

GRATON RESORT AND CASINO



# PAD OPPORTUNITY PERFECT FOR DRIVE THRU AND CAR WASH

80 GOLF COURSE DR | ROHNERT PARK, CA 94928

FOR LEASE & SALE



ALPHA  
REAL ESTATE ADVISORS

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EXCLUSIVELY LISTED BY

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80 Golf Course Dr.  
Rohnert Park, CA 94928



GLA  
98,446 SF



LOT SIZE  
2.26 AC



APN #  
045-075-016-000

**Zoning: ZONING: COMMERCIAL, SPECIFIC PLAN**

i. The Wilfred-Dowdell Specific Plan is a key initiative aimed at creating a vibrant commercial center in Rohnert Park to meet the growing needs of both residents and visitors. Encompassing 24.77 acres, the plan is split into two areas: Village North (4.58 acres), intended for region-serving uses such as a hotel, drive-thru restaurants, and entertainment venues; and Village South (20.19 acres), envisioned as a walkable shopping center featuring retail, restaurants, and potentially large-format retailers.

An approved Environmental Impact Report (EIR) supports development options that include a mix of commercial, recreational, office, and personal service spaces. With its strategic location near Highway 101 and just three miles from Sonoma State University, the site is well-positioned to attract both local consumers and student foot traffic. Designed with community gathering in mind—featuring plazas, landscaping, and pedestrian linkages—the Wilfred-Dowdell project is poised to enhance Rohnert Park’s economic vitality while offering a dynamic destination for shopping, dining, and services.

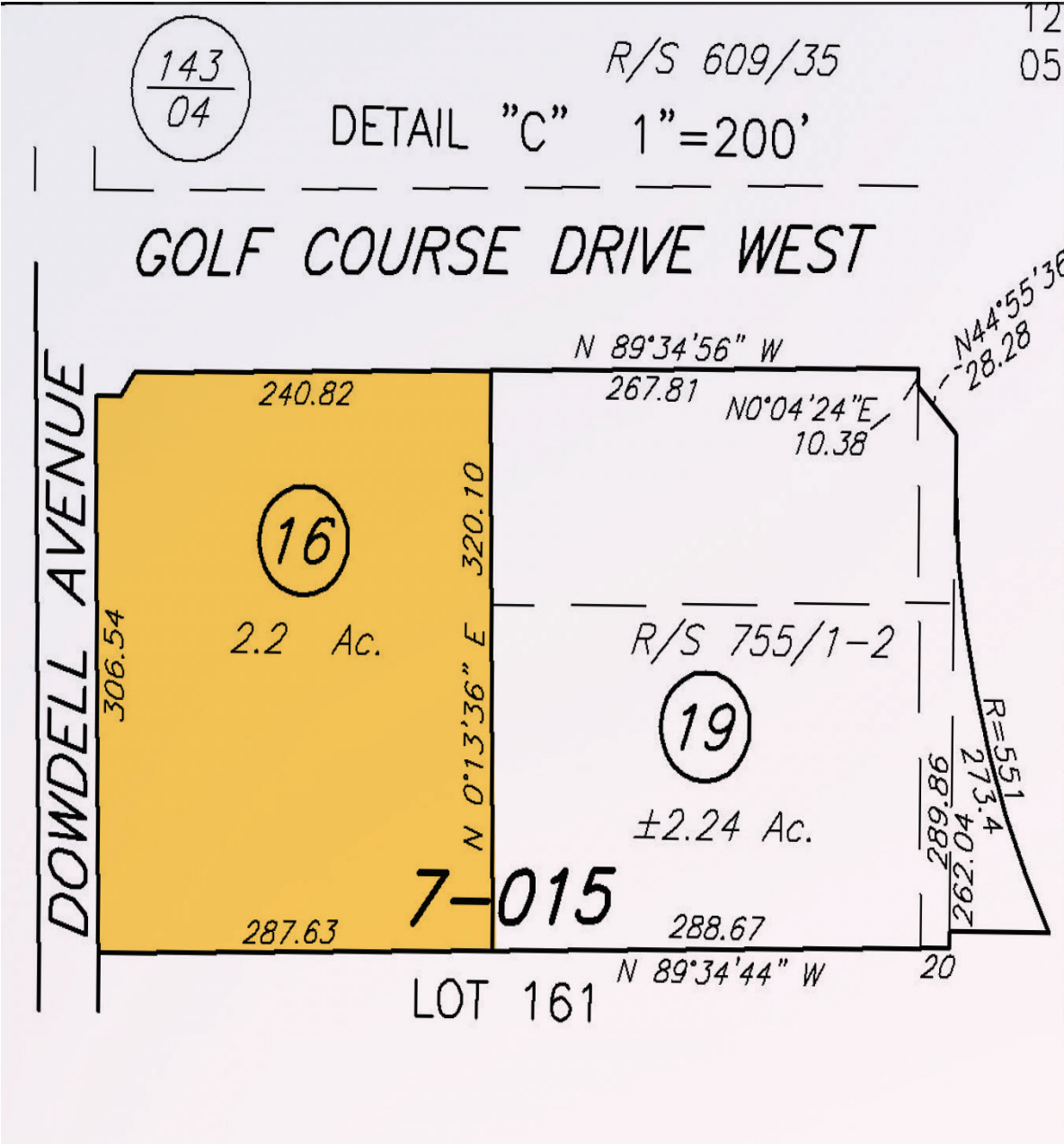
**1. Conditionally-permitted by planning commission**

- |                                 |                                   |
|---------------------------------|-----------------------------------|
| a. QSR Drive Thru               | c. Supermarket- Food Store        |
| b. Gas Station                  | d. Hardware Store                 |
| c. Car Wash                     | e. Furniture Store- Small & Large |
| d. Restaurant                   | f. Hotel/Motel                    |
| e. Microbrewery with restaurant | g. Medical Clinic                 |

**2. Permitted Use:**

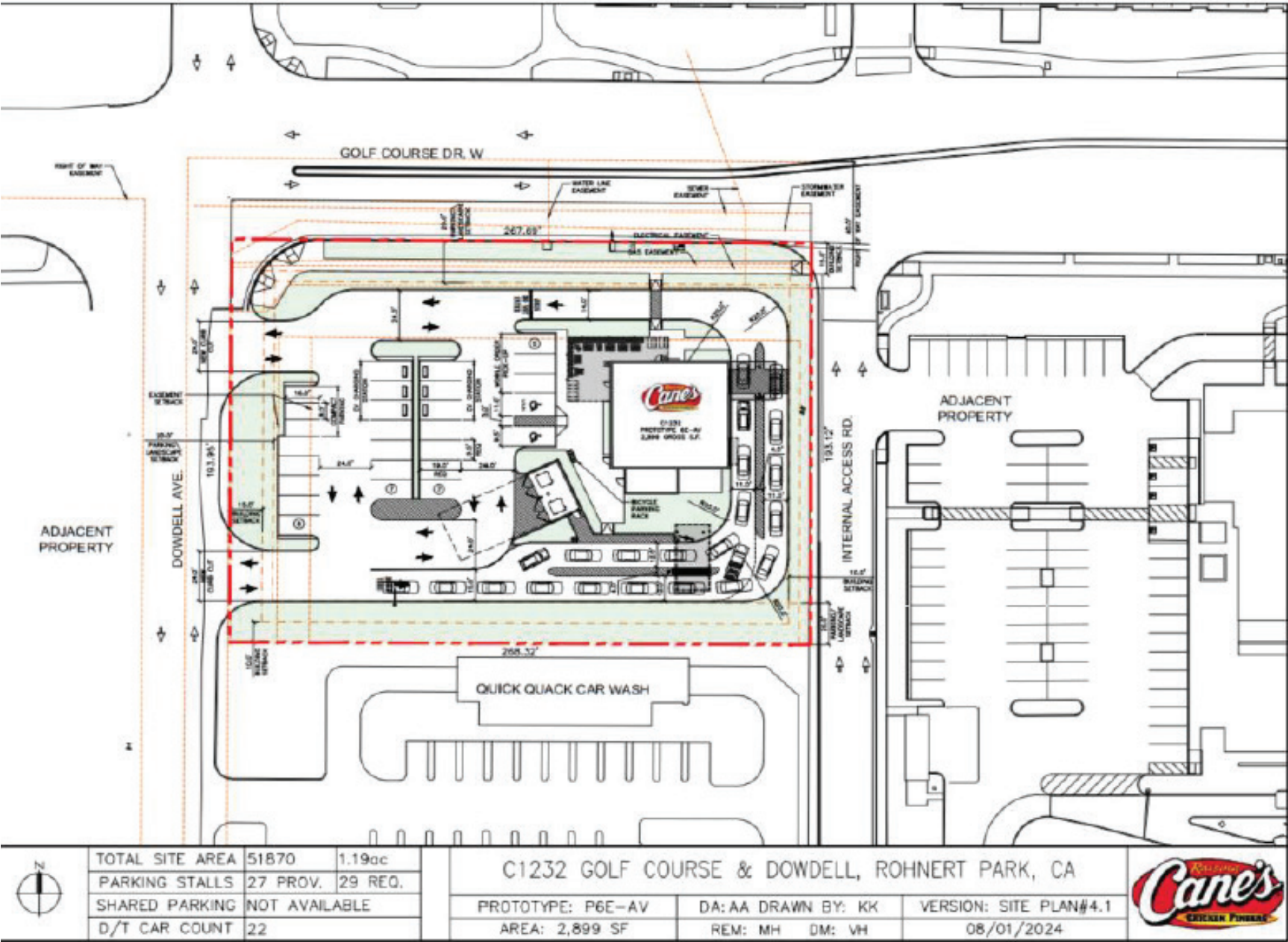
- |                            |                                  |
|----------------------------|----------------------------------|
| a. Bank                    | i. Paint Store                   |
| b. Convenience- Food Store | j. Retail- Department or Big Box |

SITE PLAN





PROPOSED SITE PLAN



# HIGHLIGHTS & NEW DEVELOPMENTS



## HIGHLIGHTS

### – Dowdell Road Improvements

Gratton Casino Indian Tribe has an agreement with the City of Rohnert Park to improve Dowdell Ave to two lanes with a Center shared tun lane, bike lanes and sidewalks on both sides. [LEARN MORE ABOUT THE INDIAN TRIBE ROAD IMPROVEMENT](#)

### – Strong National Tenants Nearby

Chick-Fil-A, Amy's Drive Thru, In-N-Out, The Home Depot, Oxford Suites, Taco Bell, Burger King, Double Tree, Walmart

### – Access

- Hard Signalized Corner- Golf Course Rd & Dowdell Ave
- US-101: Exit 484- Golf Course Dr-Wilfred Ave- North & Southbound

### – Gratton Resort & Casino- employs over 3,000 people

### – Sonoma State University- 2.6 miles away

Over 6,700 students and 800 Faculty Members.

## ROHNERT CROSSINGS: A REIMAGINED DOWNTOWN IN THE HEART OF ROHNERT PARK

The Rohnert Crossings site in Rohnert Park, California, represents a key opportunity in the city's broader vision to develop a walkable, mixed-use downtown core. Originally acquired by SunCal in 2014, the property was later taken over by Lulima Development, which proposed an ambitious plan featuring 460 apartment units, a luxury hotel, and a blend of office, retail, and restaurant space. However, a series of unforeseen challenges—including the devastating 2017 North Bay wildfires and the economic disruptions of the COVID-19 pandemic—ultimately stalled the private development effort. In 2022, the City of Rohnert Park purchased the property, recognizing a unique opportunity to take control of the site's future and ensure that the vision for a vibrant downtown remained intact and achievable.

Since acquiring the land, the City has shifted gears toward a more community-focused and flexible approach, developing a new plan for a pedestrian-friendly district that blends housing, hospitality, retail, and cultural space. The latest concept envisions a welcoming central town square surrounded by residential units, destination food and beverage experiences, art installations, boutique retail, and a hotel. Importantly, the location's proximity to the SMART train station connects it to broader Bay Area transit networks, making it an ideal hub for both residents and visitors.

The Rohnert Crossings site sits within the Central Rohnert Park Priority Development Area (PDA), a designated zone for smart growth and higher-density urban development. To support this transformation, the City is also investing in critical infrastructure, including a feasibility study for improved crossings over Highway 101—long considered a barrier to east-west movement for pedestrians and cyclists. Complementary efforts like the Southwest Boulevard Complete Streets Project and the Highway 101 Bicycle and Pedestrian Overcrossing Project aim to enhance mobility, safety, and accessibility across the city.

With the City now guiding the project and aligning it with broader urban planning initiatives, Rohnert Crossings is set to become a cornerstone of Rohnert Park's evolving downtown. The project represents not just a development opportunity, but a long-term investment in the city's quality of life, connectivity, and economic resilience.





## DEVELOPMENTS



### Downtown Redevelopment Project

Rohnert Park is taking bold steps to bring its long-envisioned downtown district to life with a transformative \$400 million development led by CenterCal Properties. Approved by the City Council in August 2024, the project spans 28 acres at the intersection of Rohnert Park Expressway and State Farm Drive. Designed to become a vibrant hub for the city, this new downtown aims to enhance community connectivity, expand housing opportunities, and energize the local economy.

The mixed-use development will feature approximately 150,000 square feet of retail space, including a grocery store, along with 300 residential units—25% of which are designated as affordable housing for households earning up to 80% of the area median income. The plan also includes a boutique hotel near the SMART train station, a pedestrian-friendly town square, and activated public spaces to foster year-round activity. Extensive input from local residents and Sonoma State University students helped shape the project's focus on dining, retail, and gathering spaces. Once completed, the downtown district is expected to become a lively destination that blends commerce, culture, and community for both locals and visitors alike. [READ MORE ON 6400 STATE FARM DRIVE DEVELOPMENT](#)

[ADDITIONAL INFORMATION ON THE NEW DOWNTOWN DEVELOPMENT](#)



### SOMO Village: Sustainable Living Meets Innovation in Rohnert Park

SOMO Village is a visionary 200-acre mixed-use redevelopment project located in Rohnert Park, offering a unique blend of sustainability, community, and modern convenience. The project includes 1,750 thoughtfully designed residential units, including 254 affordable homes, alongside 600,000 square feet of solar-powered commercial and retail space. As the first certified One Planet Living Community in North America, SOMO Village is guided by a ten-principle framework focused on environmental stewardship, health, and social equity.

Key amenities include SOMOFIT, a cutting-edge wellness and fitness center, and SOMO Cowork, a flexible, wellness-centered office space. The development also features a 25-acre organic farm, extensive walking and biking paths, and nearly 40 acres of public parks, art installations, and cultural venues. With its strong emphasis on walkability, wellness, and connectivity, SOMO Village sets a new standard for sustainable development in Sonoma County—offering a vibrant, eco-conscious lifestyle for residents and businesses alike.

[READ MORE ABOUT SOMO VILLAGE](#)

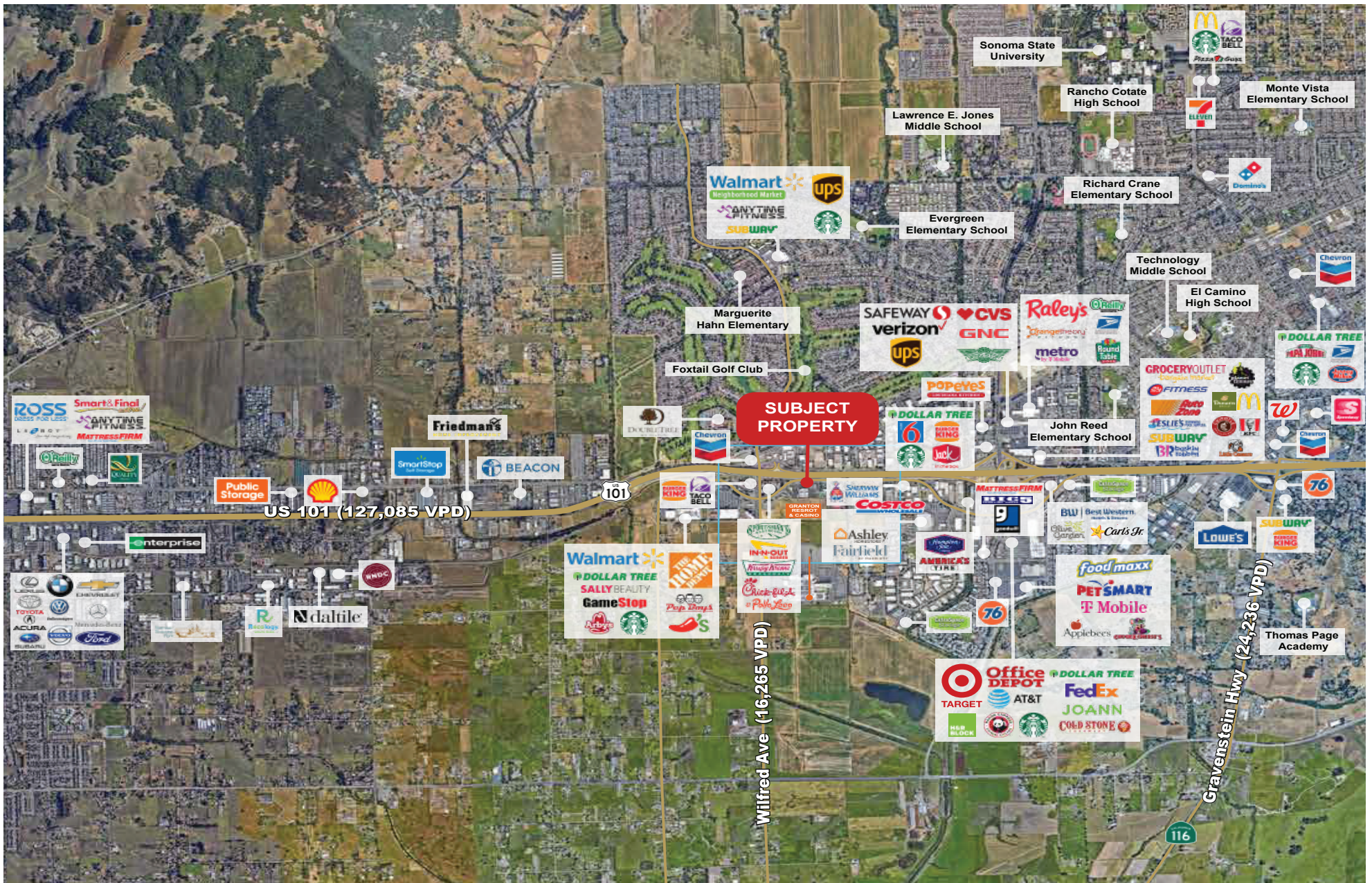








# RETAIL MAP





DEMOGRAPHIC SUMMARY

Rohnert Park, CA

Located in Sonoma County’s southern central plain and home to approximately 43,500 residents, Rohnert Park is the county’s third largest city. Known as one of the first planned communities in the United States, it was designed thoughtfully with families in mind, featuring bike paths and walkways that connect its tree-lined boulevards and picturesque neighborhoods. Each neighborhood centers around a park and an elementary school, providing a community-focused environment. Surrounded by lush farms and grazing land, Rohnert Park is also known for producing premium organic produce, fruits, and cheeses that are nationally sought after.

ECONOMY

Although Rohnert Park is recognized for its residential appeal, it boasts a diverse economy that includes Sonoma State University with over 9,300 students, a vibrant arts community, a popular casino, and abundant recreational and dining options. Job growth has continued positively, with a 1.7% increase over the past year, and future job growth is projected to reach 36% over the next decade—surpassing the national average. The city’s economy employs around 24,000 people, with leading sectors in Retail Trade, Health Care & Social Assistance, and Accommodation & Food Services. The highest-paying industries include Utilities (\$87,300), Information (\$85,100), and Public Administration (\$69,800).

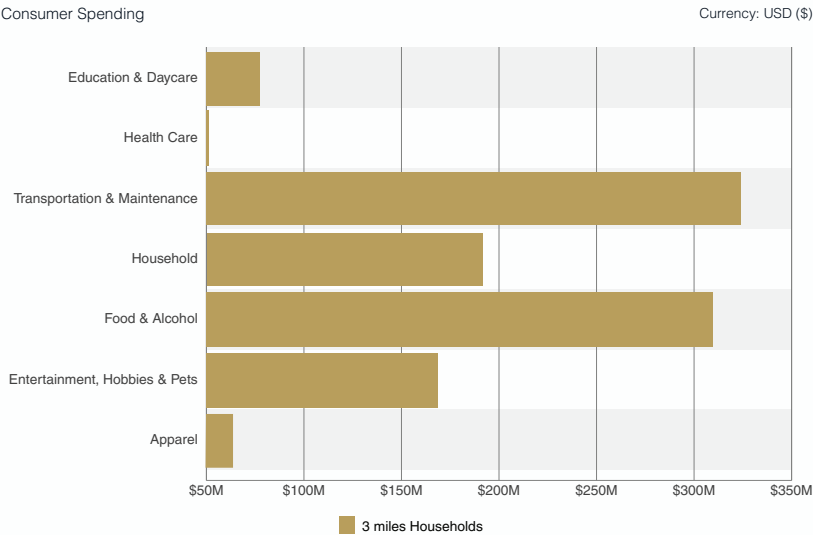
TRANSPORTATION

Rohnert Park, CA, with a 2024 population estimate of 43,500, is experiencing steady growth at an annual rate of 0.76%. The city spans over seven square miles, with a population density of approximately 6,436 residents per square mile, placing it in the upper quartile for population density within California. Residents enjoy a balanced urban-suburban environment, with many owning their homes and enjoying access to diverse dining, shopping, and recreational options. The community is particularly popular among young professionals and families, and its public schools are regarded as above average, making Rohnert Park a desirable place to live and work within Sonoma County.

CONSUMER SPENDING	1 MILE	3 MILES	5 MILES
Food & Beverage	\$22,020,672	\$858,389,549	\$1,446,340,406

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	5,850	62,814	112,456
2024 Households	2,191	23,472	39,282

INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$123,717	\$107,678	\$105,994
Median Household Income	\$100,254	\$86,273	\$84,838
< \$25,000	257	3,022	4,923
\$25,000 - 50,000	355	3,617	6,441
\$50,000 - 75,000	179	3,562	6,027





# DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale of the property identified herein above (the "Property").

**Purpose and Intent.** This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

**Information Provided As An Opinion:** The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

**Forward-Looking Statements and Financial Projections.** All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized. Potential purchasers of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. **YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.**

**COVID-19 Pandemic.** The World Health Organization has characterized the outbreak of COVID-19 that is currently affecting many parts of the world, including the United States and NC, as a pandemic (the "Pandemic"). The Pandemic has negatively affected travel, commerce, and financial markets globally. While the potential future impact of the Pandemic cannot be quantified at this time, it is expected that the continued outbreak of COVID-19 could have an adverse impact on property values, including the value of the Property.

**Owner's/Seller's Reserved Rights.** Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

**Confidentiality:** The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.





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