



Keegan & Coppin
COMPANY, INC.

FOR SALE

1343 CLEVELAND AVENUE
SANTA ROSA, CA

COMMERCIAL / MULTI-FAMILY
DEVELOPMENT SITE



Go beyond broker.

PRESENTED BY:

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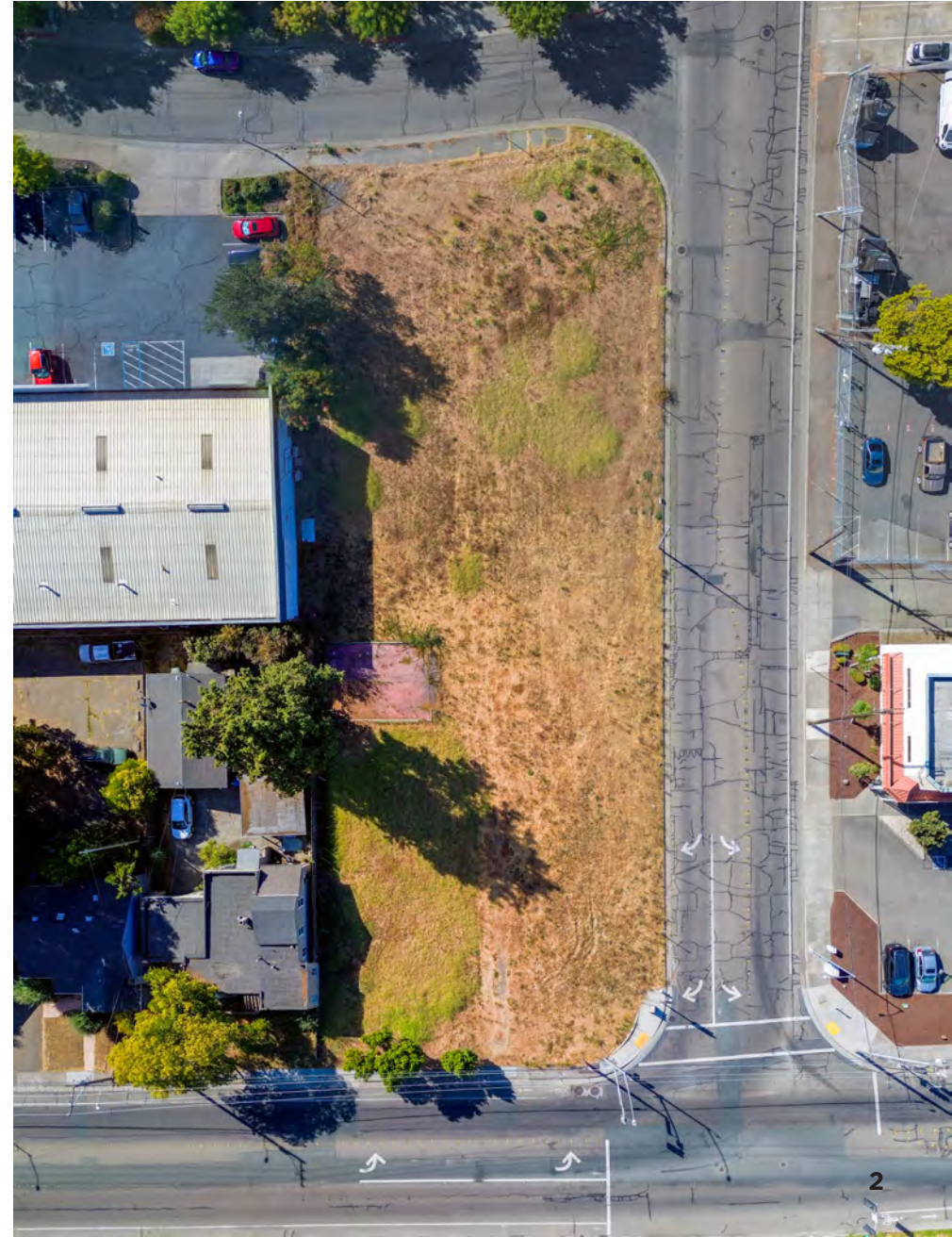
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EXECUTIVE SUMMARY



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Keegan & Coppin is pleased to present the development opportunity located 1343 Cleveland Avenue Santa Rosa, California. The property is zoned General Commercial (CG) which provides for a wide array of uses including general retail, business services, office and potential for multi-family development.

- 4 contiguous lots totaling +/-29,534sf.
- In-fill development opportunity in Central Santa Rosa.
- Hwy 101 visibility.
- CG-SA zoning permits up to 30 multi-family units per acre with a MUP.
- Parcel size provides the potential for 20 multi-family units in CG Zoning.
- SA (Station Area) Zoning provides for the potential of 50% to 100% low income density bonus above CG zoning limits.

OFFERING

Sale Price **\$875,000**

Price PSF **\$29.63+/-**



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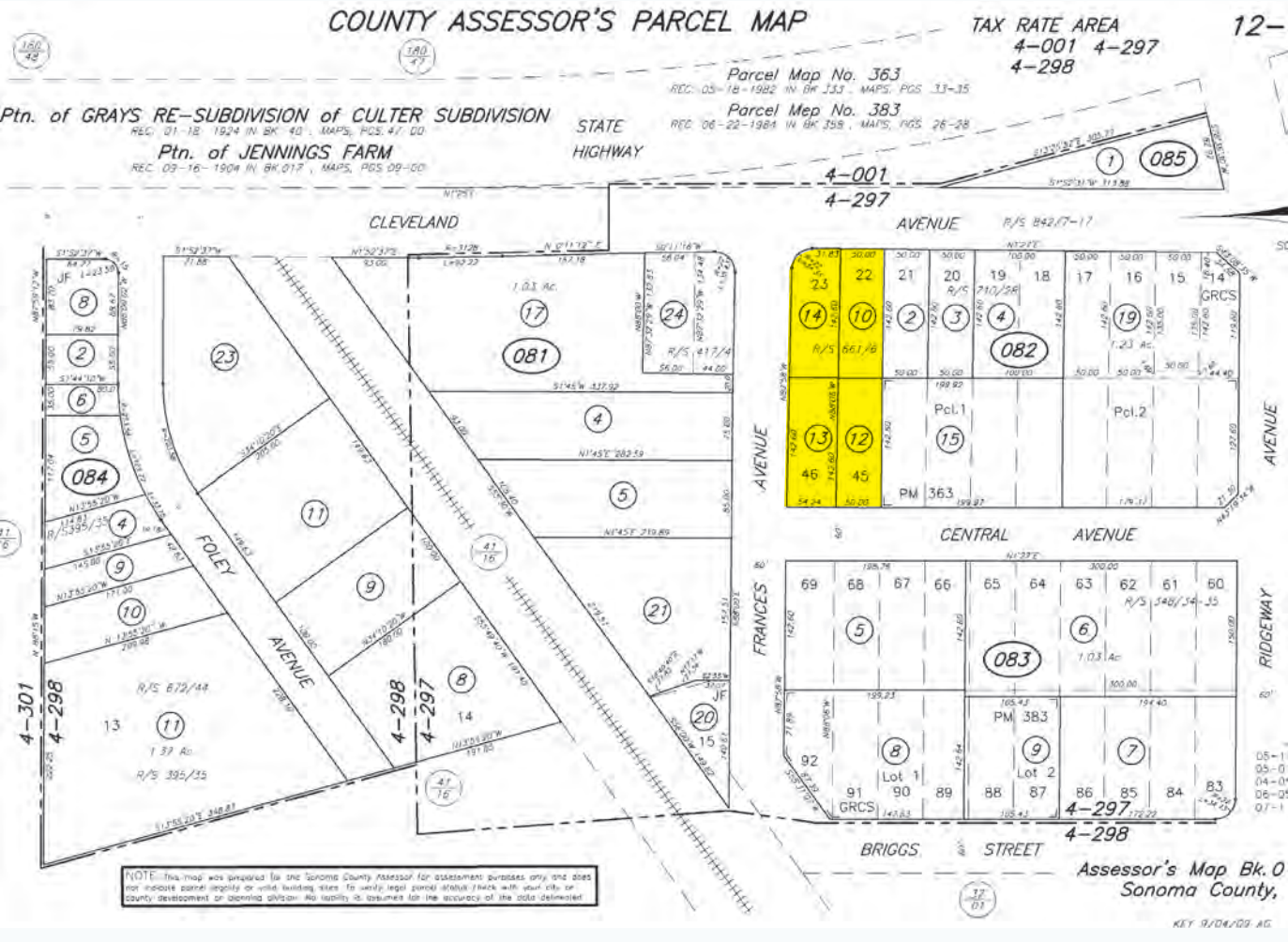


PROPERTY DESCRIPTION / PARCEL MAP



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- APN
- 012-082-010 - 7,131+/- SF
- 012-082-012 - 7,129+/- SF
- 012-082-013 - 7,710+/- SF
- 012-082-014 - 7,564+/- SF

TOTAL S.F.
29,534+/- SF

NOTE
Lot merger will be required for any development overlapping current lot lines.

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PROPERTY PHOTOS



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COBBINGTOWN MALL
A CITY OF SANTA ROSA

101

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AREA DESCRIPTION



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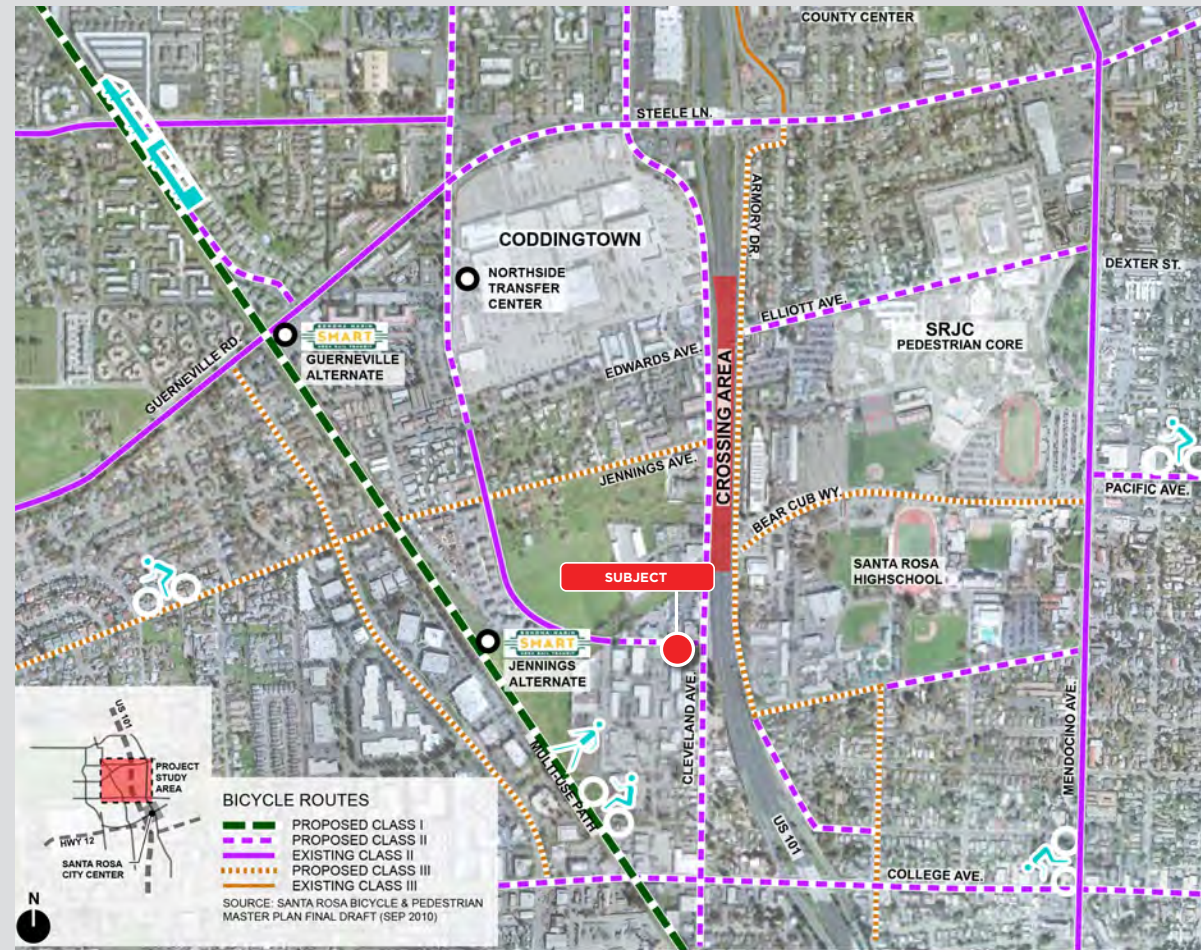
NEARBY AMENITIES

- Located on the signalized corner of Cleveland Avenue & Francis Street.
- Easy access to Hwy 101 via College Avenue or Guerneville Road of a mile to Coddington Shopping Center.
- 11,140+/- ADT on Cleveland Avenue @ Francis (2019).
- 150,000+/- ADT Hwy 101.

Potential Bike/Pedestrian Hwy 101 Overcrossing:

The City of Santa Rosa is in the planning stages to potentially construct a bicycle/pedestrian overcrossing just north of the Property that will connect Cleveland Avenue to the Santa Rosa Junior College. The city has obtained \$12M from MTC to fund construction. The project envisions construction completion in 2027. Completion of this project would enhance the marketability of multi-family units on the property to the more than 36,000 students of Santa Rosa Jr. College.

For more information: <https://www.srcity.org/750/Highway-101-Bicycle-Pedestrian-Overcross>



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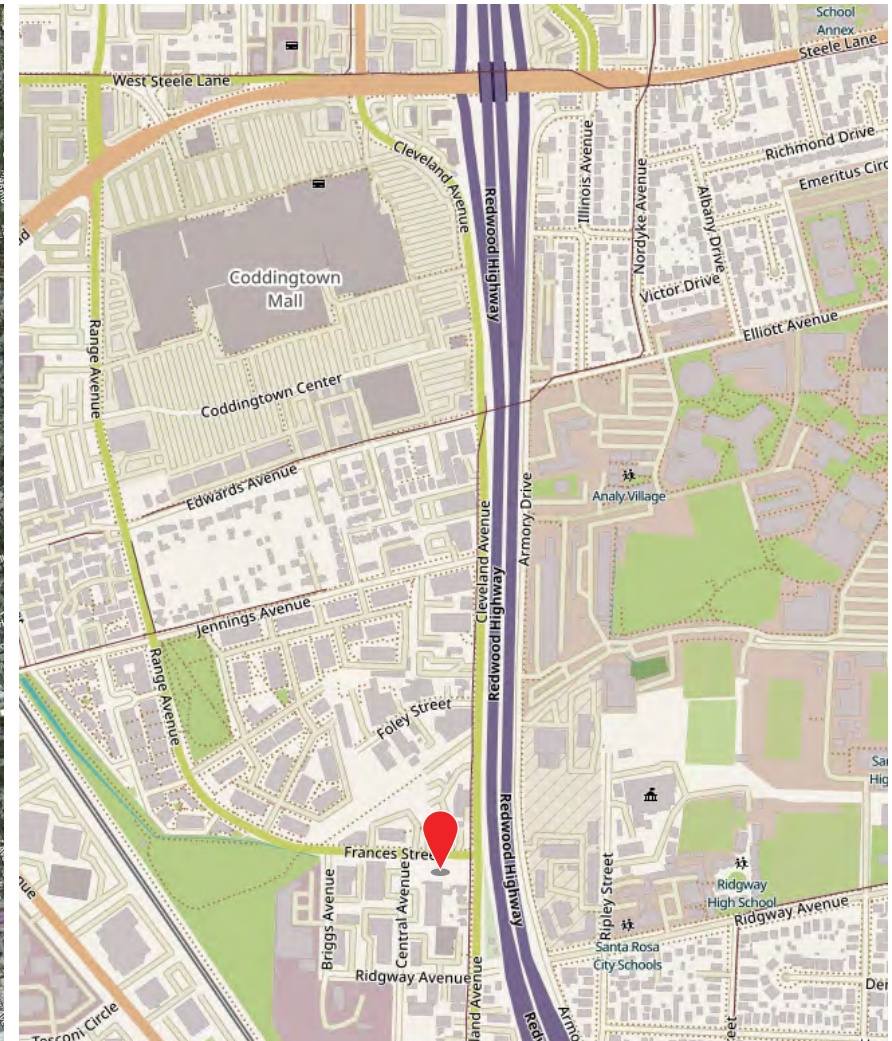
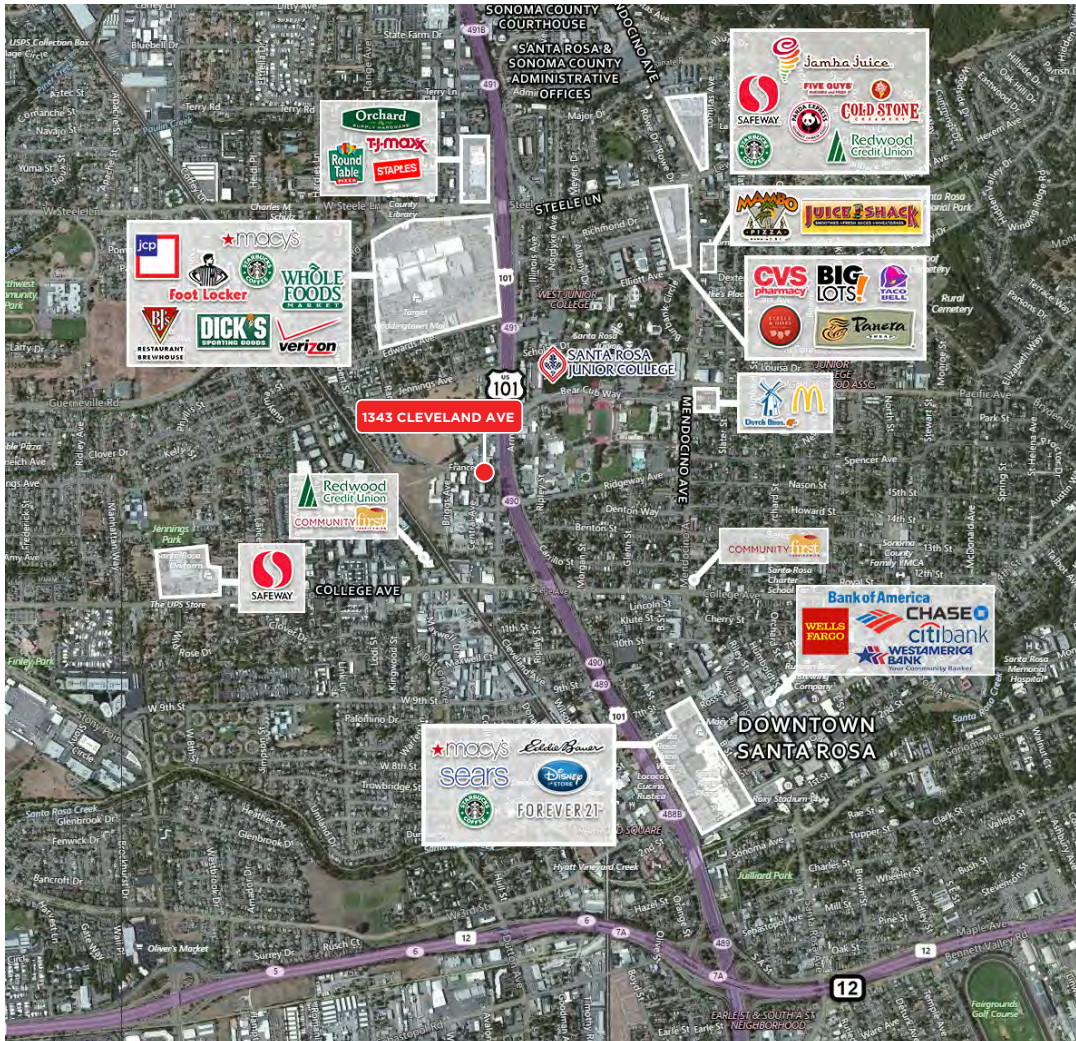


AERIAL MAP



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MARKET SUMMARY



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SANTA ROSA SUMMARY

Santa Rosa, California is the county seat of Sonoma County. It is the largest city in the North Bay Area and all of California's Wine Country. The city of Santa Rosa is the North Bay's premier location and as a business and service hub, Santa Rosa is the economic engine that drives the region.

As the largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce. Santa Rosans have a deep appreciation for the arts, education, conscientious business development and quality living.

The city of Santa Rosa offers a one-stop permitting process, easy access to Economic Development program staff and Community Development staff, collaborative partnerships with key business players; from our local chambers of commerce, the higher education institutes, brokers, benchmark industries, and community organizations to a global venture community, just to name a few.

The city of Santa Rosa is conveniently located just 55 miles north of San Francisco via the Golden Gate Bridge. Santa Rosa is a main shopping hub for the

surrounding neighborhoods near and along the 101 corridor, such as Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. Santa Rosa has several prominent shopping districts, including Downtown, Santa Rosa Avenue, and Montgomery Village, offering a variety of general retail, boutique shops, dining, and entertainment. There are two regional shopping malls, Coddington Mall and Santa Rosa Plaza.

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

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, hospitality, 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. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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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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