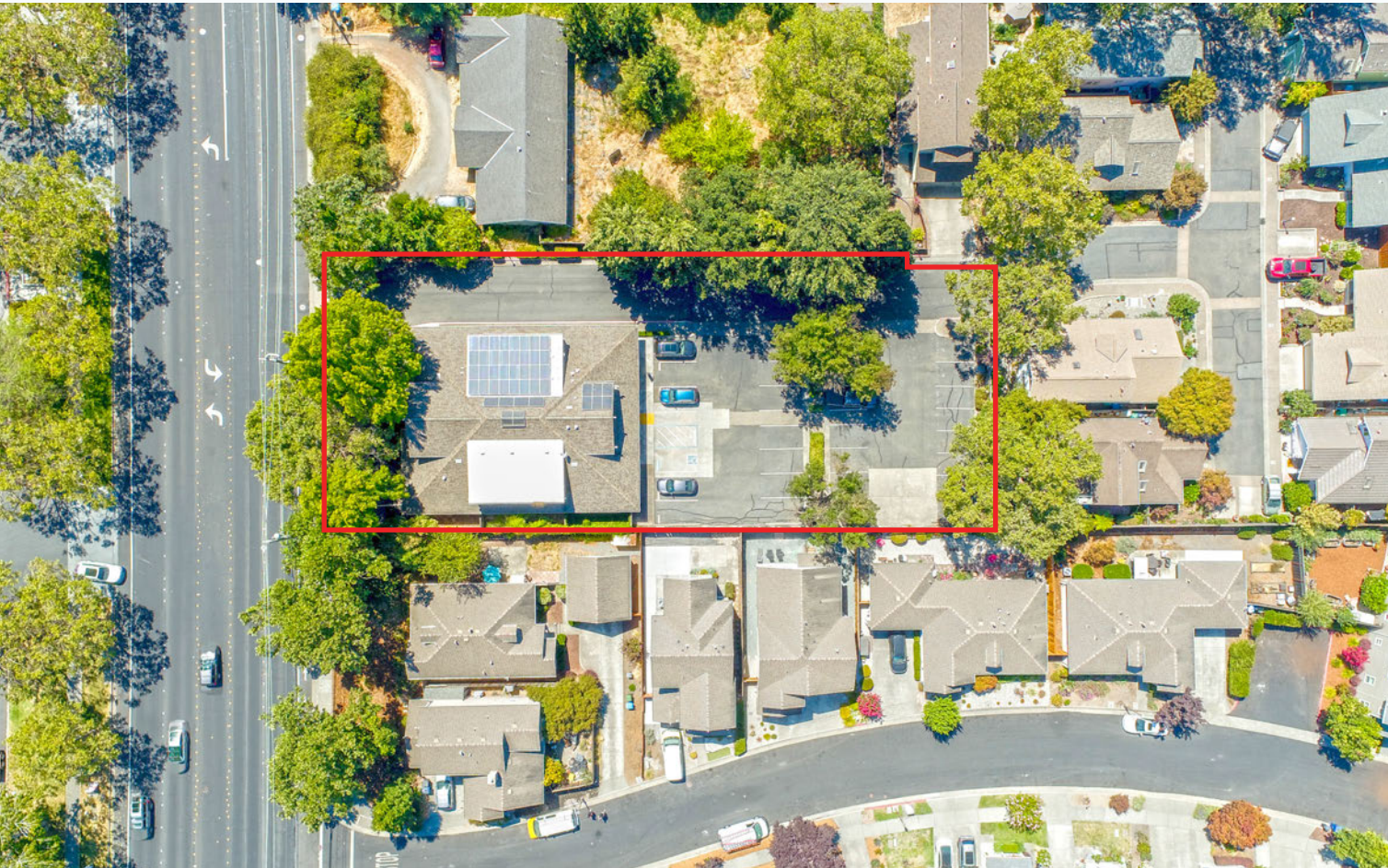


# PROPERTY INFORMATION



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## PROPERTY INFORMATION

**APN**  
144-720-040

**BUILDING SIZE**  
5,720+/- SF

**LOT SIZE**  
0.53+/- AC

**YEAR BUILT**  
1994

**YEAR REMODELED**  
2015/2016

**ZONING**  
CE - Commercial, East Cotati Corridor

**STORIES**  
Two (2)

**PARKING**  
25 On-Site

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# BUILDING INFORMATION



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## BUILDING INFORMATION

### UPGRADES

2015/2016

### GROSS BUILDING AREA

5,720+/- per County Records

### CONSTRUCTION

Wood Frame

### FOUNDATION

Concrete Slab

### ROOF

Composition

### HEATING & AIR

4 HVAC Units

### UTILITY METERS

4 Electric Meters, 2 Gas Meters,  
Comcast

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# LOCATION



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**SONOMA COUNTY**

Sonoma County provides a range of options that make it a great place to do business. Over 25,000 businesses, both large and small, call Sonoma County home. Having some of the most affordable housing costs and a more competitive cost-of-doing-business compared to the rest of the San Francisco Bay Area, it's no surprise that young business start-ups are discovering Sonoma County as an ideal place to launch and grow.

## LOCATION

The property is located in the downtown Cotati area, close to Cotati Plaza and the lively downtown strip. The building's location is positioned directly across from the Rancho Cotati Shopping Center, which features the well-known grocery store, Oliver's Market. Cotati is located in Sonoma County, California, approximately 45 miles north of San Francisco in the 101 corridor between Petaluma and Santa Rosa.

## LOCATION HIGHLIGHTS

- Across the street from Rancho Cotati Shopping Center with: Oliver's Market, Starbucks Coffee, Dollar Tree, USPS, Exchange Bank, Massage Envy, Edward Jones, Jersey Mike's Subs, Red Bird Bakery, Papa John's Pizza, Acme Burger, Your Pets Market, and more!
- Less than one mile from Hwy 101 and Hwy 116
- Walking distance to SMART Train Station
- 1.3 miles from Sonoma State University

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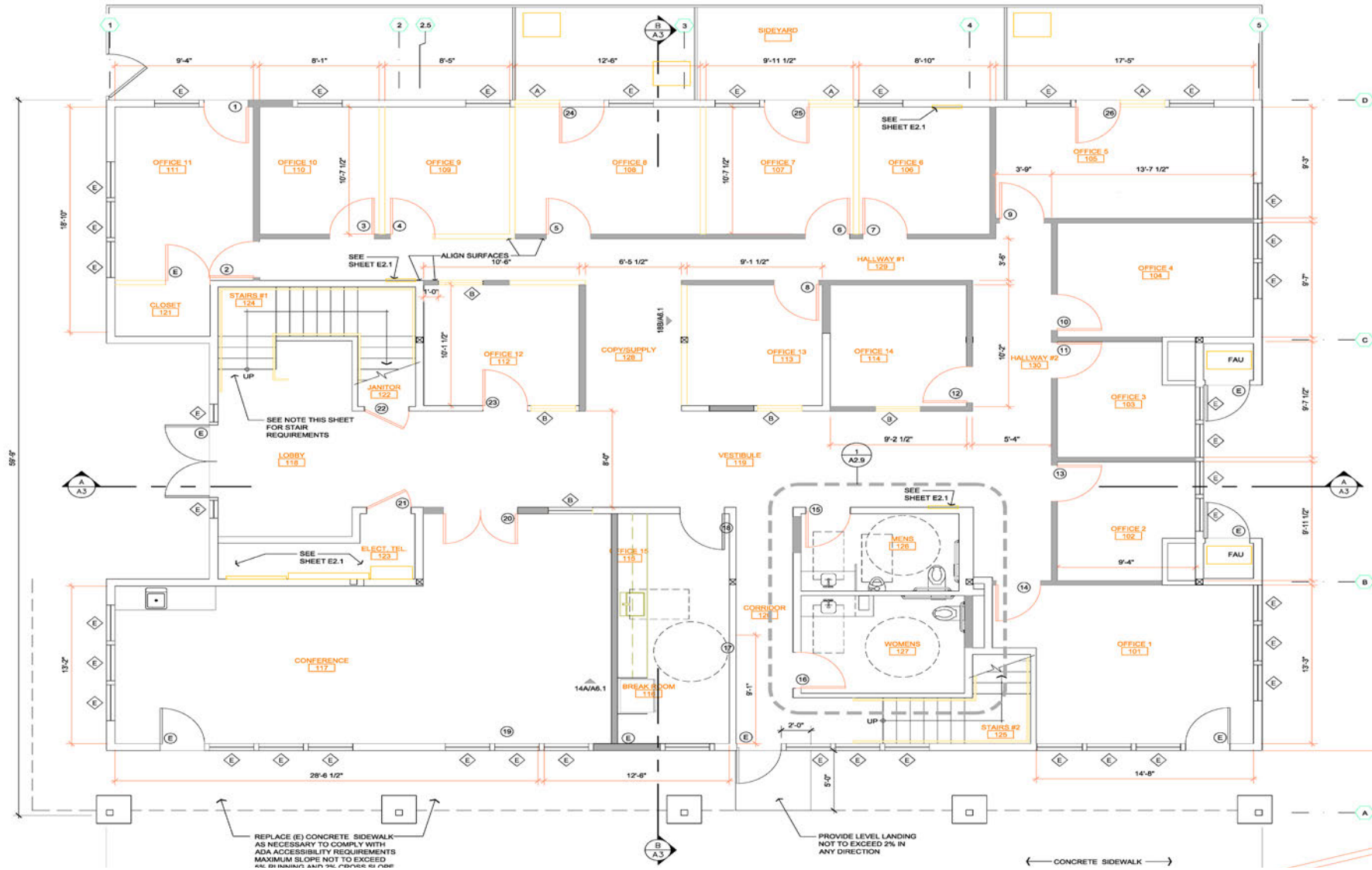


# FLOOR PLAN FIRST FLOOR



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E. Cotati Ave.

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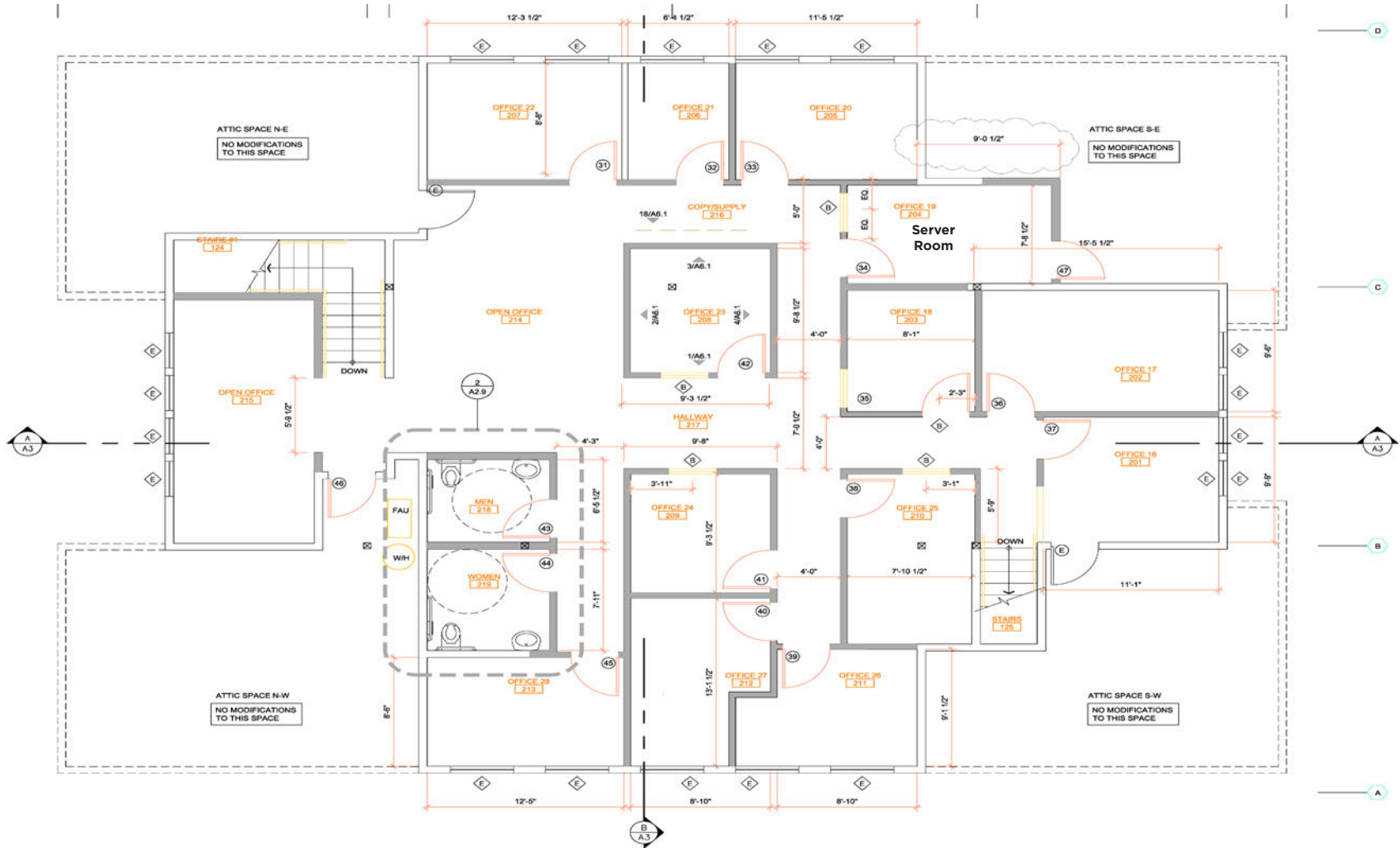


# FLOOR PLAN SECOND FLOOR



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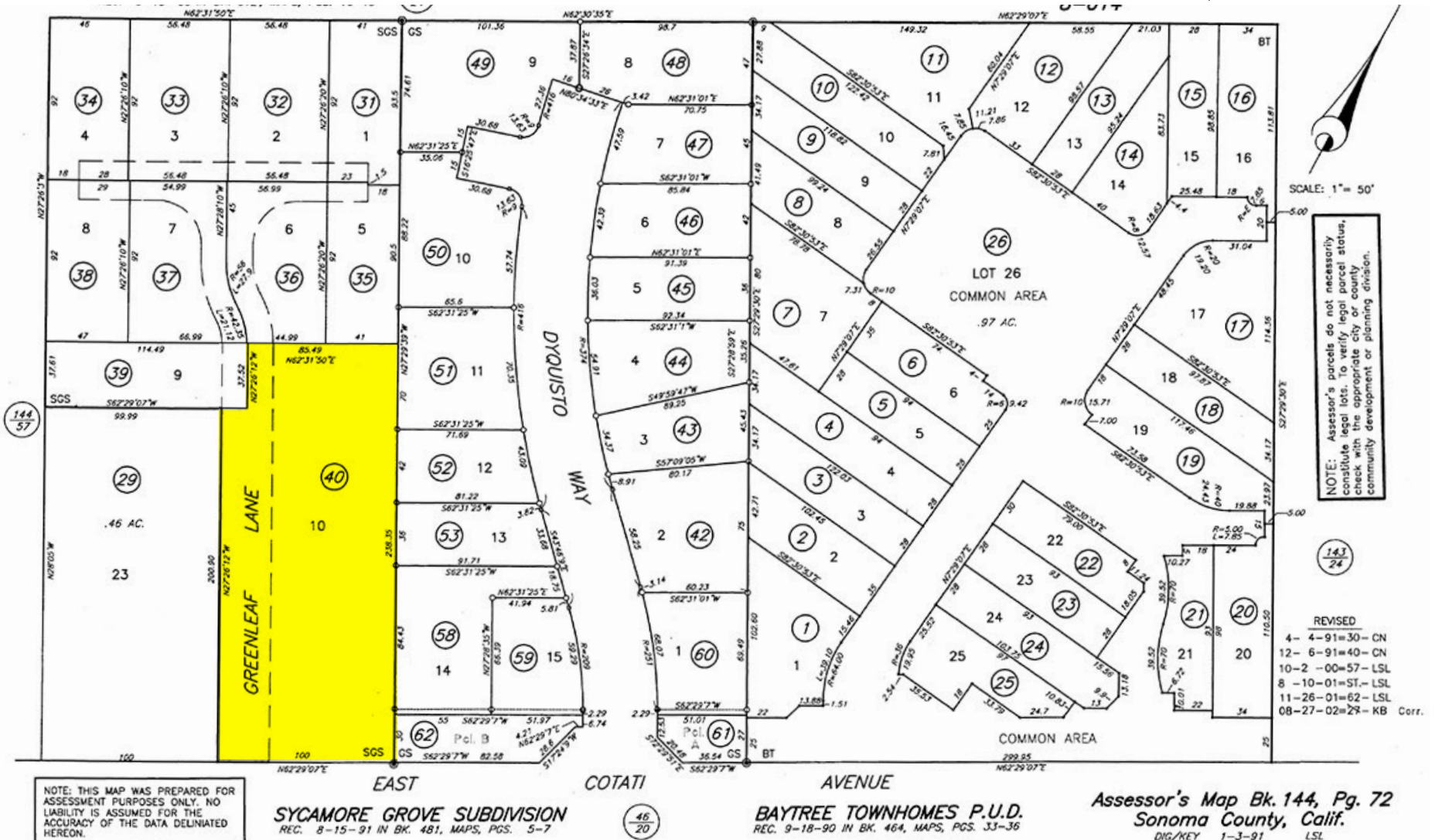


# PARCEL MAP



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# PROPERTY PHOTOS



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# LOCATION AERIAL



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## ABOUT US



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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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