

**FOR SALE**

**620 3RD STREET**

Santa Rosa, CA 95404



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# FOR SALE

Property Summary

# 620 3RD STREET

Santa Rosa, CA 95404



## PROPERTY DESCRIPTION

This vacant movie theater site provides multiple options for a potential buyer or tenant. The theater build out remains in relatively good condition and can be cosmetically renovated to continue use as a theater. The property can be converted to a variety of other retail uses, listed on the Permitted Uses page of this flyer, and there is an opportunity for residential and/or senior living redevelopment with a plan that is currently under review by the City of Santa Rosa.

## PROPERTY HIGHLIGHTS

- Up to 94% seller financing available
- Owner-user or redevelopment opportunity
- Flexible zoning can allow for residential, senior living, conference center, performing arts
- Prime downtown location
- Multiple parking garages on both sides of the property
- Other potential uses include: video game rooms, golf simulators and theater uses

## LOCATION DESCRIPTION

Discover the vibrant potential of investing in retail space in the heart of Santa Rosa. Nestled in the desirable 95404 area, the location offers access to an array of high-traffic shopping and dining destinations, including the historic Railroad Square, Montgomery Village, and a variety of boutique shops and locally owned eateries along 3rd Street. With its welcoming community, prime location near the thriving downtown district, and proximity to popular landmarks like the Luther Burbank Center for the Arts, the area presents an unparalleled opportunity for retail investors seeking to become a part of this dynamic and growing retail landscape.

## OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	±0.59 Acres
Building Size:	±24,283 SF
\$/SF:	\$102.95
Property Type:	Retail
Zoning:	CITYSR

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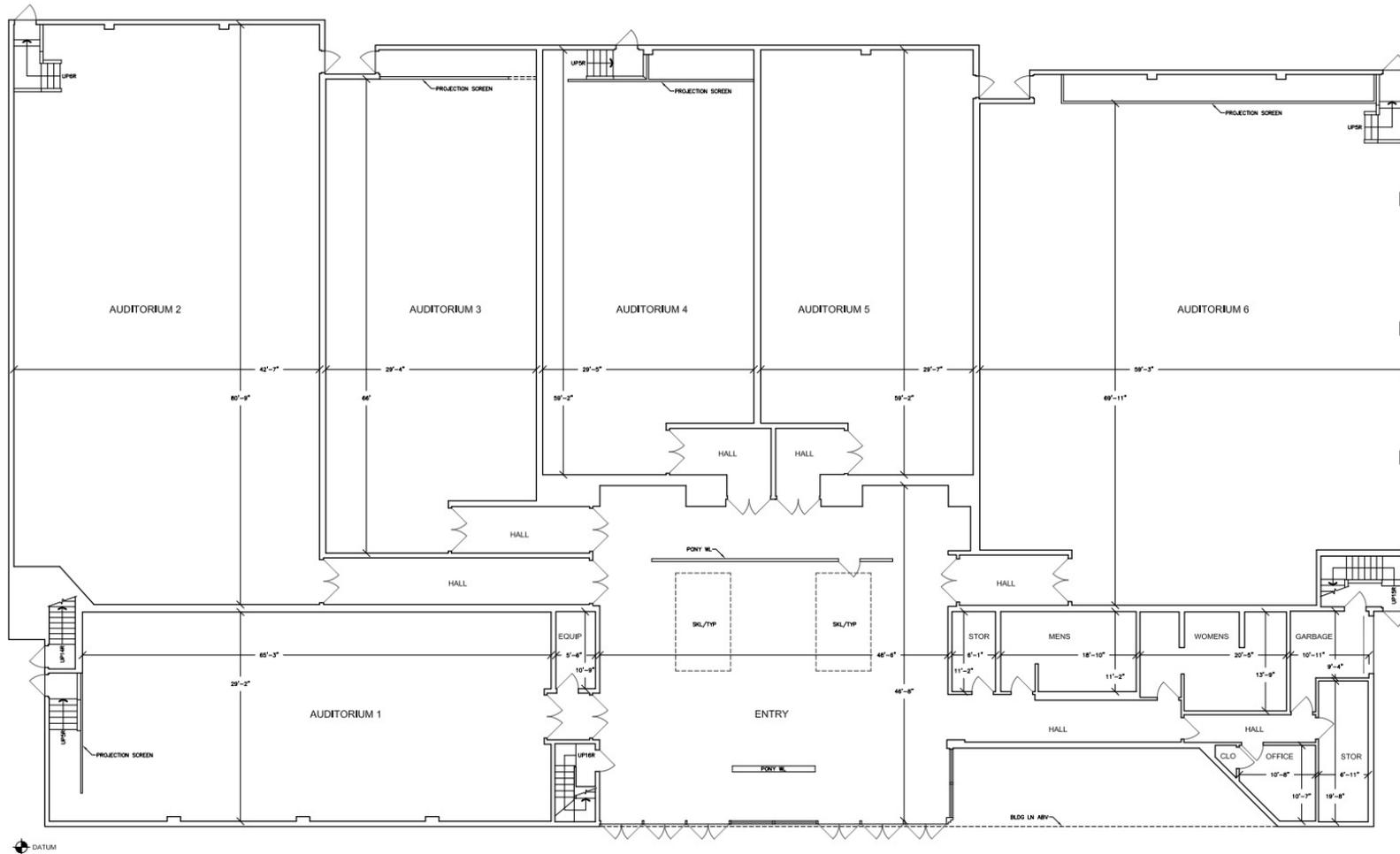
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1 EXISTING ENTRY LEVEL FLOOR PLAN  
20,387 SQFT INTERIOR SCALE: 1/8"=1'-0"

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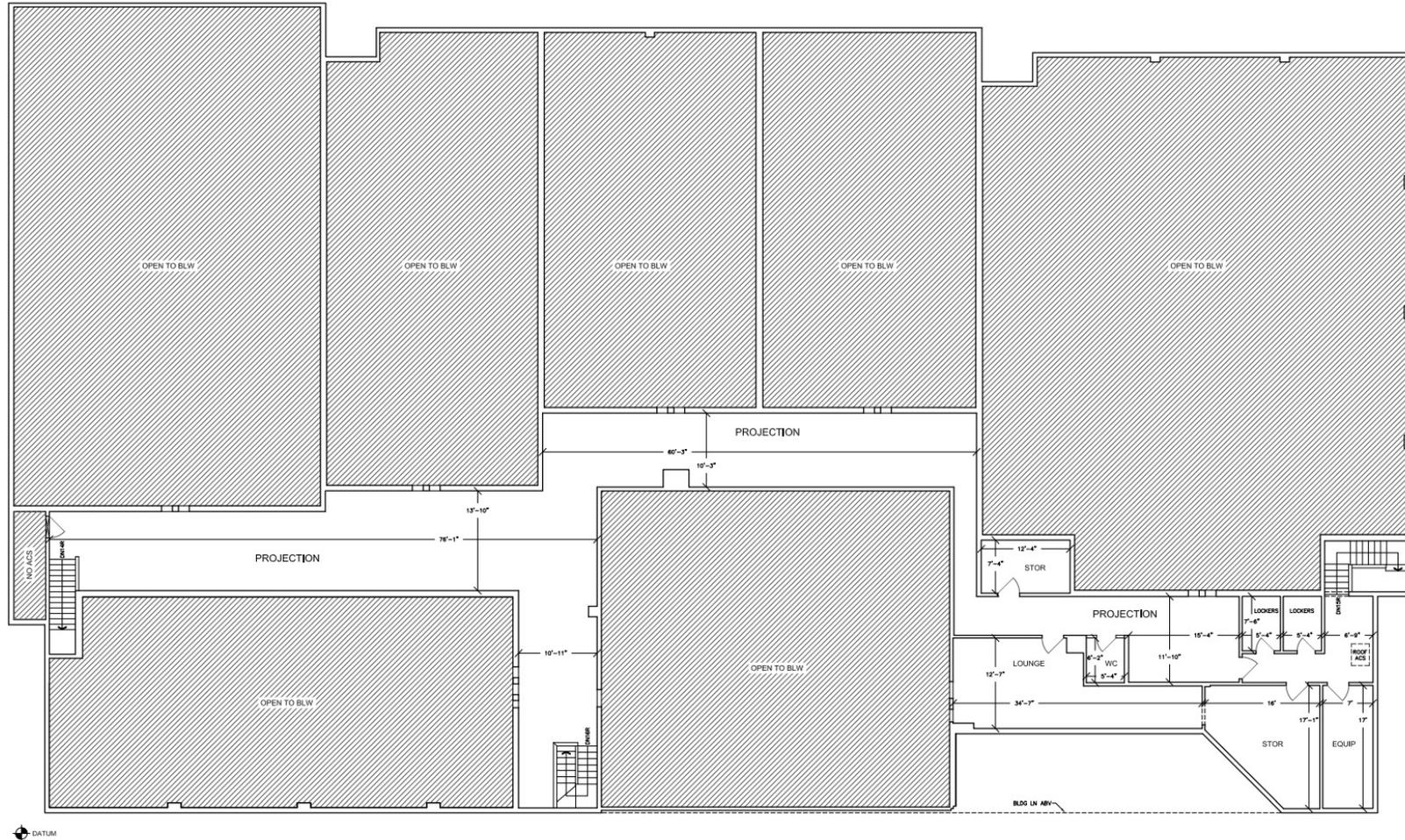
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1 EXISTING UPPER LEVEL FLOOR PLAN  
3,896 SQFT INTERIOR SCALE: 1/8"=1'-0"

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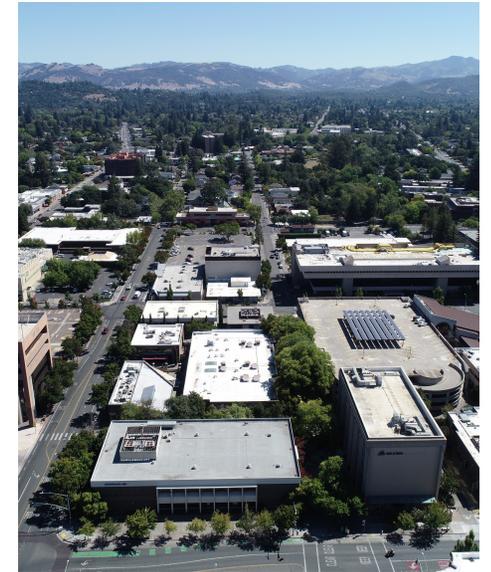
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Additional Photos

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# FOR SALE

Redevelopment Potential

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## PERMITTED USES FOR CMU ZONING

PERMITTED	MINOR CONDITIONAL USE PERMIT REQUIRED	CONDITIONAL USE PERMIT REQUIRED
Museum	Adult day care	Research and development
Residential component on a mixed use project	Brewery	Winery
Multi-family dwelling	Product manufacturing	Alcoholic beverage sales
Tasting room	Medical lab	Bar/tavern
Hotel	Sports facility	Hospital
Day care	Transitional housing	
Office	Electrical vehicle sales	
Medical	Night club	
Gym		
Furniture store		
General retail		
Grocery store		
Restuarant		
Bank		

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