



Keegan & Coppin
COMPANY, INC.

FOR SALE

10400 COAST HIGHWAY
JENNER, CA

HOSPITALITY OPPORTUNITY AVAILABLE
JENNER BY THE SEA



Go beyond broker.

PRESENTED BY:

KEVIN FLAHERTY, BROKER ASSOCIATE
LIC # 01855674 (707) 528-1400, EXT. 246
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BRIAN KEEGAN, PARTNER
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EXECUTIVE SUMMARY

Rare chance to acquire a landmark coastal hospitality property on California's iconic Sonoma Coast. Located just above the Russian River where it meets the Pacific Ocean, the Jenner Inn spans over 4.2 acres and includes a fully equipped restaurant, six charming rental units, and space for future expansion—all just 90 minutes from San Francisco.

- Multiple parcels totaling over 4.2 acres.
- 5,154 sq ft fully equipped restaurant
- Outdoor Deck is 500 sq ft with panoramic estuary and ocean views.
- Recently renovated; set to reopen in June 2025.
- Walk-in cooler
- Commercial kitchen
- Beer and wine license
- Chef-driven concepts
- Great venue for special events
- Destination dining
- Offers outdoor event space: Includes a private lawn and gazebo — perfect for weddings or luxury retreats.

OFFERING

Sale Price **\$3,600,000**



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HOSPITALITY PROPERTY FOR SALE



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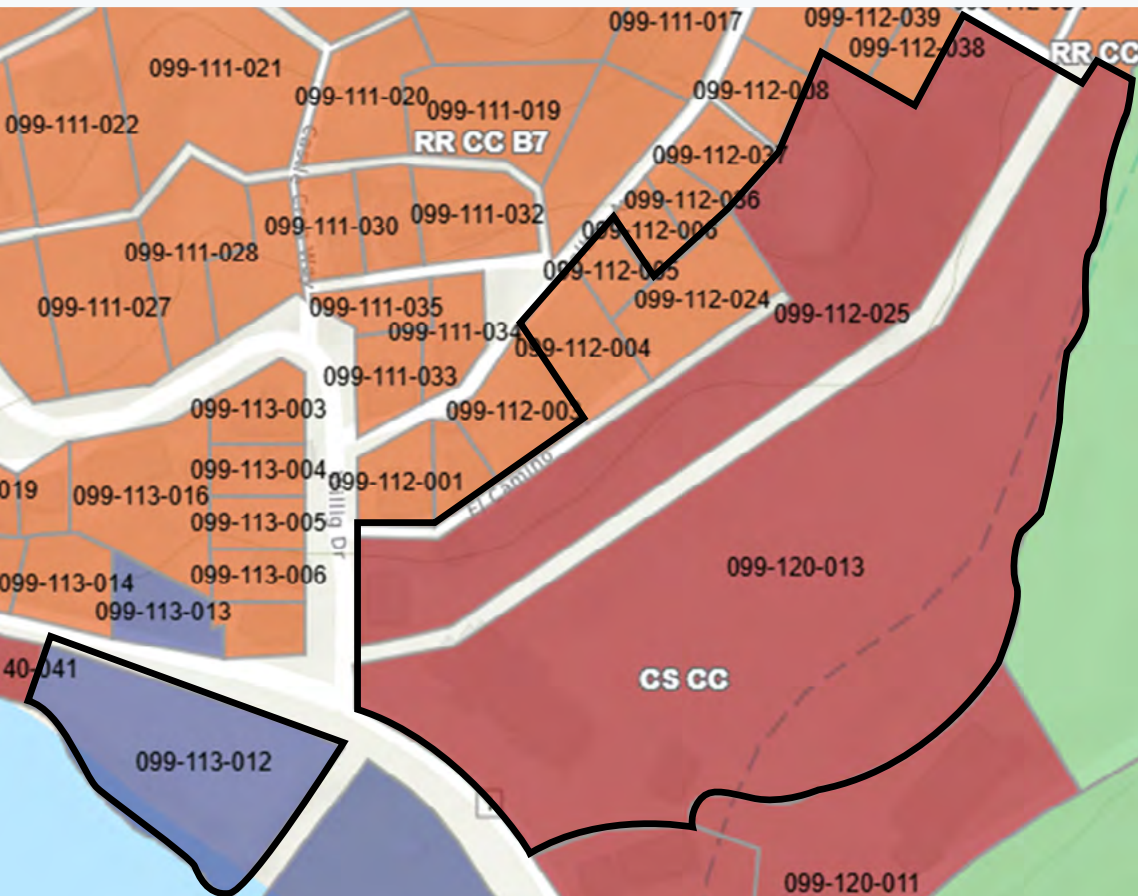


PROPERTY DESCRIPTION



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**HOSPITALITY
PROPERTY
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APN	ADDRESS	PARCEL SIZE	BLDG SIZE	ZONING	OVERLAYS
099-112-004	9490 El Camino Jenner, CA 95450	6,000+/- SF	1,221+/- SF (Structure)	RR CC	B7, None
099-112-005	9493 Balboa Jenner, CA 95450	2,200+/- SF	0	RR CC	B7, SR
099-112-024	9484 El Camino Jenner CA 95450	7,200+/- SF	0	RR CC	B7, None
099-112-025	9470 Riverside Jenner, CA 95450	54,450+/- SF	1,008+/- SF (Structure)	CS CC	RC100, SR
099-113-012	10469 Riverside Jenner, CA 95450	15,400+/- SF	0	PF CC	F2, RC100, SR
099-120-013	10400 Coast Hwy. Jenner, CA 95450	94,961+/- SF	5,154+/- SF (Structure)	CS CC	F2, RC100, SR
TOTAL SF		180,211 SF	7,383 SF		

YEAR BUILT

1946

NUMBER OF BUILDINGS

4

PARKING

On-site

ZONING LINKS

[RC ZONING](#) [SR ZONING](#) [F ZONING](#) [B ZONING](#)
[RR ZONING](#) [CS ZONING](#) [PF ZONING](#)

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PROPERTY PHOTOS



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AREA DESCRIPTION



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DESCRIPTION OF AREA

Jenner, California, is a tranquil coastal village situated at the confluence of the Russian River and the Pacific Ocean, along the picturesque Sonoma Coast. Renowned for its breathtaking scenery, abundant wildlife, and a variety of outdoor recreational opportunities—including kayaking and hiking—Jenner offers a serene retreat just 90 minutes north of San Francisco. Surrounded by natural beauty, unspoiled beaches, and acclaimed nearby wineries, it serves as an ideal destination for relaxation and exploration.

NEARBY AMENITIES

- Food/dining options
- Natural attractions & outdoor recreation
- Scenic & wildlife experiences



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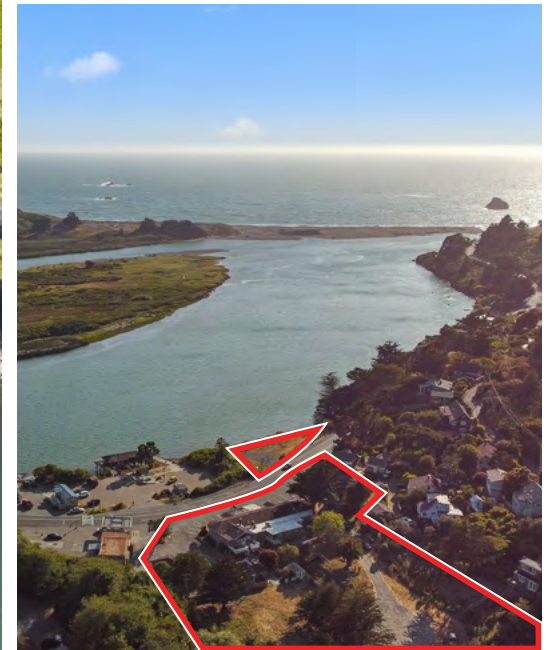


AERIAL MAP



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MARKET SUMMARY



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JENNER SUMMARY

Jenner, California is a quiet coastal village where the Russian River meets the Pacific Ocean. Located along the scenic Sonoma Coast, it's known for its stunning views, wildlife, and outdoor activities like kayaking and hiking. Just 90 minutes from San Francisco, Jenner is a peaceful escape surrounded by nature, beaches, and nearby wineries.

SONOMA COUNTY ECONOMIC DEVELOPMENT

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure and hospitality sector, August marked the 28th consecutive month of year-over-year increases. Educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis for 38 consecutive months.

Business and professional services jobs have increased from a year earlier for 13 consecutive months. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

SONOMA COUNTY TOURISM PERFORMANCE

In 2024, Sonoma County welcomed 10.5 million visitors—a 2.9% YoY increase. Total visitor spending reached \$1.5 billion (+5.6%), with overnight stays accounting for around \$1 billion and day trips about \$500 million.

SHORT-TERM RENTALS

Jenner commands a median occupancy of 65%, with an average daily rate (ADR) of \$358, generating an estimated \$83,000 per host annually.

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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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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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