



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

8086 BODEGA AVENUE/ AKA HIGHWAY 12  
SEBASTOPOL, CA

RESIDENTIAL/COMMERCIAL DEVELOPMENT  
LAND OPPORTUNITY

**SELLER FINANCING NEGOTIABLE  
EXTENDED CLOSES ARE NEGOTIABLE**

BODEGA AVE / HIGHWAY 12

PLEASANT HILL AVE.

Go beyond broker.

PRESENTED BY:

**RHONDA DERINGER, PARTNER**  
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8086 BODEGA AVENUE  
SEBASTOPOL, CA

## RESIDENTIAL OR COMMERCIAL DEVELOPMENT LAND OPPORTUNITY FOR SALE





# EXECUTIVE SUMMARY



8086 BODEGA AVENUE  
SEBASTOPOL, CA

## RESIDENTIAL OR COMMERCIAL DEVELOPMENT LAND OPPORTUNITY FOR SALE

- Potential for a small Residential Development – Townhomes or multi-family residential or mixed-use & commercial – See Development Standards on the Zoning Ordinance
- Contact the City of Sebastopol Planning Department regarding the Zoning and your proposed Development & for the number of units allowed on the land area
- Larger buildable land area because of the Easements & Right of Way over the adjacent parcel – for circulation, parking & ingress & egress
- Near downtown commerce area of Sebastopol.
- Conceptual Site Plans - Civil Reports – have been prepared
  - Affordable housing schematic drawing with 21 units
  - Garden Inn Drawings for 20 Rooms
  - Garden Hotel for 11 Rooms
- Located on the main thoroughfare of Bodega Ave / Highway 12 with direct access to Highway 101
- **SELLER FINANCING AND EXTENDED CLOSES ARE NEGOTIABLE**

### OFFERING

Sale Price **\$495,000**  
Price PSF **\$38.44**

#### LOT SIZE

.2956+/- Acres  
12,877+/- SF

#### APN

004-350-076

#### ZONING

General Commercial – Allows for a wide range of commercial & residential uses

#### ADJACENT PROPERTIES

- The Gravenstein Grill & a professional office building
- Easements: This Parcel has an Appurtenant Easement Recorded on/over the adjacent properties for: Parking, Right Of Way For Ingress And Egress, and Driveway thereby creating A larger buildable area for this parcel

#### UTILITIES

In/at Street - Available

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## AREA DESCRIPTION



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#### DESCRIPTION OF AREA

Prime location in downtown Sebastopol. The small town is a friendly Bay Area destination, full of small town charm with unique independently owned businesses.

#### NEARBY AMENITIES

- Barlow 12-acre Outdoor Market District & Entertainment Center
- Hop Monk Brewery
- Rialto Theatre

#### TRANSPORTATION ACCESS

- Main traffic artery of Sebastopol Avenue to the Coast
- Sebastopol Avenue is part of CA Hwy 12
- Direct access to Highway 101

SEBASTOPOL	1 MILE	3 MILE	5 MILE
Population	7,232	19,438	62,607
Avg. HH Income	\$100,257	\$87,212	\$80,469

TRAFFIC COUNT		
STREET	CROSS STREET	AVG DAILY VOL
Petaluma Ave	Burnett St	12,059
S Main St	Burnett St	12,311
Bodega Ave	Sebastopol Ave	18,063



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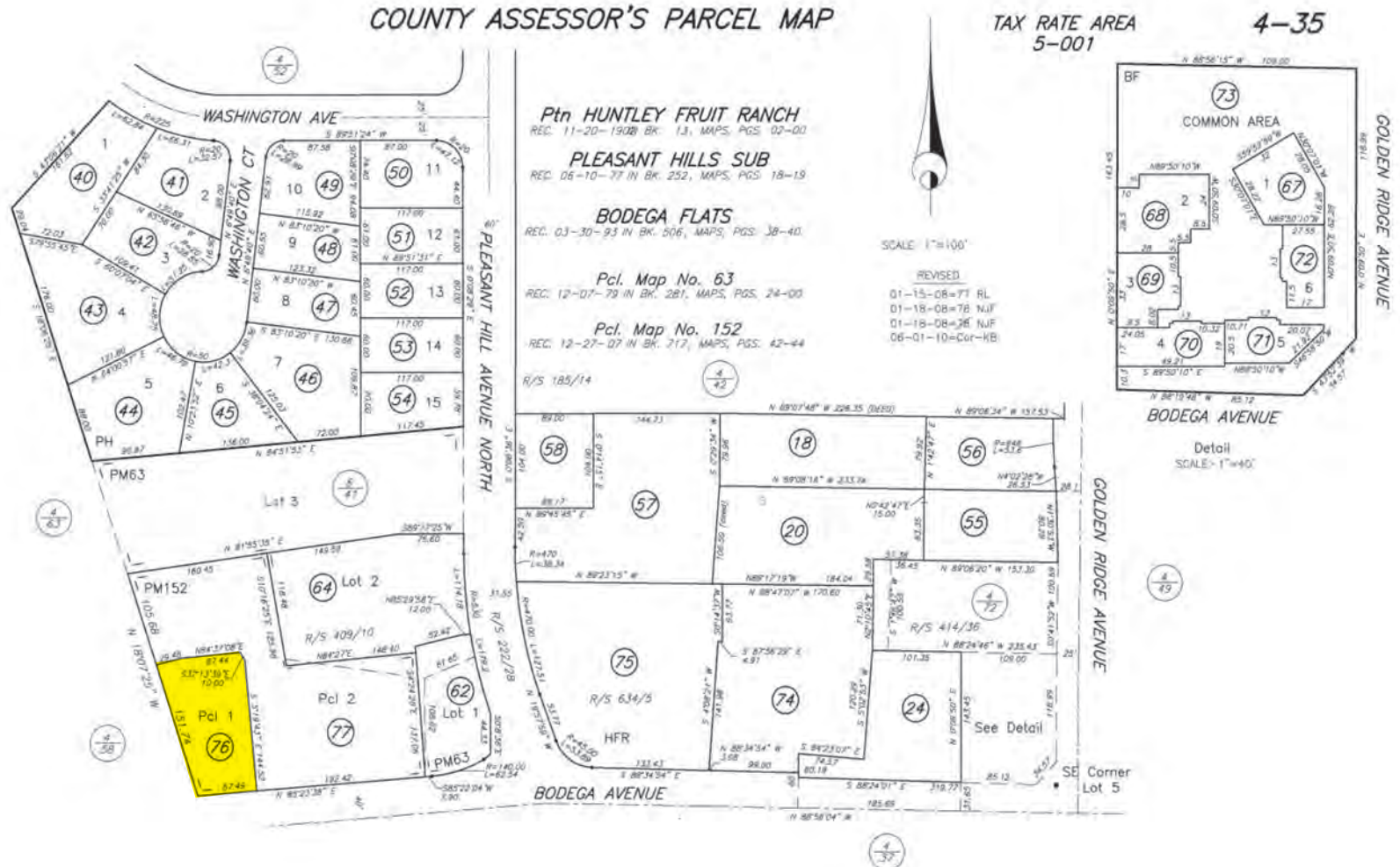


# PARCEL MAP



8086 BODEGA AVENUE  
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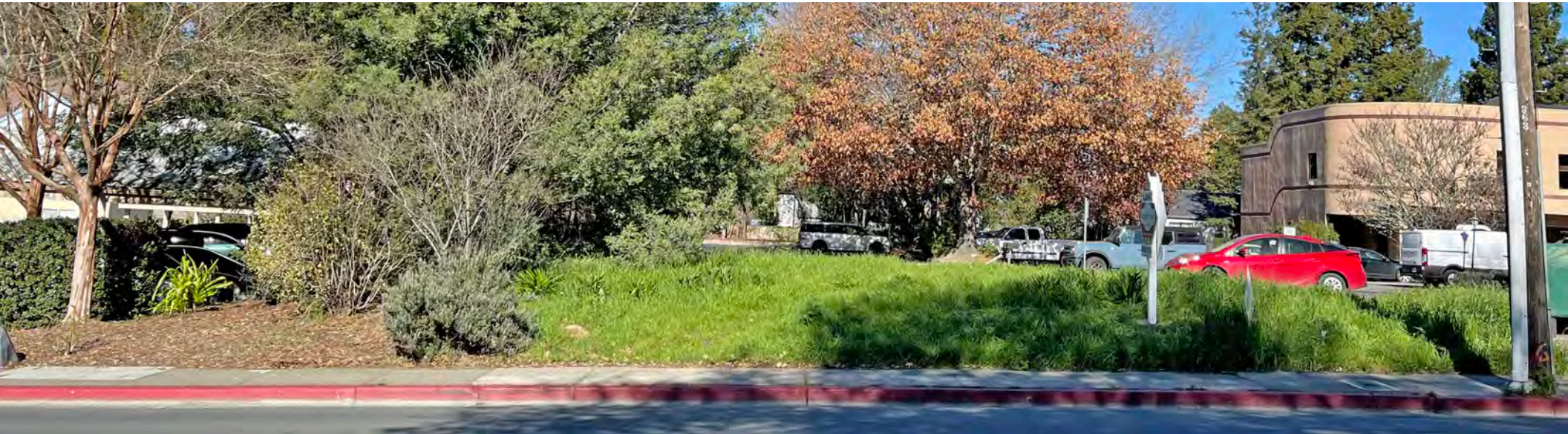


## PROPERTY PHOTOS



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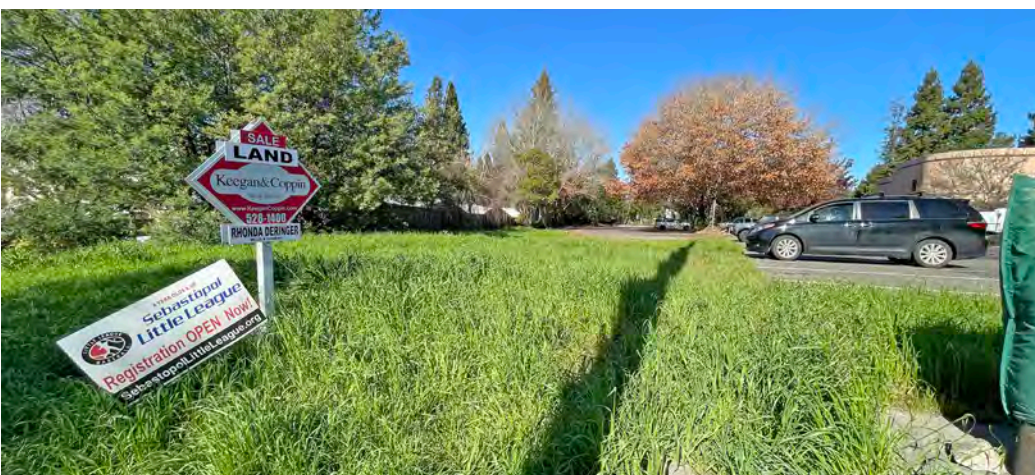


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## PROPERTY PHOTOS



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ADJACENT BUSINESS OFFICES



ADJACENT BUSINESS - GRAVENSTEIN GRILL

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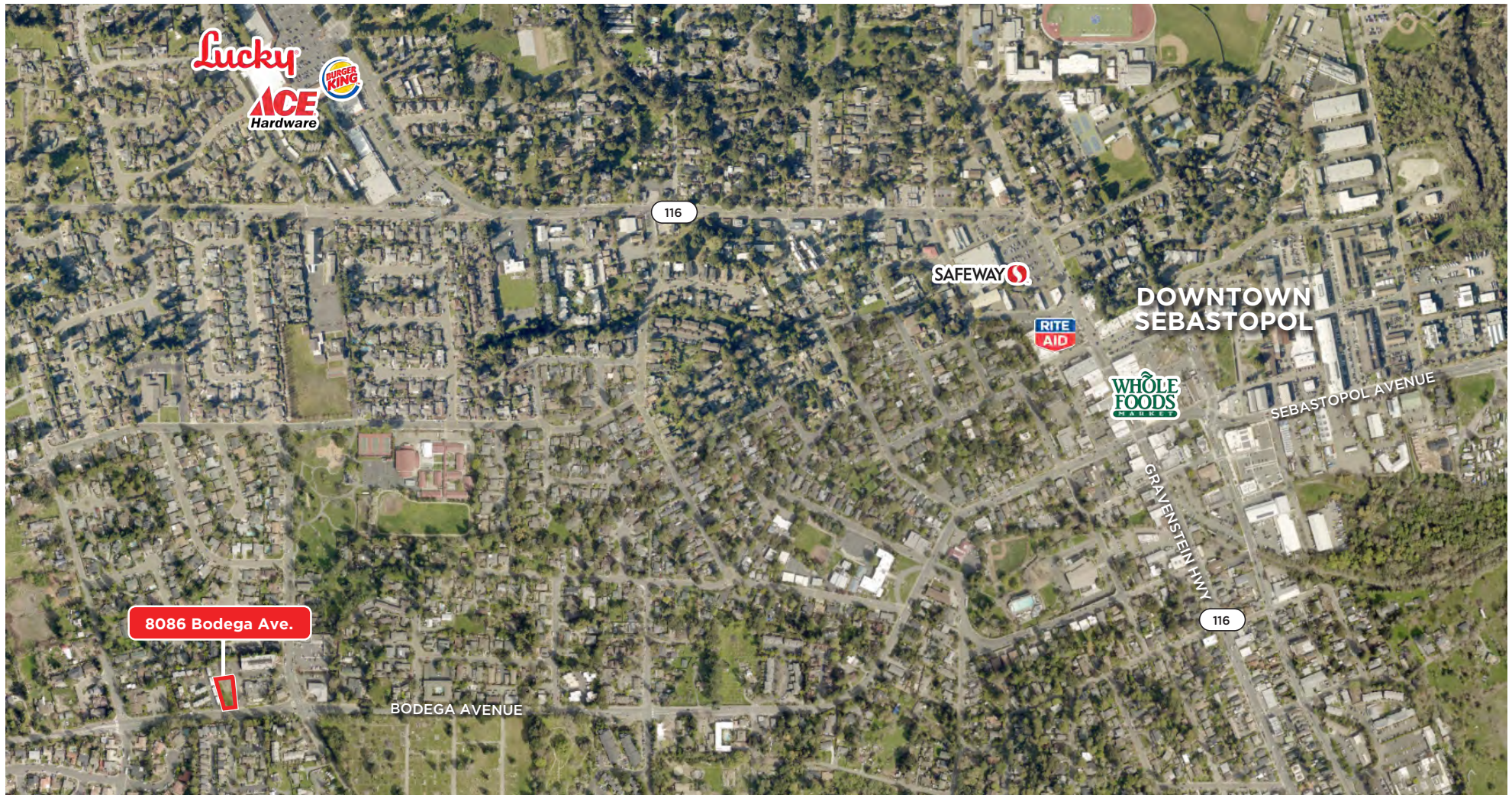


## AERIAL MAP



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# MARKET SUMMARY



8086 BODEGA AVENUE  
SEBASTOPOL, CA

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## SEBASTOPOL SUMMARY

The City of Sebastopol is a small semiurban community located in California, on the western edge of the Santa Rosa plain. It lies about 60 miles north of San Francisco, 8 miles west of Santa Rosa, 10 miles from Bodega Bay, and 15 miles from the Russian River. The City, incorporated in 1902, currently has a population of about 7,800 people and serves a trade area population in excess of 50,000 people.

## ECONOMIC DEVELOPMENT

The City of Sebastopol is a small semiurban community located in California, on the western edge of the Santa Rosa plain. It lies about 60 miles north of San Francisco, 8 miles west of Santa Rosa, 10 miles from Bodega Bay, and 15 miles from the Russian River. The City, incorporated in 1902, currently has a population of about 7,800 people and serves a trade area population in excess of 50,000 people.

## RECREATION

Regional highway access to the Sebastopol downtown comes from the Highway 101 corridor via designated scenic State Highways 12 and 116. More than 50,000 residents in West Sonoma County use Sebastopol as their center of commerce for shopping, entertainment, and business.

Sebastopol's downtown is located at the main cross roads to Bodega Bay, the Sonoma coast and the Russian River wine and recreation region. A mix of restaurants, retail shops and professional offices line Sebastopol's downtown area. The downtown plaza invites residents and visitors alike with local art installations, live music, and, a weekly farmer's market.

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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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