

448 Sebastopol Ave / 400 South A Street
Two Tenant Mixed Use Leased Investment
Santa Rosa, CA



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FOR SALE: \$1,195,000

PROPERTY HIGHLIGHTS

Rare mixed use investment with development potential in desirable SOFA neighborhood

- Price: \$1,195,000
- 5.52% cap on in place income
- Building size: $\pm 4,400$ SF
- \$83,832 gross annual income
- Lot Size: $\pm 5,227$ SF (0.12 acres)
- Additional parcel: $\pm 5,227$ SF adjacent separate parcel included, currently used for surplus parking
- Vacant lot included, suitable for development
- Recently renovated ground floor office with second floor residential
- Development potential
- Year built: 1949, renovated in 2021
- Parking ratio: 3.41/1000 SF
- APN: 010-222-002 & APN 010-222-01
- Zoning: NMU (neighborhood mixed use)



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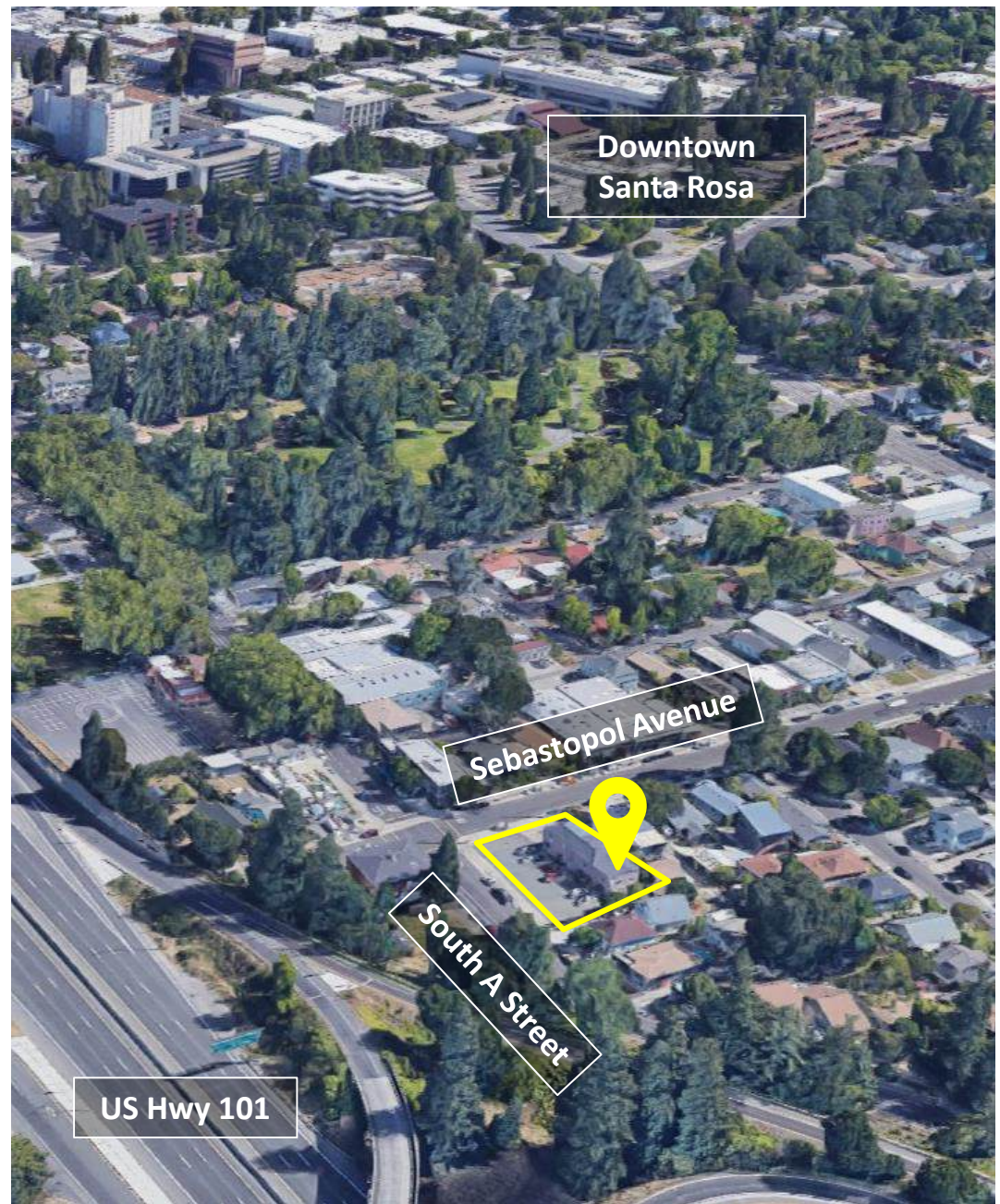


PROPERTY DESCRIPTION

The property is located in the up and coming Juilliard Park neighborhood on the corner of Sebastopol Ave and South A Street. The building, located across the street from "Spinster Sisters" farm to table restaurant, is in an NMU (neighborhood mixed use) zoning district. This intended to allow a broad range of residential and commercial uses.

The property is located directly off US Hwy 101 and is less than a mile from Downtown Santa Rosa in the trendy SOFA neighborhood.

-  **Santa Rosa Plaza Mall:** 0.4 miles
-  **SMART Train Stop:** 0.7 miles
-  **Old Courthouse Square:** 0.6 miles
-  **Juilliard Park:** 5 min walk 0.2 miles
-  **Minutes from countless Downtown Restaurants**



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