



**Keegan & Coppin**  
COMPANY, INC.

SALE OR LEASE

800 FOURTH STREET  
SANTA ROSA, CA

**RETAIL/OFFICE OWNER/USER  
OR INVESTMENT OPPORTUNITY**

- SELLER FINANCING AVAILABLE!
- 25 YEAR AMORTIZATION
- 6% INTEREST
- NO BALLOON PAYMENT



E street

PUBLIC  
PARKING

E



EMPIRE OPT

EMPIRE OPTOMETRY

800



lafont.



Go beyond broker.

PRESENTED BY:

**BRIAN KEEGAN, PARTNER**  
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BKEEGAN@KEEGANCOPPIN.COM

**BRYAN ALTAMIRANO, AGENT**  
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# EXECUTIVE SUMMARY



800 FOURTH STREET  
SANTA ROSA, CA

RETAIL/OFFICE  
OWNER/USER INVESTMENT  
OPPORTUNITY

- High identity building in the heart of downtown Santa Rosa.
- Cinder block/glass Mid-Century construction.
- Opportunity for owner to occupy 2,460+/- SF glass lined corner location.
- Three separately metered units:
  - 800 4th Street:** 2,460+/- SF (Available)
  - 802 4th Street:** 1,150+/- SF (Leased)
  - 216 E Street:** 1,700+/- SF (Leased)
- Common restroom
- Zoning for a variety of uses: Retail, Medical, Office, or Professional
- Recent remodels in 802 4th St. and 216 E St.
- On-site parking garage, could potentially be exclusive use for parking and/or warehouse storage.

### SALE PRICE

Sale Price **\$1,595,000**  
 Price PSF **\$300.37+/-**

### LEASE RATE

800 4th St. **\$2.40 PSF GROSS**



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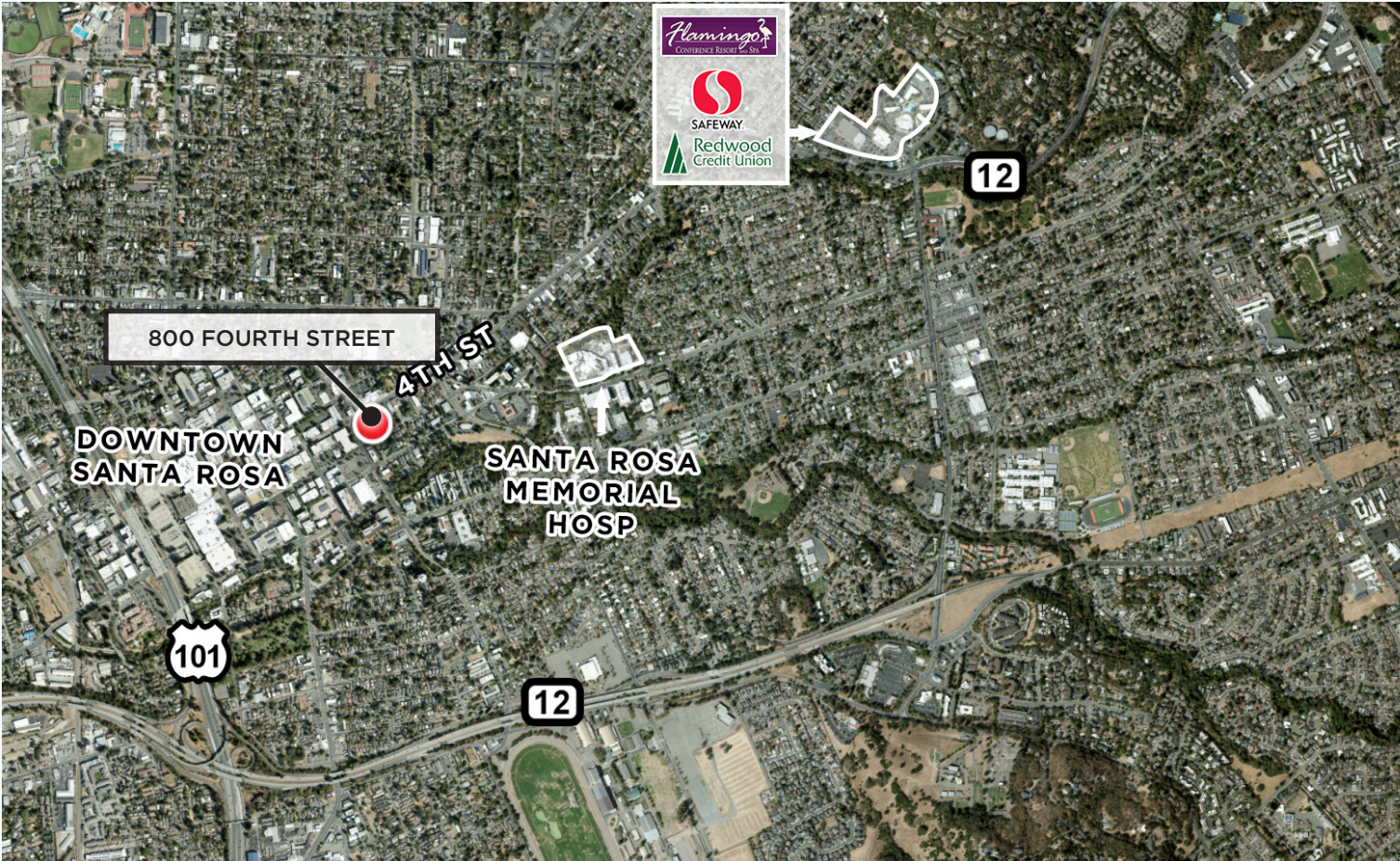


# PROPERTY DETAILS



800 FOURTH STREET  
SANTA ROSA, CA

**RETAIL/OFFICE  
OWNER/USER INVESTMENT  
OPPORTUNITY**



**TOTAL BUILDING SIZE**  
5,310+/- SF

**800 4TH STREET**  
2,460+/- SF

**802 4TH STREET**  
1,150+/- SF

**216 E STREET**  
1,700+/- SF

**LOT SIZE**  
6,098+/- SF

**APN**  
009-061-046

**YEAR BUILT**  
1957

**ZONING**  
CMU-DSA: Core Mixed Use -  
Downtown Station Area

**STORIES**  
Two (2)

**PARKING**  
On-Site

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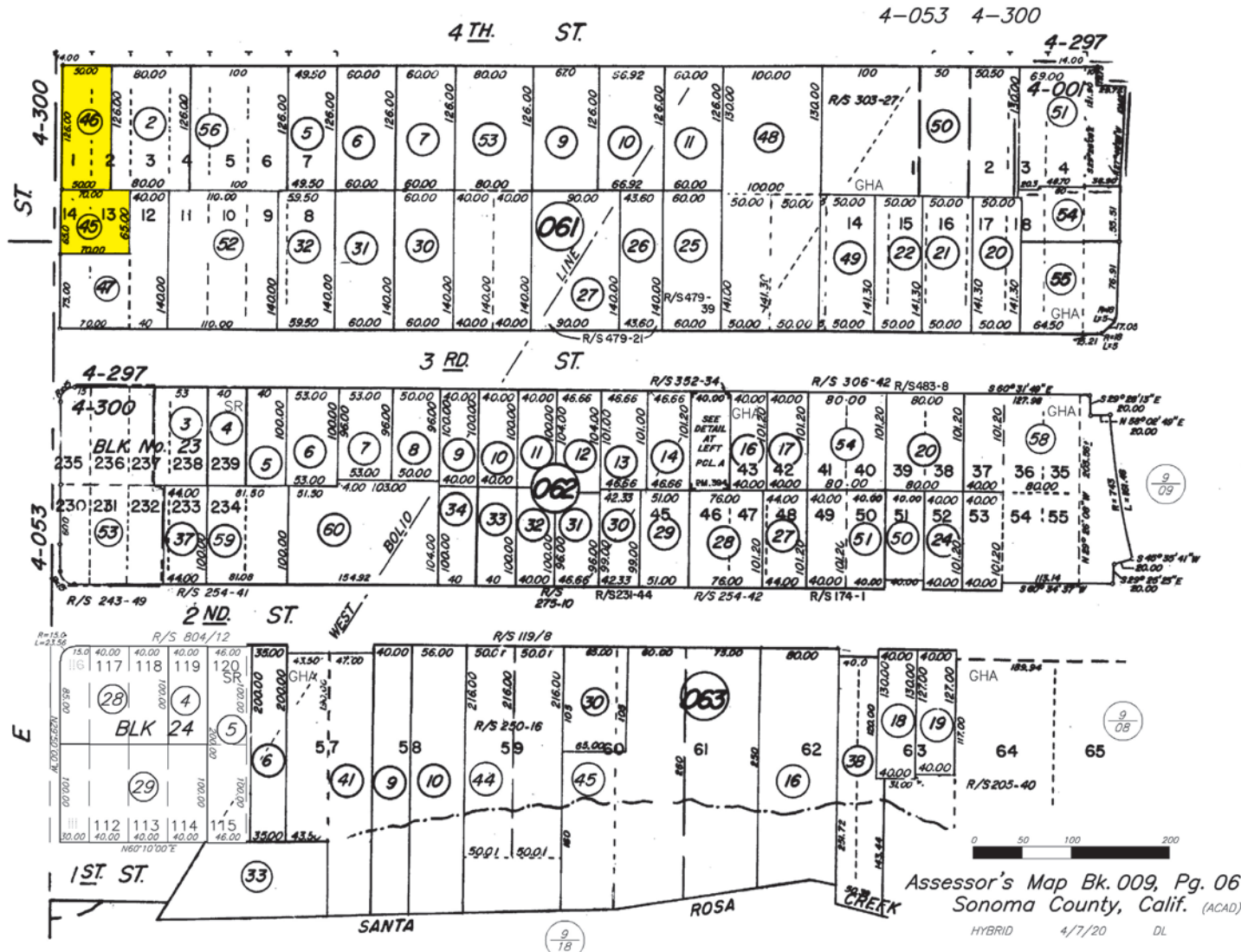


# PARCEL MAP



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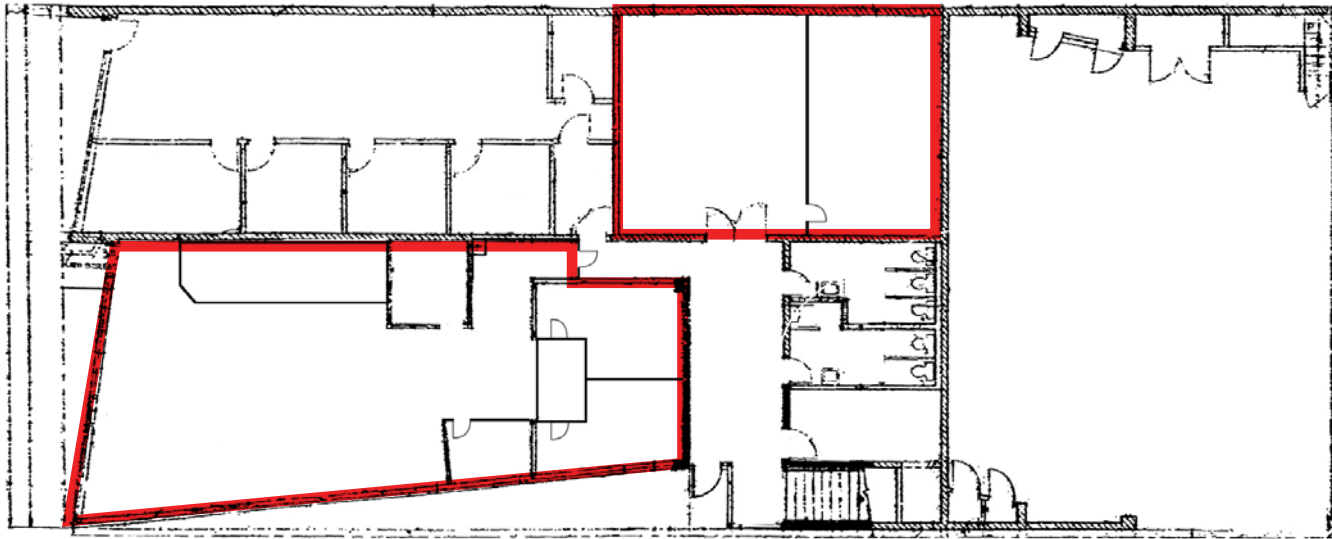


# FLOOR PLANS & RENT ROLL

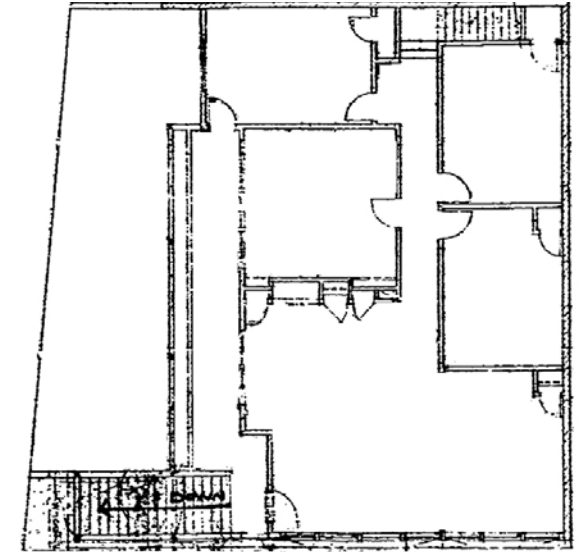


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FIRST FLOOR



SECOND FLOOR

SUITE	RSF	LEASE
800	2,460+/-	AVAILABLE
802	1,150+/-	Leased through 7/31/2025
216 E	1,700+/-	Leased through 9/30/2027

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# TENANTS



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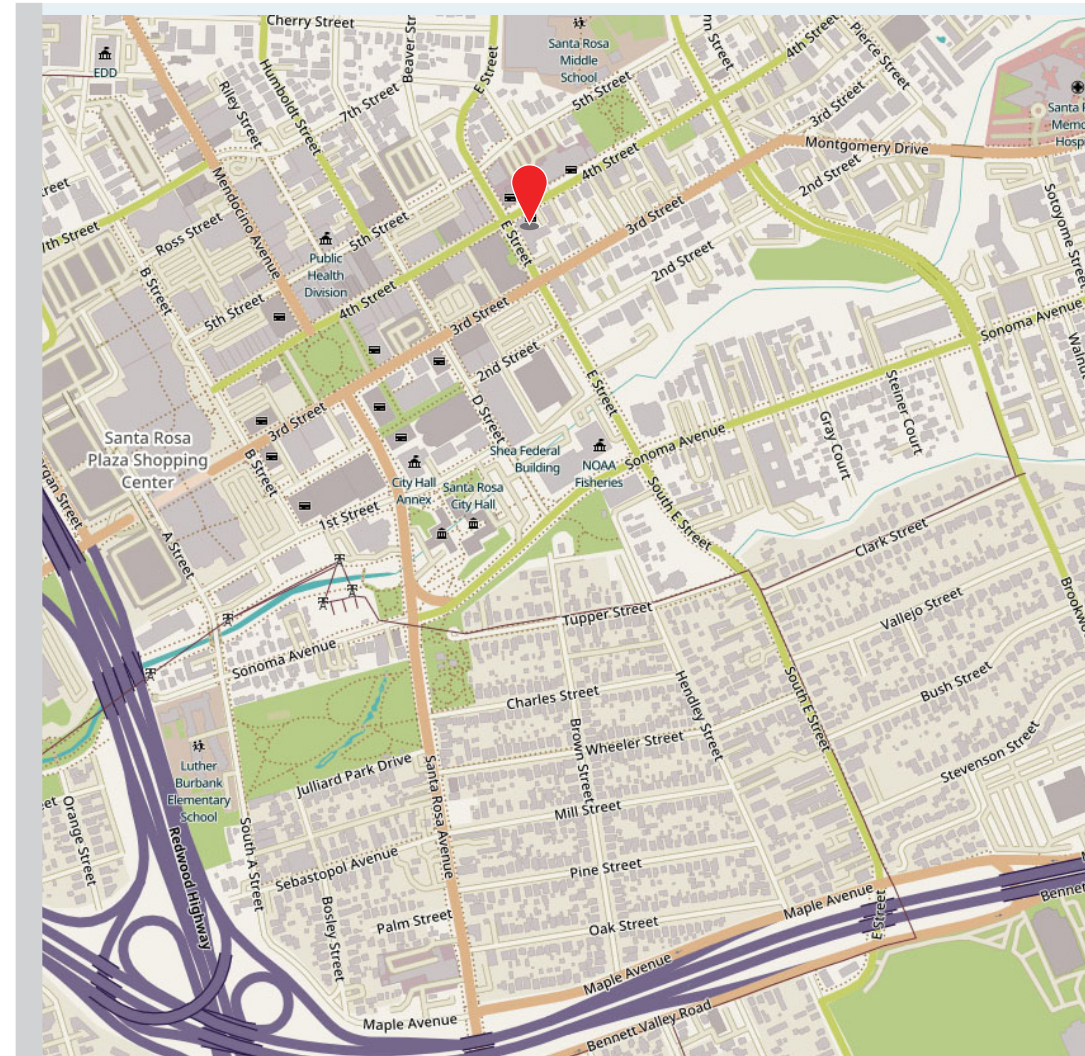
## RETAIL/OFFICE OWNER/USER INVESTMENT OPPORTUNITY

### NEARBY AMENITIES

- In Downtown Santa Rosa
- Santa Rosa Plaza
- Old Courthouse Square
- Banks Include: Umpqua, Wells Fargo, Luther Burbank Savings, Poppy Bank, West America and more.
- City Parking Garages
- Hotels Include: Hotel E, Hyatt Regency, AC Hotel by Marriott, Courtyard by Marriott
- Restaurants Include: Russian River Brewing, La Rosa, Belly, Left Coast Kitchen, Beer Baron, Starbucks and more.
- Retail Shopping

### TRANSPORTATION ACCESS

- Direct Access to Highway 12
- Nearby Santa Rosa Transit Center
- SMART Train



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# PROPERTY PHOTOS



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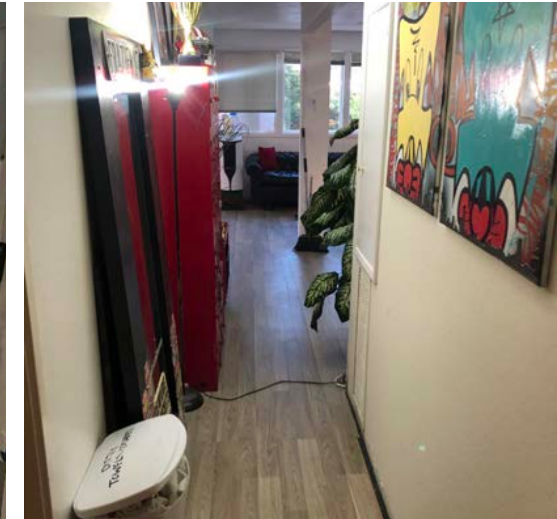
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# AREA DESCRIPTION



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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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**HIGH-IDENTITY  
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INVESTMENT OPPORTUNITY**



# 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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## DISCLAIMER



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## DISCLAIMER

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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