



Keegan & Coppin
COMPANY, INC.

SALE / LEASE

1236 CENTURY COURT
SANTA ROSA, CA

VACANT INDUSTRIAL LAND AVAILABLE

AIRPORT BLVD.



CENTURY COURT



MARK WEST CREEK

REGIONAL PKWY

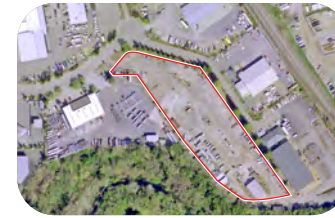
Go beyond broker.

PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
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SJOHNSON@KEEGANCOPPIN.COM



EXECUTIVE SUMMARY



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VACANT INDUSTRIAL
LAND FOR LEASE OR
SALE

This 4.31 acre parcel is currently developed as a construction yard. There is currently no sewer or water hook ups, or a PG&E meter to the site. The site has base rock with drainage and fencing.

- Land to Develop
- Hard to Find M-2 Zoned Parcel
- Great County Location Minutes from Sonoma County Airport & Highway 101

STRONG REGIONAL BUSINESS

SMART, Ahlborn Fence and Steele, Shamrock Materials, Peterson Cat, Fastenal ConeTech

TERMS OF SALE

Sale is conditioned on Seller completing a 1031 Tax Deferred Exchange.
Seller will consider seller financing.

LEASE TERMS

Rate	\$0.12 PSF
Terms	NEGOTIABLE

OFFERING

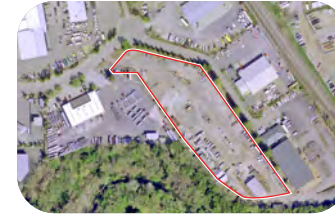
Sale Price	\$4,250,000
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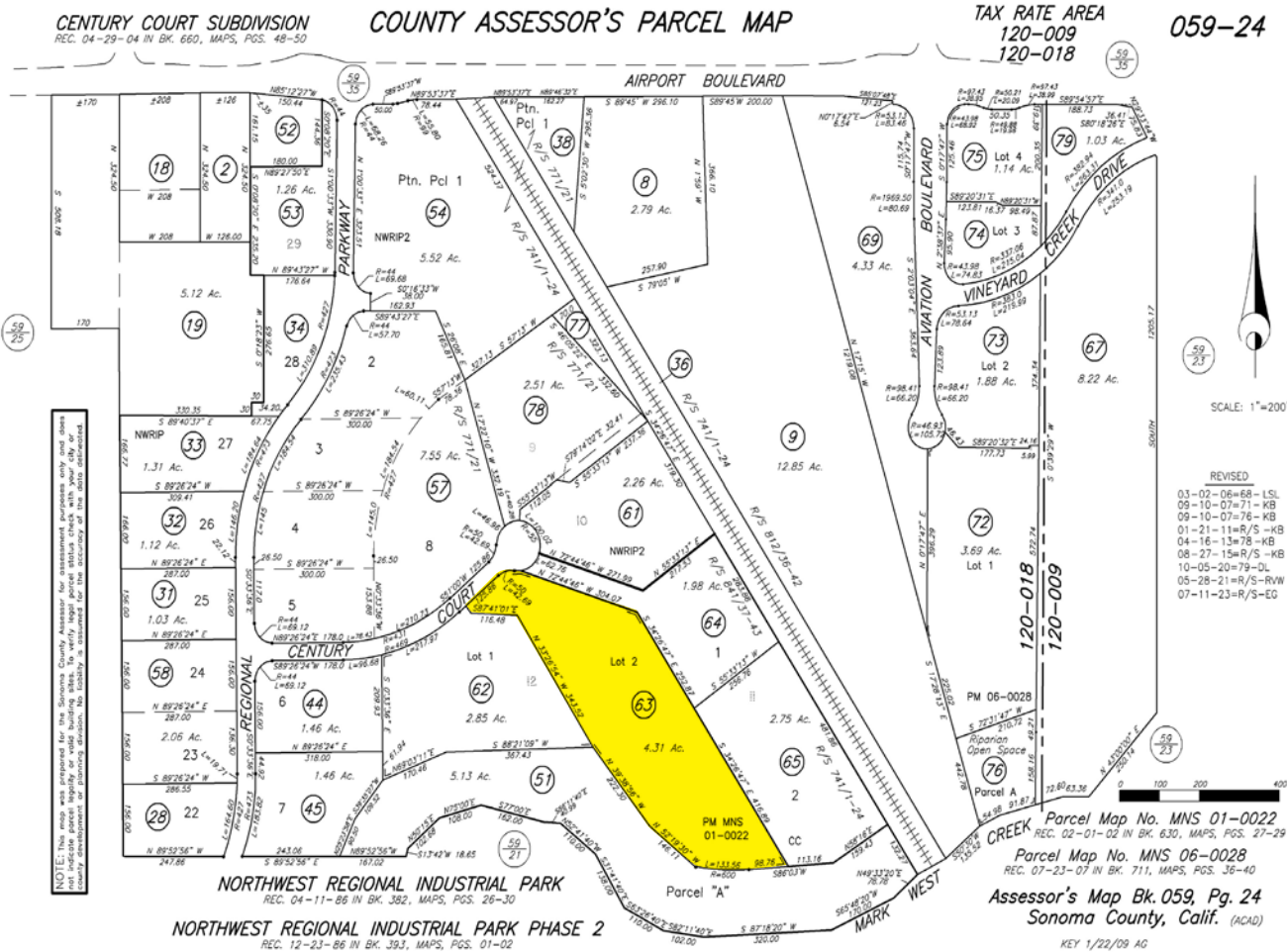


PROPERTY DESCRIPTION



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VACANT INDUSTRIAL
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LOT SIZE
4.31+/- Acres

APN
059-240-063

ZONING

- M-2 Heavy Industrial
- Riparian Corridor RC100/25 - Buyer to determine what land is dedicated to satisfy the riparian corridor requirements.
- Valley Oak Habitat VOH
- Airport Industrial Specific Plan. This plan is being updated and Buyer to determine how this site will be affected.
- Bay Area Air Quality Management District

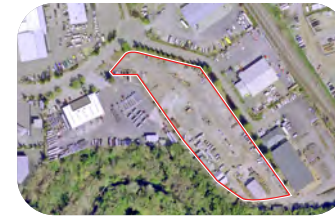
UTILITIES

PG&E for gas and electric is not currently to the site. Note PG&E is having a supply issue and a Buyer needs to investigate what service is available to this site for future development.

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AREA DESCRIPTION



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DESCRIPTION OF AREA

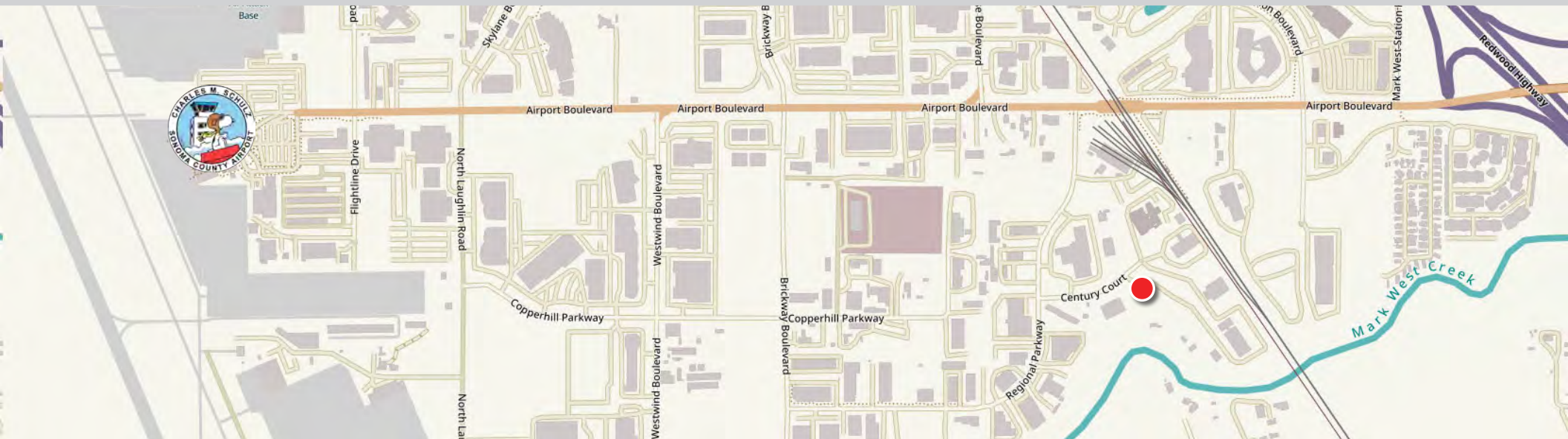
One mile from the Sonoma County Airport and in the heart of the Sonoma County Wine Country, just blocks from the Airport Blvd/Hwy 101 on and off-ramps. This property has great truck access and is zoned M-2 Heavy Industrial; it is suitable for heavy manufacturing and storage.

NEARBY AMENITIES

- Recreation
- Airport Health Club, Windsor Golf
- Food Services: Starbucks, Kaffe Mocha, Carl's Jr., Mi Burrito, etc.
- Entertainment: Airport Stadium Cinema, 50+ Sonoma County Regional Parks

TRANSPORTATION ACCESS

- Sonoma County Airport - Direct Flights to 9 Cities
- SMART Train - Regional Commuter Rail Line
- Highway 101 - Direct Access via Airport Blvd.



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AERIAL MAP



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DISTANCE TO...

DRIVING DISTANCE

AIRPORT	4 MINS
DOWNTOWN SANTA ROSA	12 MINS
PETALUMA	30 MINS
NAPA	1 HR
SAN FRANCISCO	1 1/2 HRS

BY AIR

LOS ANGELES	1 1/2 HRS
PHOENIX	2 HRS
PORTLAND	2 HRS
SAN DIEGO	1 3/4 HRS
SEATTLE	2 HRS
DENVER	2 HRS

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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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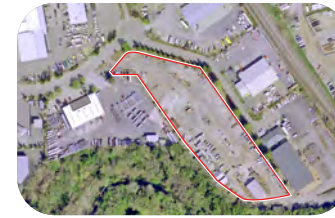
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EMPLOYMENT



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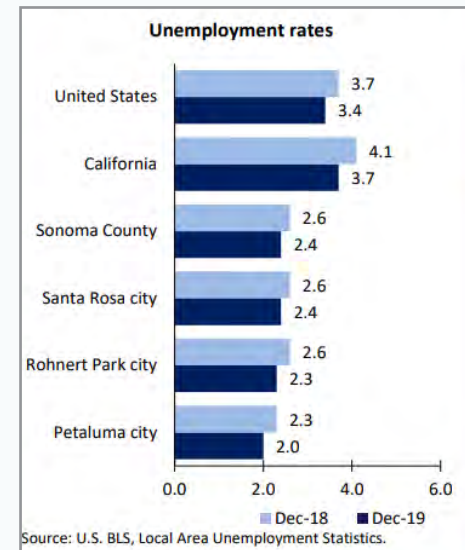
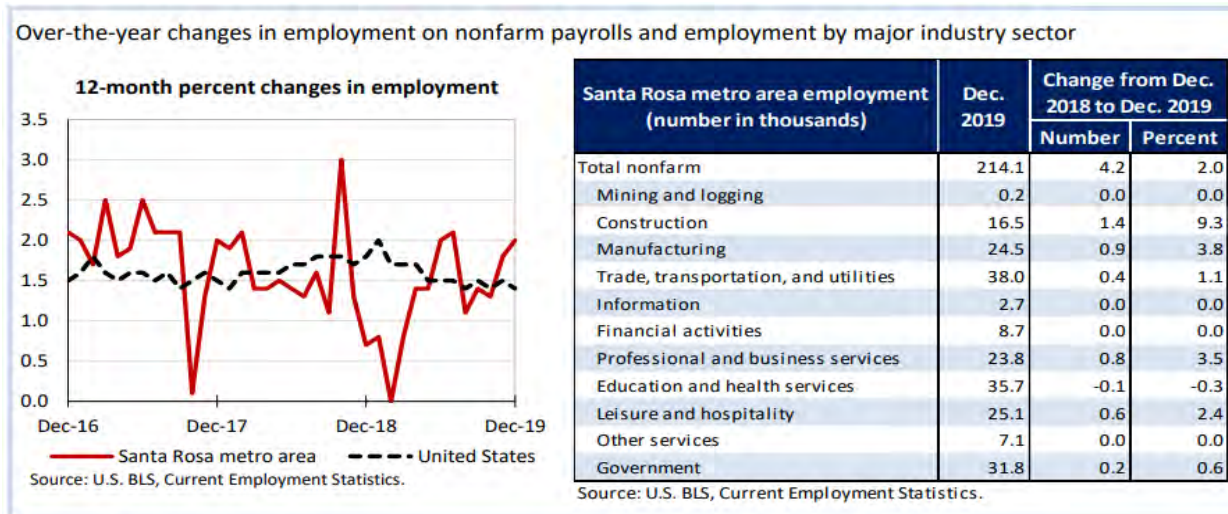
VACANT INDUSTRIAL LAND FOR LEASE OR SALE

The Santa Rosa jobless rate remained below the state average through the recession of 2008 and in 2016. Sonoma County reached its lowest unemployment rate since 2007, it continued to drop to 3.5% in July 2017, 1.4 percentage points below the state average.

As of January 2020, Sonoma County's unemployment level is at the near-Full Employment rate of 2.9 percent. With the economic downturn created by Covid-19 shut downs, Sonoma County has an excellent selection of highly qualified job applicants for an expanding business to choose from.

Sonoma County's signature wine industry provides over 54,000 jobs paying over \$3.2 Billion in worker wages at over 400 local wineries. Tourism related and retail jobs make up approximately 25 percent of Sonoma County's economy.

Unemployment rates for the **Santa Rosa Area, selected area counties, and the nation**

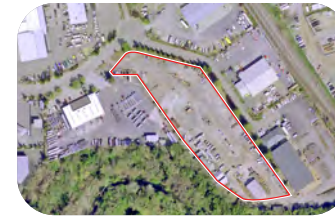


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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

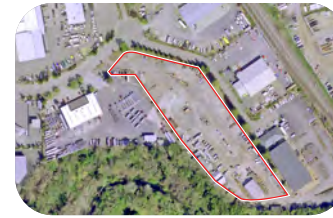
Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional 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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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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