

# 8479 East Road

Redwood Valley, CA. 95470



## Presented by:

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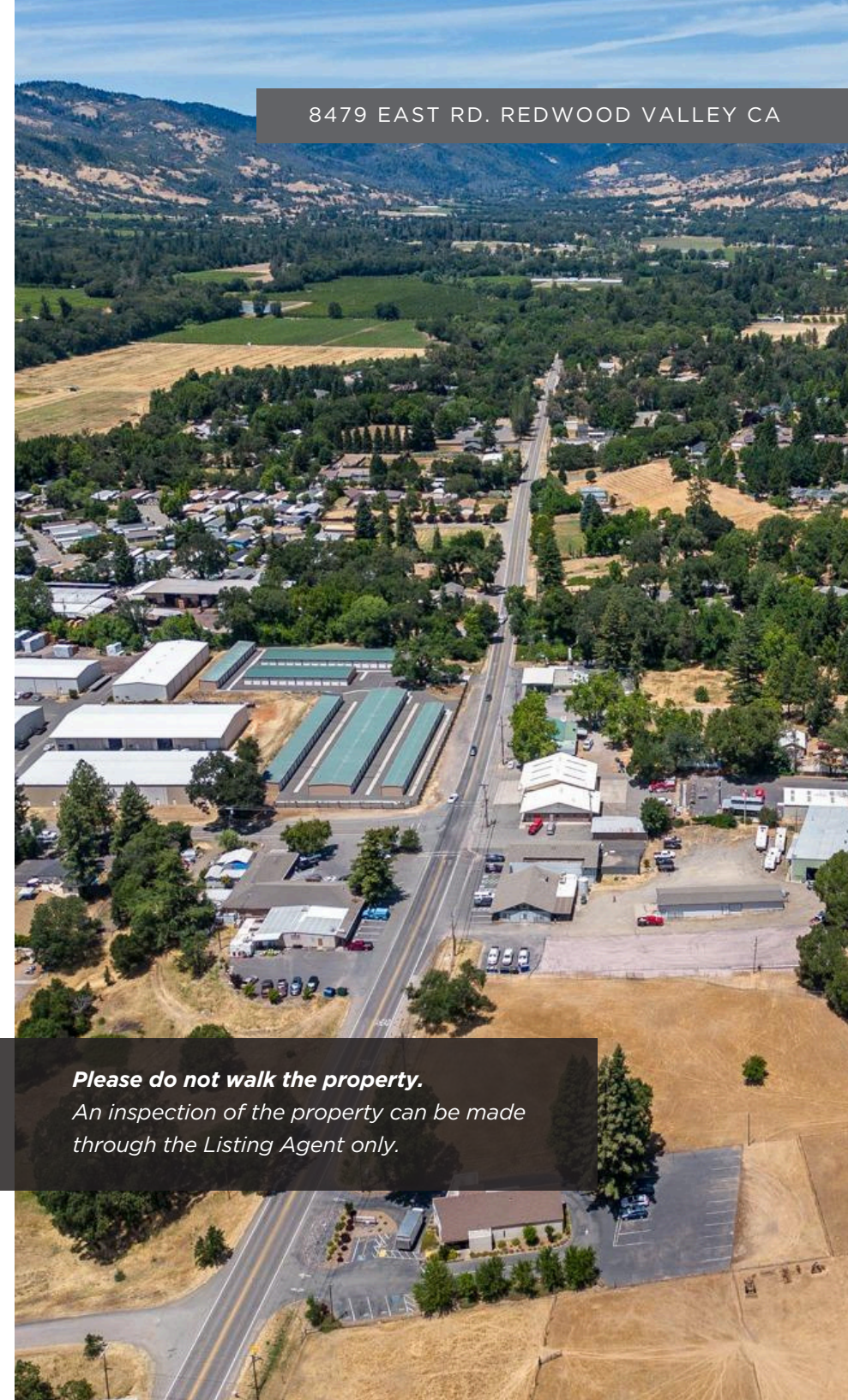
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8479 EAST RD. REDWOOD VALLEY CA



***Please do not walk the property.***  
*An inspection of the property can be made through the Listing Agent only.*

## THE OFFERING

Presenting an exceptional investment opportunity in the heart of Redwood Valley. This large commercial complex spans 1.68 acres and boasts a robust infrastructure with substantial potential for further development. Priced at \$2.5 million, the property maintains a low vacancy rate, reflecting its desirability and strong rental income potential. The main building includes four residential apartments and five commercial tenants occupying seven office spaces on the lower level, with three vacant offices upstairs, providing immediate opportunities for additional income.

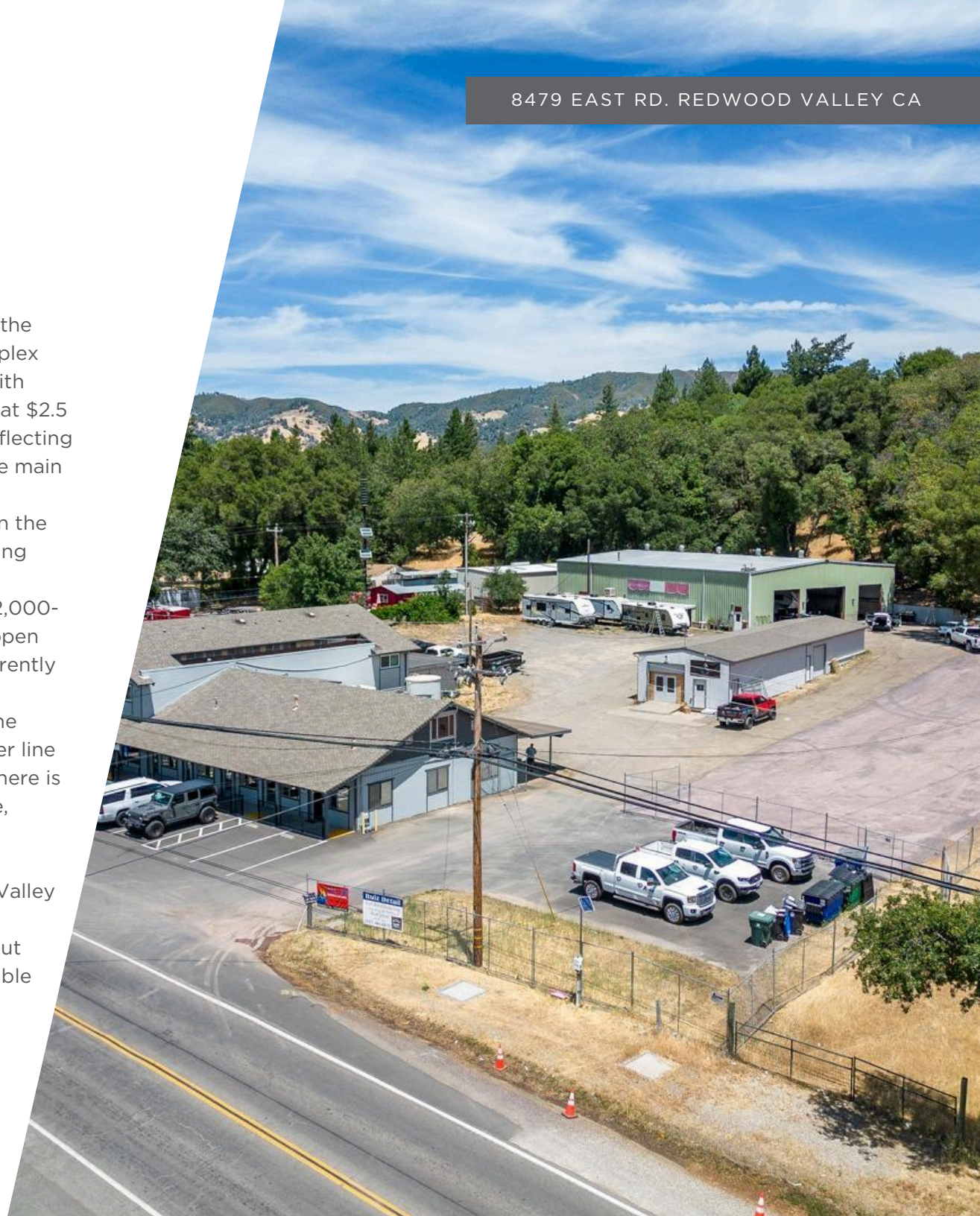
In addition to the main building, there is a detached 2,000-square-foot building and a large 8,000-square-foot open metal building with a spacious parking area, both currently rented. A recently developed quarter-acre lot offers excellent prospects for future development needs. The property benefits from a 2-inch Redwood Valley water line and a very large-capacity well, enhancing its value. There is also the possibility for the buyer to assume a 5% note, adding financial flexibility to this well-maintained investment.

This prime commercial complex in central Redwood Valley offers a diverse range of rental income sources and significant development potential, making it a standout investment. Contact us today to explore this remarkable opportunity further.



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EXCLUSIVE OFFERING MEMORANDUM

## PROPERTY HIGHLIGHTS

- Location: 8479 East Rd, Redwood Valley, CA 95470
- Lot Size: 1.68 acres
- Price: \$2.5 Million
- Occupancy: Low vacancy rate
- Future Development: ¼ acre bare lot recently developed, available for future needs

## BUILDINGS & TENANCY

### Main Building

- Residential Apartments: 4 units
- Commercial Tenants: 5 tenants occupying 7 office spaces downstairs
- Vacancies: 3 office spaces upstairs

### Additional Buildings

- Detached Building: 2,000 sqft, currently rented
- Open Metal Building: 8,000 sqft with a large parking area, currently rented



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8479 EAST RD. REDWOOD VALLEY CA



## PROPERTY SUMMARY

Property Address	8479 EAST RD. REDWOOD VALLEY CA
Price	\$2,500,000
Price per SF	\$138.27
Current Cap Rate	4.7% (EST)
Year Built	1961
Parcel Number	163-132-20-00
Parking	Carport, Covered, Fenced, Private

## Rent Roll

8,000 SQFT Workshop	\$3,700
2,000 SQFT Building	\$1,000
Large Office Space #1	\$1,000
Large Office space #2	\$1,000
Salon	\$525
Office Space 3	\$450
Office Space 4	\$610
Apartment A	\$1,250
Apartment B	\$1,275
Apartment C	\$1,350
Apartment D	\$945
Vacant Lot	\$1,000 (EST)
3 Vacant Offices	\$1,000 (EST)
<b>Gross Rents</b>	<b>\$15,105</b>
<b>Net operating income</b>	<b>\$117,819 (EST)</b>



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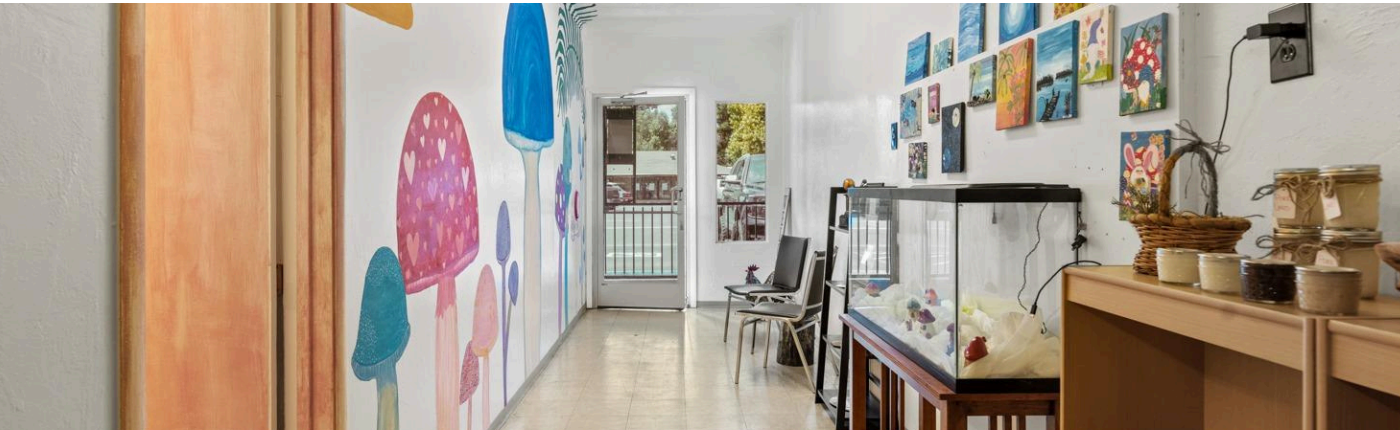
## PROPERTY PHOTOS





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# PROPERTY PHOTOS





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## AREA OVERVIEW

Ukiah, Redwood Valley, and Mendocino County offer a unique blend of natural beauty, rich history, and vibrant communities. Ukiah, the largest city in Mendocino County, serves as the cultural and economic hub of the region. It is known for its charming downtown area, filled with local shops, restaurants, and a strong sense of community. Surrounded by vineyards and wineries, Ukiah is a part of the renowned Mendocino wine region, attracting wine enthusiasts from all over. Just north of Ukiah lies Redwood Valley, a picturesque area characterized by its scenic landscapes, rolling hills, and abundant wildlife. It is a haven for outdoor enthusiasts, offering numerous hiking trails, parks, and recreational activities. Mendocino County, encompassing both Ukiah and Redwood Valley, is celebrated for its stunning coastline, majestic redwood forests, and a slower pace of life. The county's diverse economy includes agriculture, tourism, and a growing arts scene. With its mix of rural charm and modern amenities, Mendocino County provides a quality of life that appeals to both residents and visitors alike.



## QUICK FACTS

Size:	3,506 sq. mi.
Population:	91,601
Estimated Median Age:	43.7 years
Median Household Income:	\$85,171
Median Property Value:	\$698.5k
Number of Employees:	35,621



## CONTACT

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